U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-3000

OFFICE OF ADMINISTRATION

NOV 22 2017

Mr. Austin R. Evers
Executive Director
American Oversight
1030 15th Street NW
Suite B255
Washington, DC 20005

RE: Freedom of Information Act Request
FOIA Control No.: 17-FI-HQ-01560

Dear Mr. Evers:

This letter is an interim response to your Freedom of Information Act (FOIA) request dated and received July 14, 2017. You asked for Department of Housing and Urban Development records relating to the FOIA since March 2, 2017, to include:

1. All emails sent or received by any political appointee or Senior Executive Service (SES) staff in the Office of the Secretary, the Office of the Deputy Secretary, the Office of Public Affairs, the Office of Congressional and Intergovernmental Relations, or the Office of Field Policy and Management including the phrase "Freedom of Information Act" or the word "FOIA;" and

2. All other communications involving any political appointee or SES staff in the Office of the Secretary, the Office of the Deputy Secretary, the Office of Public Affairs, the Office of Congressional and Intergovernmental Relations, the Office of the General Counsel, or the Office of Field Policy and Management regarding HUD's policies or practices for processing FOIA requests or producing documents in response to FOIA requests. This includes communications regarding review of existing policies or practices as well as communications regarding adoption of new policies or practices or of changes to existing policies or practices affecting HUD's response to FOIA requests.

Your request is granted in part. Enclosed are five documents responsive to item 2 of your request. The enclosed records include two letters from the United States House of Representatives to the Department, one letter from the United States Senate to the Department, and two letters from the Department to the United States House of Representatives.

Please be advised that a search of electronic records responsive to item 1 of your request is ongoing. A final response letter, containing any additional responsive records and all applicable appeal language, will be sent to you at the completion of that search.

For your information, your FOIA request, including your identity and any information made available, is releasable to the public under subsequent FOIA requests. In responding to these requests, the Department does not release personal information, such as home address, telephone number, or Social Security number, all of which are protected from disclosure under FOIA Exemption 6. Please also be advised that all appeal rights related to your request will be provided to you in a final response letter.

If you have questions regarding your request, please contact Mr. Ethan Bodell at (202) 402-3450. Thank you for your interest in the Department's programs and policies.

Sincerely,

Deborah R. Snowden

Deborah R. Snowden
Deputy Chief FOIA Officer
Office of the Executive Secretariat

Enclosures

MICHAEL F. BENNET
COLORADO

COMMITTEES:
AGRICULTURE, NUTRITION, AND FORESTRY

FINANCE

HEALTH, EDUCATION, LABOR,
AND PENSIONS

United States Senate
WASHINGTON, DC 20510–0609

WASHINGTON, DC:
458 RUSSELL SENATE OFFICE BUILDING
WASHINGTON, DC 20510
(202) 224–5852

COLORADO:
1127 SHERMAN STREET
SUITE 150
DENVER, CO 80203–2398
(303) 455–7600

http://www.bennet.senate.gov

March 15, 2017

Ms. Linda Cruciani
Acting General Counsel
Department of Housing and Urban Development
451 7th Street, S.W.
Washington, D.C. 20410

Dear Ms. Cruciani:

I write to inquire about your Agency's regulations, guidance, processes, and standards for implementing the Freedom of Information Act (FOIA). As you know, FOIA provides vital transparency and access to information for the American people.

The FOIA Improvement Act of 2016 requires agencies to adopt a presumption of openness, withholding information "only if . . . disclosure would harm an interest protected by an exemption" or "disclosure is prohibited by law."[1] I would appreciate your assistance in confirming that your Agency is in full compliance with the FOIA, including the new requirements of the 2016 Act.

I would appreciate if you could please identify and explain what changes your Agency has made to the way it implements FOIA, including any updated or new regulations, guidance, processes, procedures, standard operating procedures, bulletins, or notices. In particular, please also identify and explain any changes your Agency has made to comply with the recent changes to the FOIA. For these materials, please identify the date on which changes were made and the manner in which they differ from prior implementation materials. Please also provide training materials for Agency employees on complying with the FOIA, as well as any written instructions provided to individuals who are involved in searches for responsive records to FOIA requests.

In addition, I wish to inquire about what effect proposed budget cuts may have on your Agency's FOIA responses. Please provide information on your Agency's funding and staffing for FOIA operations for each of the past five fiscal years, and any projection available on how proposed budget cuts would affect funding and staffing in FY2018. Please also provide statistics on the number of FOIA requests your Agency received and processed in FY2016, as well as its FOIA backlog, for each of the past five fiscal years.

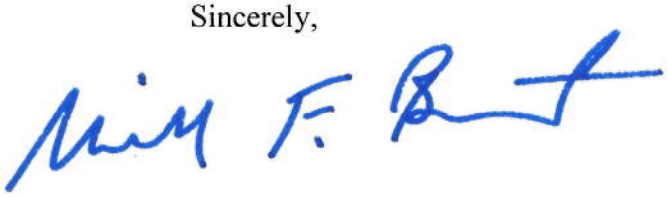
[1] FOIA Improvement Act of 2016 § 2 (Pub. L. No. 114–185)

PRINTED ON RECYCLED PAPER

Finally, moving forward, I would appreciate that you notify my office any time you make changes to your FOIA guidance, processes, or standards.

Thank you for your attention to this matter.

Sincerely,



Michael F. Bennet

JASON CHAFFETZ, UTAH
CHAIRMAN

ONE HUNDRED FIFTEENTH CONGRESS

ELIJAH E. CUMMINGS, MARYLAND
RANKING MINORITY MEMBER

Congress of the United States

House of Representatives

COMMITTEE ON OVERSIGHT AND GOVERNMENT REFORM
2157 RAYBURN HOUSE OFFICE BUILDING
WASHINGTON, DC 20515–6143
MAJORITY (202) 225–5074
MINORITY (202) 225–5051
http://oversight.house.gov

March 8, 2017

The Honorable Benjamin S. Carson
Secretary
Department of Housing and Urban Development
451 7th Street, S.W.
Washington, D.C. 20410

Dear Mr. Secretary:

Federal recordkeeping and government transparency laws such as the Federal Records Act and the Freedom of Information Act (FOIA) ensure the official business of the government is properly preserved and accessible to the American public.[1] As the Committee with legislative jurisdiction over these laws, we have a longstanding interest in ensuring compliance with their provisions.[2] Over the past decade, our oversight has included monitoring trends in federal employees' use of technology in order to ensure the statutory requirements of these laws keeps pace with their original purpose. The Committee has authored several updates to these laws, such as the Presidential and Federal Records Act Amendments of 2014 and the FOIA Improvement Act of 2016.[3] We plan to pursue additional efforts to update these laws.

Federal Records Act challenges have spanned across administrations. A 2013 report by the Inspector General for the Commodities Futures Trading Commission found that former Chairman Gary Gensler used his personal email consistently.[4] Documents produced as part of the Committee's investigation into the Department of Energy's disbursement of funds under the Recovery Act showed that the former Executive Director of the Loan Program Office Jonathan Silver often used his personal email account to conduct official business.[5]

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[1] Pub. L. No. 81-754 (1950); Pub. L. No. 89-487 (1967).

[2] *See, e.g.*, letter from Hon. Henry Waxman, Chairman, Comm. on Oversight & Gov't Reform, to Hon. Michael Astrue, Comm'r, U.S. Soc. Sec. Admin., *et al.* (Apr. 12, 2007); letter from Hon. Darrell Issa, Chairman, Comm. on Oversight & Gov't Reform, to Hon. Jeffrey Zients, Acting Dir. for Mgmt., Office of Mgmt. & Budget, *et al.* (Dec. 13, 2012); MAJORITY STAFF OF H. COMM. ON OVERSIGHT & GOV'T REFORM, 114TH CONG., FOIA IS BROKEN: A REPORT (2016).

[3] Pub. L. No. 113-187 (2014); Pub. L. No. 114-185 (2016).

[4] OFFICE OF INSPECTOR GEN., COMMODITY FUTURES TRADING COMM'N, REVIEW OF THE COMMODITY FUTURES TRADING COMMISSION'S OVERSIGHT AND REGULATION OF MF GLOBAL, INC. (May 16, 2013).

[5] *See* Carol D. Leonnig and Joe Stephens, *Energy Department loan program staffers were warned not to use personal e-mail*, WASH. POST, Aug. 14, 2012, http://articles.washingtonpost.com/2012-08-14/politics/35490043_1_personal-e-mail-e-mails-email.

Where a federal employee conducts any business related to the work of the government from a non-governmental email account, such as a personal email account, the Federal Records Act requires that the employee copy their official account or forward the record to their government email account within 20 days.[6] Official business must be conducted in such a way as to preserve the official record of actions taken by the federal government and its employees.

Recent news reports suggest federal employees may increasingly be turning to new forms of electronic communication, including encrypted messaging applications like Signal, Confide, and WhatsApp, that could result in the creation of federal records that would be unlikely or impossible to preserve.[7] The security of such applications is unclear.[8] Generally, strong encryption is the best defense against cyber breaches by outside actors, and can preserve the integrity of decision-making communications. The need for data security, however, does not justify circumventing requirements established by federal recordkeeping and transparency laws.

To assist the Committee in better understanding your agency's policies on these issues, please provide the following information as soon as possible, but by no later than March 22, 2017:

1. Identify any senior agency officials who have used an alias email account to conduct official business since January 1, 2016. Include the name of the official, the alias account, and other email accounts used by the official to conduct official business.

2. Identify all agency policies referring or relating to the use of non-official electronic messaging accounts, including email, text message, messaging applications, and social media platforms to conduct official business, including but not limited to archiving and recordkeeping procedures.

3. Identify all agency policies referring or relating to the use of official text message or other messaging or communications applications, and social media platforms to conduct official business, including but not limited to archiving and recordkeeping procedures.

4. Identify agency policies and procedures currently in place to ensure all communications related to the creation or transmission of federal records on official electronic messaging accounts other than email, including social networking platforms, internal agency instant messaging systems and other communications applications, are properly captured and preserved as federal records.

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[6] 44 U.S.C. § 2911 (2017).
[7] Andrew Restuccia, Marianne Levine, and Nahal Toosi, *Federal workers turn to encryption to thwart Trump*, POLITICO, Feb. 2, 2017, http://www.politico.com/story/2017/02/federal-workers-signal-app-234510; Jonathan Swan and David McCabe, *Confide: The app for paranoid Republicans*, AXIOS, Feb. 8, 2017, https://www.axios.com/confide-the-new-app-for-paranoid-republicans-2246297664.html.
[8] Sheera Frenkel, *White House Staff Are Using A "Secure" App That's Not Really So Secure*, BUZZFEED NEWS, Feb. 16, 2017, https://www.buzzfeed.com/sheerafrenkel/white-house-staff-are-using-a-secure-app-thats-really-not-so.

5. Explain how your agency complies with FOIA requests that may require searching and production of documents stored on non-official email accounts, social networking platforms, or other messaging or communications.

6. Provide the status of compliance by the agency with the Managing Government Records Directive issued by the Office of Management and Budget on August 24, 2012.[9]

When producing documents to the Committee, please deliver production sets to the Majority Staff in Room 2157 of the Rayburn House Office Building and the Minority Staff in Room 2471 of the Rayburn House Office Building. The Committee prefers, if possible, to receive all documents in electronic format. An attachment to this letter provides additional information about responding to the Committee's request. Please note that Committee Rule 16(b) requires counsel representing an individual or entity before the Committee or any of its subcommittees, whether in connection with a request, subpoena, or testimony, promptly submit the attached notice of appearance to the Committee.

The Committee on Oversight and Government Reform is the principal oversight committee of the House of Representatives and may at "any time" investigate "any matter" as set forth in House Rule X.

For any questions about this request, please have your staff contact Jeff Post of the Majority staff at (202) 225-5074 or Krista Boyd of the Minority staff at (202) 225-9493. Thank you for your attention to this matter.

Sincerely,

Jason Chaffetz
Chairman

Elijah E. Cummings
Ranking Member

Enclosures

[9] Jeffrey D. Zients, Acting Director, Office of Management and Budget and David S. Ferriero, Archivist of the United States, National Archives and Records Administration, *Managing Government Records Directive* (Aug. 24, 2012) (M-12-18).

Responding to Committee Document Requests

1. In complying with this request, you are required to produce all responsive documents that are in your possession, custody, or control, whether held by you or your past or present agents, employees, and representatives acting on your behalf. You should also produce documents that you have a legal right to obtain, that you have a right to copy or to which you have access, as well as documents that you have placed in the temporary possession, custody, or control of any third party. Requested records, documents, data or information should not be destroyed, modified, removed, transferred or otherwise made inaccessible to the Committee.

2. In the event that any entity, organization or individual denoted in this request has been, or is also known by any other name than that herein denoted, the request shall be read also to include that alternative identification.

3. The Committee's preference is to receive documents in electronic form (i.e., CD, memory stick, or thumb drive) in lieu of paper productions.

4. Documents produced in electronic format should also be organized, identified, and indexed electronically.

5. Electronic document productions should be prepared according to the following standards:

   (a) The production should consist of single page Tagged Image File ("TIF"), files accompanied by a Concordance-format load file, an Opticon reference file, and a file defining the fields and character lengths of the load file.

   (b) Document numbers in the load file should match document Bates numbers and TIF file names.

   (c) If the production is completed through a series of multiple partial productions, field names and file order in all load files should match.

   (d) All electronic documents produced to the Committee should include the following fields of metadata specific to each document;

   BEGDOC, ENDDOC, TEXT, BEGATTACH, ENDATTACH, PAGECOUNT,CUSTODIAN, RECORDTYPE, DATE, TIME, SENTDATE, SENTTIME, BEGINDATE, BEGINTIME, ENDDATE, ENDTIME, AUTHOR, FROM, CC, TO, BCC, SUBJECT, TITLE, FILENAME, FILEEXT, FILESIZE, DATECREATED, TIMECREATED, DATELASTMOD, TIMELASTMOD, INTMSGID, INTMSGHEADER, NATIVELINK, INTFILPATH, EXCEPTION, BEGATTACH.

6. Documents produced to the Committee should include an index describing the contents of the production. To the extent more than one CD, hard drive, memory stick, thumb drive, box or folder is produced, each CD, hard drive, memory stick, thumb drive, box or folder should contain an index describing its contents.

7. Documents produced in response to this request shall be produced together with copies of file labels, dividers or identifying markers with which they were associated when the request was served.

8. When you produce documents, you should identify the paragraph in the Committee's schedule to which the documents respond.

9. It shall not be a basis for refusal to produce documents that any other person or entity also possesses non-identical or identical copies of the same documents.

10. If any of the requested information is only reasonably available in machine-readable form (such as on a computer server, hard drive, or computer backup tape), you should consult with the Committee staff to determine the appropriate format in which to produce the information.

11. If compliance with the request cannot be made in full by the specified return date, compliance shall be made to the extent possible by that date. An explanation of why full compliance is not possible shall be provided along with any partial production.

12. In the event that a document is withheld on the basis of privilege, provide a privilege log containing the following information concerning any such document: (a) the privilege asserted; (b) the type of document; (c) the general subject matter; (d) the date, author and addressee; and (e) the relationship of the author and addressee to each other.

13. If any document responsive to this request was, but no longer is, in your possession, custody, or control, identify the document (stating its date, author, subject and recipients) and explain the circumstances under which the document ceased to be in your possession, custody, or control.

14. If a date or other descriptive detail set forth in this request referring to a document is inaccurate, but the actual date or other descriptive detail is known to you or is otherwise apparent from the context of the request, you are required to produce all documents which would be responsive as if the date or other descriptive detail were correct.

15. Unless otherwise specified, the time period covered by this request is from January 1, 2009 to the present.

16. This request is continuing in nature and applies to any newly-discovered information. Any record, document, compilation of data or information, not produced because it has not been located or discovered by the return date, shall be produced immediately upon subsequent location or discovery.

17. All documents shall be Bates-stamped sequentially and produced sequentially.

18. Two sets of documents shall be delivered, one set to the Majority Staff and one set to the Minority Staff. When documents are produced to the Committee, production sets shall be delivered to the Majority Staff in Room 2157 of the Rayburn House Office Building and the Minority Staff in Room 2471 of the Rayburn House Office Building.

19. Upon completion of the document production, you should submit a written certification, signed by you or your counsel, stating that: (1) a diligent search has been completed of all documents in your possession, custody, or control which reasonably could contain responsive documents; and (2) all documents located during the search that are responsive have been produced to the Committee.

Definitions

1. The term "document" means any written, recorded, or graphic matter of any nature whatsoever, regardless of how recorded, and whether original or copy, including, but not limited to, the following: memoranda, reports, expense reports, books, manuals, instructions, financial reports, working papers, records, notes, letters, notices, confirmations, telegrams, receipts, appraisals, pamphlets, magazines, newspapers, prospectuses, inter-office and intra-office communications, electronic mail (e-mail), contracts, cables, notations of any type of conversation, telephone call, meeting or other communication, bulletins, printed matter, computer printouts, teletypes, invoices, transcripts, diaries, analyses, returns, summaries, minutes, bills, accounts, estimates, projections, comparisons, messages, correspondence, press releases, circulars, financial statements, reviews, opinions, offers, studies and investigations, questionnaires and surveys, and work sheets (and all drafts, preliminary versions, alterations, modifications, revisions, changes, and amendments of any of the foregoing, as well as any attachments or appendices thereto), and graphic or oral records or representations of any kind (including without limitation, photographs, charts, graphs, microfiche, microfilm, videotape, recordings and motion pictures), and electronic, mechanical, and electric records or representations of any kind (including, without limitation, tapes, cassettes, disks, and recordings) and other written, printed, typed, or other graphic or recorded matter of any kind or nature, however produced or reproduced, and whether preserved in writing, film, tape, disk, videotape or otherwise. A document bearing any notation not a part of the original text is to be considered a separate document. A draft or non-identical copy is a separate document within the meaning of this term.

2. The term "communication" means each manner or means of disclosure or exchange of information, regardless of means utilized, whether oral, electronic, by document or otherwise, and whether in a meeting, by telephone, facsimile, email (desktop or mobile device), text message, instant message, MMS or SMS message, regular mail, telexes, releases, or otherwise.

3. The terms "and" and "or" shall be construed broadly and either conjunctively or disjunctively to bring within the scope of this request any information which might otherwise be construed to be outside its scope. The singular includes plural number, and vice versa. The masculine includes the feminine and neuter genders.

4. The terms "person" or "persons" mean natural persons, firms, partnerships, associations, corporations, subsidiaries, divisions, departments, joint ventures, proprietorships, syndicates, or other legal, business or government entities, and all subsidiaries, affiliates, divisions, departments, branches, or other units thereof.

5. The term "identify," when used in a question about individuals, means to provide the following information: (a) the individual's complete name and title; and (b) the individual's business address and phone number.

6. The term "referring or relating," with respect to any given subject, means anything that constitutes, contains, embodies, reflects, identifies, states, refers to, deals with or is pertinent to that subject in any manner whatsoever.

7. The term "employee" means agent, borrowed employee, casual employee, consultant, contractor, de facto employee, independent contractor, joint adventurer, loaned employee, part-time employee, permanent employee, provisional employee, subcontractor, or any other type of service provider.

COMMITTEE ON OVERSIGHT AND GOVERNMENT REFORM
U.S. HOUSE OF REPRESENTATIVES
115TH CONGRESS

NOTICE OF APPEARANCE OF COUNSEL

Counsel submitting: _____

Bar number: _____ **State/District of admission:** _____

Attorney for: _____

Address: _____

Telephone: (_____) _____ - _____

Pursuant to Rule 16 of the Committee Rules, notice is hereby given of the entry of the undersigned as counsel for _____ **in (select one):**

- (●) **All matters before the Committee**
- ( ) **The following matters (describe the scope of representation):**

_____

_____

All further notice and copies of papers and other material relevant to this action should be directed to and served upon:

Attorney's name: _____

Attorney's email address: _____

Firm name (where applicable): _____

Complete Mailing Address: _____

_____

I agree to notify the Committee within 1 business day of any change in representation.

_____ _____

Signature of Attorney **Date**

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-1000

OFFICE OF CONGRESSIONAL AND
INTERGOVERNMENTAL RELATIONS

MAR 20 2017

The Honorable Jason Chaffetz
Chairman
Committee on Oversight and Government Reform
U.S. House of Representatives
Washington, DC 20515-6143

Dear Chairman Chaffetz:

On behalf of Secretary Benjamin S. Carson, thank you for your letter requesting information about the Department of Housing and Urban Development's (HUD) policies and procedures on federal recordkeeping and transparency law compliance.

HUD takes seriously its obligations under the Federal Records Act and the Freedom of Information Act (FOIA) to ensure that the official business of the department is properly preserved and accessible to the American public. The Department is committed to making continuous improvements and continuously assessing its procedures to ensure compliance to these and other relevant statutes. To that end, HUD employs a multi-faceted approach to its information management activities—employing employee training, technology tools, and agency-wide policy and procedures to empower HUD employees to meet HUD's recordkeeping obligations.

New employees, including appointees, are instructed to not use personal email accounts to conduct HUD business. See *HUD Office of Administration Orientation Guide* at 14-15; and *Sting-Free Guide to Information Management*, enclosed. HUD's senior officials receive an information management compliance briefing by HUD's Chief Administrative Officer and Executive Secretary, who serves as the Senior Agency Official for Records Management (SAORM). Similarly, departing senior officials receive an exit briefing from SAORM. Departing executives also are required to certify that they have saved all agency records in appropriate HUD-administered systems, including transfer of any emails or messages contained on non-official accounts into HUD-administered systems. See *HUD Office of Administration Records Management Exit Certification*, attached. HUD also distributes guidance on records management and FOIA produced by other federal agencies, such as the National Archives and Records Administration (NARA) publication, *Documenting Your Public Service*, enclosed.

Use of social media platforms is permitted for HUD official business and use is administered through the Office of Public Affairs. Messages promulgated through such media are collected and retained as HUD records, in consultation with HUD's Office of the Executive Secretariat, Records Management Branch.

HUD does not permit the use of "alias" email accounts. HUD-issued email accounts identify employees by name or official title. The Secretary is assigned two email accounts: one identified as Secretary, [Last name]@hud.gov, which is used for public correspondence; and another identified by his title and first name or initials, which is for internal use. Both of these

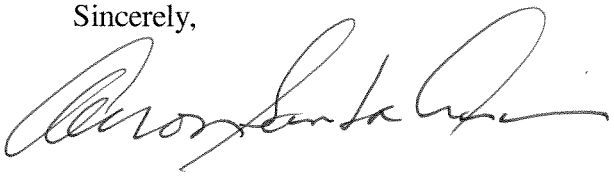
accounts, as well as all accounts relating to other HUD appointees and employees, are managed and retained in accordance with HUD records management requirements, and are accessible for search in response to FOIA, litigation, oversight, and Congressional inquiries.

HUD also has invested in technology tools to ensure proper maintenance and access for all types of electronically stored information (ESI) records. HUD maintains ESI in electronic format in the Office 365 Federal Risk and Authorization Management Program (FedRAMP) compliant Government Community Cloud (GCC) environment. Here data is captured and stored in centralized servers and retained for future use, including search. Emails and instant messages are captured using Exchange Online Archiving and can be accessed via user's email application, Outlook. HUD also utilizes an eDiscovery tool that enables keyword searches across email accounts and other large repositories of ESI, to support document productions for FOIA, litigation, and Congressional inquiries. In responding to requests for information under the FOIA, the Office of the Executive Secretariat, FOIA Branch, works with records custodians, subject matter experts, and the Office of the General Counsel to conduct efficient searches of HUD records repositories using these tools.

HUD is committed to continuing to develop the necessary policies and procedures to transition into a fully digital working environment, consistent with OMB Memorandum 12-18. In late Fiscal Year 2016, HUD recruited a nationally-recognized FOIA and information management expert as Executive Secretary, Chief FOIA Officer, and SAORM. She is a career member of the Senior Executive Service with more than 20 years public and private sector experience in information management and compliance. HUD recently completed its annual Records Management Self-Assessment (RMSA) and identified permanent records older than 30 years, as well as all unscheduled records. HUD also has completed a review and consolidation plan for all of its records schedules, and is in the process of finalizing a new email policy, as well as an update to its general records management directive to conform to M-12-18 requirements. HUD also is working in conjunction with NARA to implement General Records Schedule (GRS) 6.1: Email Managed under a Capstone Approach, which will complete HUD's compliance with M-12-18.

Thank you for interest in HUD's efforts to ensure compliance with the Federal Records Act and the Freedom of Information Act's records preservation requirements. Please let me know if I can be of further assistance.

Sincerely,



Aaron Santa Anna
Acting General Deputy Assistant Secretary
for Congressional and Intergovernmental Relaltions

Enclosures

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-1000

OFFICE OF CONGRESSIONAL AND
INTERGOVERNMENTAL RELATIONS

MAR 20 2017

The Honorable Elijah E. Cummings
Ranking Member
Committee on Oversight and Government Reform
U.S. House of Representatives
Washington, DC 20515-6143

Dear Ranking Member Cummings:

On behalf of Secretary Benjamin S. Carson, thank you for your letter requesting information about the Department of Housing and Urban Development's (HUD) policies and procedures on federal recordkeeping and transparency law compliance.

HUD takes seriously its obligations under the Federal Records Act and the Freedom of Information Act (FOIA) to ensure that the official business of the department is properly preserved and accessible to the American public. The Department is committed to making continuous improvements and continuously assessing its procedures to ensure compliance to these and other relevant statutes. To that end, HUD employs a multi-faceted approach to its information management activities—employing employee training, technology tools, and agency-wide policy and procedures to empower HUD employees to meet HUD's recordkeeping obligations.

New employees, including appointees, are instructed to not use personal email accounts to conduct HUD business. See *HUD Office of Administration Orientation Guide* at 14-15; and *Sting-Free Guide to Information Management*, enclosed. HUD's senior officials receive an information management compliance briefing by HUD's Chief Administrative Officer and Executive Secretary, who serves as the Senior Agency Official for Records Management (SAORM). Similarly, departing senior officials receive an exit briefing from SAORM. Departing executives also are required to certify that they have saved all agency records in appropriate HUD-administered systems, including transfer of any emails or messages contained on non-official accounts into HUD-administered systems. See *HUD Office of Administration Records Management Exit Certification*, attached. HUD also distributes guidance on records management and FOIA produced by other federal agencies, such as the National Archives and Records Administration (NARA) publication, *Documenting Your Public Service*, enclosed.

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accounts, as well as all accounts relating to other HUD appointees and employees, are managed and retained in accordance with HUD records management requirements, and are accessible for search in response to FOIA, litigation, oversight, and Congressional inquiries.

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Sincerely,

Aaron Santa Anna
Acting General Deputy Assistant Secretary
for Congressional and Intergovernmental Relaltions

Enclosures

JEB HENSARLING, TX, CHAIRMAN

United States House of Representatives
Committee on Financial Services
2129 Rayburn House Office Building
Washington, DC 20515

MAXINE WATERS, CA, RANKING MEMBER

April 3, 2017

The Honorable Benjamin S. Carson
Secretary
U.S. Department of Housing and Urban Development
451 Seventh Street SW
Washington, D.C. 20410

Dear Secretary Carson:

Re: Committee Intent to Control Congressional Records

I write on behalf of the Committee on Financial Services of the U.S. House of Representatives ("Committee") to inform you and the Department of the Housing and Urban Development ("Agency") of the Committee's practices and procedures during the 115th Congress.

As you may be aware, the Committee has legislative and oversight jurisdiction over the Agency, pursuant to U.S. House of Representatives Rule X.1(h). Accordingly, the Committee's Members and staff may communicate with you and your Agency in connection with various legislative, oversight, and investigative matters. Because of the often sensitive and confidential nature of such communications, and in order to ensure the unfettered flow of information necessary to assist the Committee in performing its important legislative and oversight functions, the Committee intends to retain control of all such communications, and will be entrusting them to your agency only for use in handling those matters. Likewise, any documents created or compiled by your agency in connection with any responses to such Committee communications, including but not limited to any replies to the Committee, are also records of the Committee and remain subject to the Committee's control.

All such documents and communications constitute congressional records, not "agency records," for purposes of the Freedom of Information Act, and remain subject to congressional control even when in the physical possession of the Agency. As such, they should be segregated from agency records, and access to them should be limited to Agency personnel who need such access for purposes of providing information or assistance to the Committee. Additionally, such congressional records are subject to the absolute protections of the Speech or Debate Clause of the Constitution, U.S. Const. art. I, § 6, cl. 1.

Accordingly, the Committee expects that the Agency will decline to produce any such congressional records in response to a request under the Freedom of Information Act or any other provision of law or agreement, on the grounds that such documents (i) are not the Agency's documents to produce, and (ii) are constitutionally privileged, in addition to any other grounds the Agency may assert.

It is the Committee's policy to include a legend on its legislative, oversight, and investigative correspondence to the Agency reflecting its intent to retain control of all such communications and responsive documents. The legend is included as a matter of best practice, but accidental failure to include the legend on a particular legislative, oversight, or investigative communication is immaterial, because the Committee intends to retain control over all such communications and any documents created or compiled in response thereto.

To ensure that the Agency and the Committee efficiently communicate in the future regarding the maintenance, confidentiality, and disposition of the Committee's congressional records, by no later than May 1, 2017, please respond to the Committee in writing to confirm that your Agency will decline to produce any congressional records in response to a request under the Freedom of Information Act or any other provision of law or agreement, that your Agency will discuss said request with the Committee, that your Agency has policies and procedures in place to address this issue, and that these policies and procedures have been shared with appropriate Agency personnel. If you have any questions regarding this request, please have your staff contact Brett Sisto of the Committee staff at (202) 225-7502. We look forward to working with them in the future.

Sincerely,

JEB HENSARLING
Chairman

cc: The Honorable Maxine Waters, Ranking Member

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-3000

OFFICE OF ADMINISTRATION

MAR 2 2 2018

Mr. Austin R. Evers
Executive Director
American Oversight
1030 15th Street NW
Suite B255
Washington, DC 20005

RE: Freedom of Information Act Request
FOIA Control No.: 17-FI-HQ-01560

Dear Mr. Evers:

This letter is the second interim response to your Freedom of Information Act (FOIA) request dated and received on July 14, 2017. You asked for Department of Housing and Urban Development records related the FOIA since March 2, 2017, to include:

1. All emails sent or received by any political appointee or Senior Executive Service (SES) staff in the Office of the Secretary, the Office of the Deputy Secretary, the Office of Public Affairs, the Office of Congressional and Intergovernmental Relations, or the Office of Field Policy and Management including the phrase "Freedom of Information Act" or the word "FOIA;" and

2. All other communications involving any political appointee or SES staff in the Office of the Secretary, the Office of the Deputy Secretary, the Office of Public Affairs, the Office of Congressional and Intergovernmental Relations, the Office of the General Counsel, or the Office of Field Policy and Management regarding HUD's policies or practices for processing FOIA requests or producing documents in response to FOIA requests. This includes communications regarding review of existing policies or practices as well as communications regarding adoption of new policies or practices or of changes to existing policies or practices affecting HUD's response to FOIA requests.

Your request is granted in part. Enclosed are emails, responsive to item 1 of your request, of the following HUD employees:

- Deana Bass - Deputy Chief of Staff; and
- Seth Appleton - General Deputy Assistant Secretary for the Office of Congressional and Intergovernmental Relations

I am withholding portions of emails containing deliberative communications, portions of the Secretary's daily calendar reflecting prospective matters, and draft memoranda under Exemption 5 of the FOIA. Exemption 5 protects documents that are inter-agency or intra-agency, which would not be available by law to a party other than an agency in litigation with HUD. The release of this internal information would reflect HUD's predecisional, deliberative process, and would discourage open and candid advice, recommendations, and exchanges of views within the Department, which could bring about public scrutiny of the individuals and the need to justify in public their tentative opinions. I am also withholding call-in passcodes, personal cell phone numbers, names and addresses of private citizens, drivers license numbers, vehicle identification numbers, and YouTube and imgur links containing information about private citizens under Exemption 6 of the FOIA, because release of such information would constitute an unwarranted invasion of personal privacy. The interest of the general public in reviewing these portions of government documents does not outweigh the individuals' right to privacy.

Please be advised that the review of records responsive to item 1 of your request is ongoing. Further interim responses may be provided to you as this process continues. At the completion of this review, a final response letter will be provided. The final response letter will detail all applicable appeal rights.

For your information, your FOIA request, including your identity and any information made available, is releasable to the public under subsequent FOIA requests. In responding to these requests, the Department does not release personal information, such as home address, telephone number, or Social Security number, all of which are protected from disclosure under FOIA Exemption 6. Please also be advised that all appeal rights related to your request will be provided to you in a final response letter.

If you have questions regarding your request, please contact Mr. Ethan Bodell at (202) 402-3450. Thank you for your interest in the Department's programs and policies.

Sincerely,

for Deborah R. Snowden
Deputy Chief FOIA Officer
Office of the Executive Secretariat

Enclosures

From: Gadson, Jovette G
Sent: Tuesday, March 07, 2017 2:39 PM
To: Bass, Deana
Cc: Sullivan, Brian E
Subject: Background Docs for SOHUD Brown Bag Lunch Series
Attachments: Coffee with SOHUD Generic Emails Text.docx; Coffee with SOHUD SOPs.docx; Sample HQ Coffee with the Secretary Briefing Memo.docx; Field Office Coffee with SOHUD_King Cake Briefing Memo.docx

Hi Deana,

Brian asked that I send the attached documents to possibly help develop the Secretary Brown Bag Lunch series. The attachments outline past Coffee with the Secretary events. Included are the standard operating procedures (employees were randomly selected to attend unless the coffee was with an affinity group), event email text, an HQ coffee briefing memo and a field coffee briefing memo.

If you have any questions about Coffee with the Secretary, let me know. I organized the final two with former Secretary Shaun Donovan.

All the best!
Jovette

Jovette Gadson
Office of Public Affairs
U.S. Department of Housing & Urban Development
451 7th Street, SW
Washington, D.C. 20410
Jovette.G.Gadson@hud.gov

Please do not print this e-mail unless necessary

Email to Coffee with the Secretary Participants:

To: All selected Coffee with the Secretary Participants
From: OPA
When: Week to Two Weeks Before Coffee
Subject: Coffee with the Secretary

Subject: Coffee with the Secretary

Congratulations! You were randomly selected to participate in the January installment of the Coffee with the Secretary program. Coffee with the Secretary will take place from 2 – 3 p.m. on Wednesday, January 19th in the Secretary's Conference Room (Room 10000). You should meet me in the conference room fifteen minutes in advance at 1:45 p.m.

Additionally, by COB Friday, January 14th, please send me a two to three sentence blurb that includes a) how long you've been at HUD; b) the main initiative you've been working on over the last year; and c) the topic you'd like to discuss with Secretary Donovan during the hour-long coffee. Depending on your brevity, this may be included in the Secretary's briefing book. Finally, please also send me the name and contact information of your supervisor so I can alert them of your attendance at the event. If you cannot make it on January 19th, please let me know ASAP.

Finally, I want to stress that this is as much an opportunity for the Secretary to hear directly from employees about the general state of HUD as it is for you to interact with him. This forum is intended to give all participants a chance to take part in the conversation – so if there is an issue or concern that pertains only to you, please raise it privately via email beforehand, and save time during the Coffee for more general group discussion.

Thanks and I look forward to meeting you! Please let me know if you have any questions.

Office of Public Affairs

Email to A/S and GDASs:

To: All A/S and GDASs
From: Deputy Chief of Staff, OSEC
When: Same day participants are notified of selection

All –*Internal Comms Specialist* and I wanted to give you a heads up on the 15 employees who were randomly selected to participate in January's "Coffee with the Secretary." The names and affiliations are below. It will be held next Wednesday, January 19th from 2-3 p.m.

We will be doing our best to share this information with the direct managers of these employees prior to the Coffee – but feel free to help us spread the word.

Thanks,
Deputy Chief of Staff signature

(below will be list of selected participants)

Email to Coffee Participants' Managers:

To: Managers of Coffee with the Secretary participants
From: *Internal Comms Specialist*, OPA
Date: A week to a few days before the Coffee
Subject: FW: Coffee with the Secretary

(I will forward the email that I sent to the participants)

Hi-
As managers, I wanted to inform you that one or some of your employees were selected to take part in Coffee with the Secretary on Wednesday, January 19th from 2-3 p.m. In all, fifteen employees who sent in their names were randomly selected. We've already reached out to them to let them know they've been selected, and most of them have probably already reached out to you. Please let me know if you have any questions or concerns. Below is the final list of participants. Thanks!

Office of Public Affairs Internal Comms Specialist

(below will be the final list of participants)

Standard Operating Procedures for Coffee with the Secretary

A Month Before Coffee:

- Pick date for Coffee with the Secretary (*Scheduling & Advance, OPA*)
- Put announcement in HUD Happenings (*OPA*)

Two Weeks Before Coffee:

- Decide on format (*Deputy Chief of Staff/Designee, Scheduling & Advance, OPA*)
- Track emails coming into HUD Happenings email account (*OPA*)
- Compile spreadsheets for lottery participants (*OPA*)
- Conduct random selection (*OPA*)
- Email participants telling them they've been selected and asking them for a brief blurb about themselves, what office they work in, how long they've been at HUD, what they want to discuss with the Secretary, and the name/ contact information for their supervisors. (*OPA*)
- Email sent GDASs from OPA with the names of the employees who have been selected, with language letting them know that their direct supervisors will be notified as well. (*Deputy Chief of Staff/Designee may forward the email on behalf of OPA*)
- Email supervisors telling them their employees have been selected (*OPA*)

Week Before Coffee:

- Buy coffee and coffee supplies (*Appropriate Front Office Staff*)
- Compile briefing for Secretary (*OPA*)

Day Of Coffee:

- Work with Broadcast to have photos of participants taken and ready as souvenirs (*OPA, Broadcast Photography*)
- Work with Secretarial staff to make sure room is set up (*OPA*)

After Coffee:

- Do any necessary follow up after town hall (*Deputy Chief of Staff/Designee*, *OPA and other relevant staff*)

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-3000

BRIEFING MEMORANDUM

Date: August 28, 2013
To: Secretary of HUD
From: OPA
Cc: Deputy Chief of Staff
Re: Coffee with the Secretary (August 29, 2013)

Summary: In an effort to strengthen employee morale and increase your accessibility to more agency employees, and in direct response to the Employee ViewPoint Survey results requesting better communication, YOU will host the fourteenth installment in a monthly series of "Coffee with the Secretary" in YOUR conference room on Thursday, August 29th from 2:00 p.m. – 3:00 p.m. for 13 selected employees. The majority of the employees are affiliated with the Under 5 affinity group. All have less than seven years of tenure with the agency.

Date: Thursday, August 29th
Time: 2:00 p.m. – 3:00 p.m.
Location: YOUR conference room
Staff: Angela Barranco, Jovette Gadson, Brent (Last Name)
Run of Show:
1:45 p.m.: The employees will enter the conference room and help themselves to coffee.

1:50 p.m.: The employees will be briefed on the run of show by HUD staff.

1:58 p.m.: The employees will be positioned to take a group photo.

2:00 p.m.: YOU will enter the conference room.

2:01 p.m.: YOU will take a group photo with the employees.

2:06 p.m.: YOU will deliver brief opening remarks (2-3 minutes)

2:09 p.m.: Deputy Chief of Staff will then ask each employee to introduce themselves, say what office they work in and how long they have been at HUD**.**

2:15 p.m.: YOU will then open it up conversation – and Angela will moderate.

2:55 p.m.: Deputy Chief of Staff prompts YOU to take a final question and conclude the coffee with a minute of closing remarks.

HUD Employees Participating:

After being selected, chosen employees were asked to send in a few sentences about themselves and what they hoped to discuss with YOU.

1. **Hilary Atkin, JD, Environmental Clearance Officer, Office of Housing**
   Hilary has worked at HUD since July 5, 2011. She is the Environmental Clearance Officer for the Office of Housing advising the various Housing program offices about compliance with the various environmental authorities and reviewing Housing directives as part of the clearance process. Hilary serves as a liaison between Under 5 and the local Union. She wants to discuss with you the future of the agency's Student Loan Repayment Program.

2. **Jay Austin, Office of Strategic Planning and Management**
   Jay Austin began his HUD tenure in 2010 as a Presidential Management Fellow. During his three years of service he has helped create and develop the Under 5 affinity group, HUD Ideas in Action, and Switchboard. This year, Jay is leading a merger of Ideas in Action and Switchboard, and building out the site's support functions to create a single customer care point-of-contact within HUD, with robust metrics and analytics tools to track timeliness, effectiveness, and satisfaction with all of HUD's customer care communications. Jay would like to discuss how the Secretary's Office could better leverage HUD Ideas in Action to support open, transparent, democratic decision-making.

3. **John Bell, Housing Program Manager, Office of Housing**

4. **Brooke Bohnet, Presidential Management Fellow, Office of the Secretary**
   Brooke has worked at HUD for the past 14 months, supporting the Chief of Staff and Deputy Chief of Staff primarily on the second term policy priorities and coordinating the Rental Policy Working Group. Recently, her portfolio has expanded to include standing up the Promise Zones initiative. Brooke serves as the Capital Bikeshare lead for the agency, an initiative to add bikesharing as a transportation option for employees. She wants to discuss YOUR vision for HUD and how YOU think Under 5 members can best change HUD culture to be more innovative and results-driven.

5. **April Brown, Office of Public Affairs**

6. **Laura Kunkel, Special Assistant, Office of Community Planning & Development**
   Laura Kunkel has served as Special Assistant to Mark Johnston for 3 years, primarily focused on homelessness policy and communications within CPD and external to HUD. In addition to this role, she is heavily involved in Under 5 initiatives. Most recently, she lead the pilot of Innovation Time, which allows participants to spend up to 10 percent of their workweek not on their day jobs, but on collaborating to improve the agency and its internal and external relationships. Laura wants to discuss the YOUR vision for the Weaver building physically after the current renovations are complete.

7. **Michael Lawyer, Special Assistant, Office of the Chief Human Capital Officer (On Detail)**
   Michael has been with the agency for over four years including time in the Minneapolis Field Office, Office of Strategic Planning & Management and the Office of Healthy Homes and Lead Hazard Control. He is on detail to the Office of the Chief Human Capital Officer to work on

strategic planning and employee retention. His role in Under5 and Switchboard, Michael has been instrumental in connecting members to projects and initiatives of interest to them. I know He would like to thank YOU for YOUR support of Under 5 during the discussion.

8. **Dustin Parks, Presidential Management Fellow, Office of Fair Housing & Equal Opportunity**
   Dusting is a Presidential Management Fellow in the Office of Fair Housing & Equal Opportunity's Office of Policy and Legislative Initiatives. He is currently on a 7-month rotation with Congressman Capuano (D-MA). In the last year, Dustin has been afforded the opportunity to work on an array of projects including disability rights, GSE/FHA reform, and Switchboard's Standing Workstation Project. He would like to discuss with YOU the agency's strategy for attracting and maintaining new employees as a large number of staff will be retirement eligible in the near future.

9. **Samuel Pearson-Moore, Attorney-Advisor, Office of General Counsel**
   Samuel has been with HUD for two years (celebrating his tenure anniversary August 26, 2013). He works as an attorney in the Office of Legislation & Regulations. In the Under 5/Switchboard group Samuel has been working on updating HUD's parental leave policy. In addition to his Under 5 work, he is a co-coordinator of HUD GLOBE and an active member of HUD VAG. Samuel would like to discuss the importance of the parental leave policy initiative and its status.

10. **Anthony Soriano, Office of Housing**
    Anthony currently works as a Management Analyst in the Office of Housing's Office of Management. Anthony works on the Housing process and continue improvement initiative. He is supporting the procurement division in doing root cause analyst, and using Lean methodologies to improve the division's work. He is currently working on implementing a manager feedback survey, knowledge management, and redesigning a new and improved on-boarding/orientation process through Under 5.

11. **Yennie Tse, Office of Policy Development & Research**

12. **Ali Wardle, Budget Analyst, Office of Housing**
    Ali has been with HUD for over a year in the Office of Housing's Budget Office. Prior to her current assignment, she worked at the Federal Housing Finance Agency (FHFA) for two years researching the housing bubble. Her portfolio at FHFA included General Insurance/Special Risk Insurance and Project Based Rental Assistance. Ali would like to discuss with YOU on providing some of the rotational and promotion benefits currently provided to Presidential Management Fellows to equally experienced, qualified and interested employees who are not in that program. She would also like to discuss the preferred balance of both funding and administration of housing policy between the federal and state levels of government if time permits.

13. **Tanya Whippie, Librarian, Office of Policy Development & Research**
    Tanya has worked at HUD for the past three years as the librarian. Her primary initiative has been to strengthen HUD's management of institutional knowledge, both within the library and more broadly throughout the agency. As HUD is approaching its 50th anniversary, she would

like to see the agency take a more proactive role in preserving and sharing the invaluable information the agency has gathered. Tanya would like to discuss this idea with YOU.

14. Pam Zai, Office of Fair Housing and Equal Opportunity

Pam has been at HUD just under five years and is a former Presidential Management Fellow. She has worked in FHA, the Office of Strategic Planning and Management, and FHEO. Pam would like to discuss succession planning and how the agency will manage the possible large number of retirements in the near future.

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-3000

BRIEFING MEMORANDUM

Date: February 3, 2011
To: Secretary of HUD
From: OPA
Cc: New Orleans, LA Field Office Staff
Re: King Cake with the Secretary

Summary: In an effort to strengthen employee morale and increase your accessibility to more agency employees, and in direct response to the Employee ViewPoint Survey results requesting better communication, YOU will host the first field installment a monthly series of "Coffee with the Secretary" in the New Orleans Field Office on Thursday, February 2nd for 15 lottery-winning employees. The model for this event is based on the successes of a similar program run by Secretary Preston.

In an effort to localize the "Coffee" concept, we have named this installment "King Cake with the Secretary" in honor of Mardi Gras.

Date: Friday, February 4th
Time: 8 – 9 a.m.
Location: New Orleans Field Office
Staff: Felipe Floresca

Run of Show:
7:45 a.m.: The employees will enter the conference room and help themselves to coffee.

7:50 a.m.: The employees will be briefed on the run of show by HUD staff.

7:58 a.m.: The employees will be positioned to take a group photo.

8:00 a.m.: YOU will enter the conference room.

8:01 a.m.: YOU will take a group photo with the employees.

8:06 a.m.: YOU will deliver brief opening remarks (2-3 minutes)

8:09 a.m.: *Field Office Director* will then ask each employee to introduce themselves, say what office they work in and how long they have been at HUD**.**

8:30 a.m.: YOU will then open it up conversation – and Felipe will moderate.

8:55 a.m.: *Field Office Director* prompts YOU to take a final question and conclude the coffee with a minute of closing remarks.

HUD Employees Participating:
After being randomly selected, selected employees were asked to send in a few sentences about themselves and what their work has focused on in the last year.

1. **Sandra Bowling, CPD Representative**
   Sandra started very recently with HUD on December 20th, transferring to HUD from DHS/FEMA. Although newly employed, she has experience working with HUD and HUD-funded programs. She initially started working as a grant administrator of HOME and CDBG grants, as well as disaster funding. Most recently, Sandra is working with FEMA on ESF-14 Long Term Community Recovery.

2. **Suzanne Brown, Program Assistant, PIH**
   Suzanne works in the Public Housing Division and has been employed with HUD for 3 years and 3 months.

3. **Larry Campbell, Public Housing Revitalization Specialist, PIH**
   Larry is a Public Housing Revitalization Specialist who has been with HUD for 22 years. He has been with the Public Housing Division since 1992. Most recently, Larry has worked on Recovery Act implementation.

4. **Karen Garrett, Operations Analyst, FPM**
   Karen is an Operations Analyst in FMP who has served at HUD for 21 years. She says that she has a few ideas to share with you that will enhance the customer service we already provide to HUD clients.

5. **Bam Gressett, Attorney Advisor, FHA**
   Bam has worked at HUD for almost 20 years in various capacities, including Chief Counsel for the Oklahoma City Office following the April 19th bombing in 1995. For the past year, Bam has primarily handed FHA closings for multifamily and for the Big 4 public housing developments in their various phases of rebuilding. Bam also works on post-Katrina hospital developments.

6. **Miller Guice, Senior Real Estate Appraiser**
   Miller is the senior real estate appraiser in the New Orleans Field Office and has been with HUD for 8 years. Miller has worked continuously on Hurricane Katrina-related matters for the past 5 years – including his own flooded home, HUD's damaged portfolio properties, as well as new applications in impacted areas. Miller missed the opportunity to meet YOU during your last stop in New Orleans for the Dorsey family dedication.

7. **Wayne Janevein, IT Specialist**
   Wayne has been working in HUD's IT Department in New Orleans for 23 years. He earned his Bachelor's degree from Tulane University in Computer Information Systems, and as a member of the New Orleans Personal Computer Club, has kept up with current trends in the automation

industry. Wayne works within the framework of the HITS contract, and also holds an inactive real estate license in Louisiana.

8. **Crystal Jones-Taylor, FPM Operations Specialist**
   Crystal is an FPM Operations Specialist who has been employed by HUD at the New Orleans Field Office for 12 years. She is responsible for facilitating and promoting cross-program activities. She wears many hats and currently serves as the Field Office's Faith-Based and Neighborhood Partnership Liaison, is one of nineteen grant writing trainers for HUD's Center for Faith-Based and Neighborhood Partnerships, and is also a FOIA Liaison. As the Management Action Plan Coordinator for the New Orleans Field Office, Crystal coordinated a half-day all-staff meeting to solicit recommendations from staff and engage them in the MAP process.

9. **Sean LeBlanc, Division Director, PIH**
   Sean started with HUD on January 18th, 2011 after a 23 year career with USDA, Rural Development. Sean is currently receiving initial PIH training from various staff members within the division.

10. **Desirre Octave, Facilities Management Specialist, New Orleans HUB**
    Desirre's birthday is the day of the Coffee (Friday, February 4th). She is coming in on her vacation day/ birthday just to meet YOU.

    Desirre is a Facilities Management Specialist and is responsible for Capital Fund Program monitoring for a select portfolio consisting of 34 public housing agencies and 19 Section 8 agencies.

11. **Daryel Pruitt, Quality Assurance Analyst, PIH**
    Daryel has been with HUD for 8 years and is currently outstationed in the New Orleans Field Office. He has been involved with the QAD RIM teams over the last year, and is currently working on the DHAP-IKE file review team.

12. **Earl Randall, CPD Disaster Specialist**
    Earl has been with the Department for 11 years, and he currently serves as the CPD Specialist for the State of Louisiana. His primary responsibility is to provide technical assistance, monitoring, and oversight of Louisiana's Disaster Supplemental funding for Hurricanes Katrina, Rita, Gustav, and Ike.

13. **Mary (Martha) Rhodes, Project Manager, Multifamily Housing**
    Martha's employment with HUD began in 1986 in the Denver office as a GS-4 temporary clerk in Single Family. She has since risen through the ranks and is now a GS-12 Multifamily Project Manager. Before her husband retired from the Colorado U.S. Attorney's Office in 2009, Martha decided to move her family to her home state of Louisiana to assist in the rebuilding and revitalization effort of New Orleans. She would like to see YOU promote cross training for motivated and effective HUD employees, not only new hires. And she believes that HUD should do a better job of promoting high achievers instead of keeping efficient personnel in place.

14. **Gwen Tucker, Paralegal Specialist, OGC**

Gwen has been with the Department for twelve years on two separate tours of duty. During her first tour, she was a temporary-turned-term employee who worked in various areas of Housing. After her first tour, she was inspired by the work being done at HUD and waited and watched for a second chance to return as a permanent employee. She is now a paralegal specialist in OGC and she works mainly on Insured Multifamily/ Healthcare Closings and FOIAs.

15. Cynthia Weatherspoon, CPD Representative

Cynthia has nearly twenty years of housing experience, both from the implementation and the management and oversight sides. Currently, she works on Supportive Housing Program budget amendments, Annual Performance Review closeouts, follow-up on monitoring findings, and on-going technical assistance to grantees.

Biography of Danberry (Dan) Carmon, New Orleans Field Office Director:

Dan Carmon has served as Field Office Director for the New Orleans Office since August 2010. He previously served as the Field Office Director for the Department's Wyoming State Office from December 2008 until his current appointment. He formerly served as Supervisory Housing Program Specialist in Fort Worth, Texas, Region 6, representing the Denver Homeownership Center. From the Housing Authority of the City of Jackson, Mississippi as the Vice-President, Dan began his career at HUD in the Fort Worth, Texas Regional Office in March 2004 in Multifamily Production as a Multifamily Construction Analyst.

Dan's training and experience include 4 years heavy construction management in southern Louisiana, 14 years of municipal government engineering services in southeast Louisiana, 10 years of public housing consulting, 4 years of public housing executive management in Louisiana and Mississippi, 4 years of housing and community development in Mississippi, and 2 years of adult vocational education instruction in New Orleans.

Background on the New Orleans Field Office:

There are 68 HUD employees in the New Orleans Field Office, excluding 28 I.G. employees. Issues that are of concern to employees include promotion opportunities, fairness between management and staff, and a variety of issues with the local AFGE. The local president of the AFGE is Dorothy Pleasant, who is a retired HUD employee. During the Deputy Secretary's visit to New Orleans in the fall, he met with her individually to discuss- start fresh.

Nto not been responsive, Dorothy has been a problem for the last 20 years. Deputy Secsretary addressed it and met her one-on-one

Aware- listening

If he is caught, it's just listening and agreeing to follow up. We will certainly look into whatever it is.

Consultant group, they did the survey, climate assessment. Went in and interviewed individual employees and there was a concern that many of the employees were still dealing with post-katrina

issues and their own personal problems. Counseling and certainly some of them were making necessary repairs for their homes. The consultant got that, and a group of consultants went in to address those. Never really made public- union didn't get a copy of the report. The Deputy has a copy of the report, and it's not public but certainly

Ongoing deal that they are in and out of there all the time. Way of addressing

We have not ignored it, we are still addressing it, have to be careful of the privacy.

Over a year ago, Dr. Motley and Crystal. Workshops

A lot of attention given to post-Katrina victims. Led by ODOC and the Deputy Secretary.

The mayor even came and addressed the sessions, employee sessions- met individually with each employee

Has been special attention given to individual employees- be proud of the work we've done to address those issues.

Their well-being is our utmost

After the storm, Forth Worth took responsibility for the day-to-day operations. Had employees all over the country and arrangements were made to work out of other local offices, had access and could go in and work. They never did miss a pay day, whether they were in an office or were taking care of family or whatever. Gave them an option of staying where they would like to be, or coming back to New Orleans. They accommodated that. The NOLA office was re-opened in early 2006. Not a full contingent, but we took it and there was no damage to the office, got it up and going.

Continued to support staff- daily calls with Washington. Identified the whereabouts of each individual employee, calls for 6 months. Regular check in calls with all of the program staff in Washington.

Marvel Robinson was FOD at the time of the storm, lost a daughter during Katrina, murdered right after the storm. Ultimately, Marvel is now in Alexandria, VA working on an IPA as a result of again accommodating her to get out into a different location. Dan came in as new FOD to bring in new energy and he's been there since August 2010.

Trying to connect the local office more with what's going on in the day-to-day, reconnecting- place-based initiative. NOLA will be a city in transition.

Criticism was that local office was bypassed as it related to a lot of the post-Katrina. Reconnecting the local office with the day to day happenings of the state.

Dorothy has violated that, still going beyond reasonableness. Access to her union office. Management has failed to take care of it and put her chair back into it. Pettiness. Dorothy is retired,

LR person that is dedicated her time to dealing with Dorothy so it's not split among other people. Dorothy will copy the universe on her email.

Dorothy has been a nutcase, she has a continuous concern about

Climate assessment

Situation with the union Dorothy Pleasant is the local AFGE President. SOHUD and DSOHUD have received emails from her. The last visit by DSOHUD he met with her one-on-one for a time. Contentious in the past.

Andrea Hodge, designated to work with the union here

212-542-7363- New York office- Employee relations

History of the relationship with the union

From: Brown, Jereon M
Sent: Thursday, March 09, 2017 3:40 PM
To: Bass, Deana
Subject: Senior Moment
Attachments: HUD Standard Operating Protocols 2016.pdf; PA Guidance.doc

I almost forgot about this. Sorry for the delay. Try page 25 of the SOP. If this isn't what you're looking for, please let me know.

Jerry
Ext. 6628

HUD Standard Operating Protocols

AUGUST 2016

PROTOCOLS

RESPONSIBILITIES TO OUR MISSION, OUR PEOPLE, OUR STAKEHOLDERS

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PREFACE

The U.S. Department of Housing and Urban Development's (HUD, Department, Agency) Standard Operating Protocols (Protocols) provide guidance on how leadership in Regional and Field Offices work together and with Headquarters to deliver on responsibilities to our mission, support for our people and work with our stakeholders. The Protocols provide common guidance on how we want to work together, as set forth in a variety of laws, regulations, authorities and policies. Under the leadership and direction of the Secretary and Deputy Secretary, HUD is committed to shared outcomes across the agency, with the knowledge that we can make more progress toward our overlapping goals by working together than by working in isolation.

The formal Delegation of Authority and related Protocols were last issued in 2007, and are being re-issued to reflect changes in organizational structure and to the way we work that have occurred since that time. As a matter of standard practice, the Protocols should be reviewed annually to reflect improvements to our programs, processes and procedures.

These Protocols and Delegations convey substantial field office management and operational authority to the Regional Administrators (RAs), who serve as HUD's senior management official in each region. These Protocols provide overall leadership and accountability for all programs and staff across each region. Authorities include:

- Authority to coordinate the implementation of the Department's policies and programs in the Field;
- Authority to manage the work environment and key operational and administrative functions, and to take a leadership role to convey and meet agency priorities in the Field;
- Authority to respond to urgent operational needs and opportunities; and
- Authority to advise the Secretary on policy and management of the Field.

Regional Administrators work in close cooperation with program and support office leadership serving the Field to manage office operations as well as certain Secretarial initiatives. Secretarial initiatives, agency priorities and policy directions are conveyed by the Secretary and Deputy Secretary, and implemented by staff throughout the agency, in both Headquarters and Field. The Protocols enable the RAs to provide leadership to operationalize such Headquarters direction and tackle multidimensional challenges in both Headquarters and Field, supporting integrated approaches to them.

This document can be viewed as a framework from which decisions are made while providing decision-makers with the latitude to use their judgment to respond to and

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resolve a variety of situations in accordance with their authority, and recognizes that:

- Decisions on program staff work priorities and assignments, as well as program and policy determinations, reside with the respective Assistant Secretary, Principal Deputy Assistant Secretary or designee;
- The Protocols work in conjunction with applicable collective bargaining agreements. No provision should be executed in a manner conflicting with any applicable collective bargaining agreement provision, as interpreted by the HUD Employee and Labor Relations Division; and
- Staff across all program, field and administrative offices share information relevant to common work issues and products.

The challenges of being a manager in the federal government today call for a coordinated enterprise-wide approach that provides the agility and capacity to respond to the demands of our current and future challenges and consistently delivers high quality results. This document articulates a management vision guided by the Secretary and Deputy Secretary and based on teamwork and interaction between HUD's program and support areas. Working as a team, treating each other with fairness and respect, and approaching our mission with integrity are essential to ensure we succeed in delivering initiatives and priorities designed to create strong, sustainable, inclusive communities and quality affordable homes for all.

DEFINITIONS

Several terms and abbreviations are used throughout this document for purposes of brevity and clarity. They are listed below to offer context where the terms are used.

Regional Administrator (RA): The RA is the senior HUD management official in each region. Authority for management and oversight of the Department's Field operations are delegated by the Secretary to the Assistant Deputy Secretary of Field Policy and Management who re-delegates certain operational management authority to the RA. The RA is a senior non-career SES (Senior Executive Service) position, appointed by the President and Secretary of HUD.

Deputy Regional Administrator (DRA): The DRA serves as the chief operating officer principally charged with supervisory and managerial day-to-day oversight of field operations in the Region. The DRA shall perform the functions and duties of the RA in his/her absence.

Field Office Director (FOD): The FOD is the senior management official located in each Field Office. The FOD reports to the RA/DRA.

Program Director (PD): For purposes of this document, a PD is the ranking program management person on-site in a Regional or Field Office. These Protocols do not change existing program office delegations. In this document, PD includes but is not limited to:

Community Planning and Development (CPD) Program Directors
Fair Housing and Equal Opportunity (FHEO) Regional, Center and Office Directors
Multifamily Regional Directors and Asset Management Division Directors/Satellite Office Coordinators
Office of Native American Program (ONAP) Administrators
Office of Healthcare and Division Directors
Office of Healthy Homes and Lead Hazard Control Directors
Office of Public Housing Regional Directors and Directors
Office of General Counsel Regional and Chief Counsel
Office of Administration Regional Support Manager (RSM)
Office of Employee and Labor Relations Directors and Specialists
Homeownership Center Directors and Deputy Directors
Regional Internet Technology Directors
Deputy Assistant Secretary for the Office of Housing Counseling in HQ
Other ranking program and operational employees

Out-stationed Employees: Employees working in an office who do not have an on-site program supervisor.

Remote Program Delivery: Program delivered from an office other than implementing Field or Regional Office, e.g., services delivered by a program from a Regional Office rather than by on-site personnel in a Field Office.

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Grievance Deciding Official: A management designee with the authority to resolve a grievance under the Department's negotiated and/or administrative grievance procedures.

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I. RESPONSIBILITY TO OUR MISSION

EXECUTING SECRETARIAL INITIATIVES AND AGENCY PRIORITIES

Purpose/Goal: All HUD employees have a primary purpose to achieve HUD's mission to promote homeownership, support community development and increase access to affordable housing free from discrimination. This work can be described as our book of business, making sure our programs are run effectively with care and concern for our people and our stakeholders. Other initiatives and priorities require proactive and effective collaboration across all program units to be successfully accomplished. This section discusses how cross-programmatic priorities in HUD's Strategic Plan, or as determined by the Secretary and Deputy Secretary, are implemented using Regional or Local Operating Plans.

Application: The Operating Plan for each Region and Field Office articulates cross-cutting priorities, goals and milestones that the office and its remote program partners will pursue to deliver HUD programs in ways that connect Secretarial initiatives, agency priorities and the Department's Strategic Plan and Annual Performance Plan with local community needs and opportunities.

Operating Plan: Guidance for annual Regional Operating Plans will be communicated under the direction of the Deputy Secretary, based on input from the Office of Strategic Planning and Management (OSPM) and the Assistant Deputy Secretary for Field Policy and Management. Based on the guidance, the RA, in collaboration with the DRA/FOD and local PDs, will work together to develop, approve, track and oversee the Regional Operating Plan priority projects and initiatives that cross program office lines. These projects will represent Agency Strategic goals and objectives, Presidential and Secretarial priorities and initiatives, and place-based activities. The RA/DRA/FODs and PDs are jointly accountable for completing Regional Operating Plan goals (as identified for a specific Regional or Field Office). The full portfolio or book of business for which program offices are responsible will not be included in the Operating Plan goals unless they overlap with cross-cutting initiatives. As such, program offices may also work within their program chain to complete program-specific goals.

Resources: The RA/DRA/ FOD have the authority, in consultation with PDs, to determine resource priorities that ensure the completion of all Operating Plan goals, Presidential and Secretarial priorities and initiatives.

On occasion, the RA/DRA/FOD may request assistance from program staff, members of a Field Working Group or program subject-matter experts to attend place-based, cross-program meetings and others related to agency priorities. Program offices are responsible for funding such activities in accordance with applicable HUD guidance and should explore whether non-personnel funds can be made available or

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realigned for travel purposes if adequate funding is not available at the field office level. Unfunded travel requests may be elevated to the RA and other authorizing officials for consideration and support. Additional guidance on the use of funds for travel is available in the *Answers to Questions Most Commonly Asked by Travelers*. To ensure strategic and consistent relationships with community stakeholders, PDs will share information about upcoming or pending local or regional decisions in a timely manner with the RA/DRA/FOD.

Cross-Programmatic Issue Resolution: PDs will work with the RA/DRA/FOD to resolve issues at the Field level as established by the Secretary and Deputy Secretary. In instances where agreement between program areas cannot be reached on significant issues, the RA has the authority to initiate a Headquarters Internal Dispute Resolution (IDR) review of significant cross-program decisions, excluding personnel actions. Refer to the *Guide to Cross-Program Collaboration*.

For unresolved programmatic disputes, the matter may be elevated to the Assistant Deputy Secretary for Field Policy and Management, who will coordinate with the relevant Assistant Secretary or equivalent. The relevant Assistant Secretary or equivalent makes the final determination, subject to review by the Deputy Secretary, as necessary. A response coordination function is available to assist employees in obtaining timely responses to inquiries that have been submitted.

Remote Program Delivery: Same as above. Coordination between PDs and the RA/DRA/FODs remains a priority for operating plans, resource coordination or issue resolution, regardless of whether programs are located in the delivery office or are located in other field offices or Headquarters.

Resources:

October 19, 2012, Federal Register – FR-5550-D-01 Delegation of Authority for the Office of Field Policy and Management – Section A(1)

Guide to Cross Program Collaboration, December 2011

June 3, 2013, Memorandum of Understanding (MOU) between Deputy Secretary and Cross Program Collaboration Team

Answers to Questions Most Commonly Asked by Travelers

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I. RESPONSIBILITY TO OUR MISSION

SUBMITTALS: REPORTS, PRIORITY ISSUES DOCUMENTS, SUMMARIES OF SECRETARIAL ISSUES

Purpose/Goal: Briefing papers and hot issues reports related to Secretarial priorities and local program and cross-program initiatives are necessary to support the Secretary, Deputy Secretary, other Principal Staff and RAs during visits in the Field and are a collaborative effort managed collectively by Headquarters and Field.

Application: The RA will oversee preparation of hot issues and local briefing papers to support visits from Headquarters officials for special events. Such briefing papers may also be prepared for visits by the RA/DRA/FOD of a general or specific nature to elected or other officials in the jurisdiction. The RA/DRA/FOD will coordinate the preparation of such reports and briefing papers in collaboration with the Headquarters Office of Congressional and Intergovernmental Relations (CIR), the Office of Public Affairs (OPA), Regional Public Affairs Officers (PAOs), and PDs. Overseen by the RA, PAOs will provide Field-based information to designated lead personnel in Headquarters, who will prepare a final report. Submissions will be shared between Headquarters and the RA, and with PDs, to the extent practicable.

The RA/DRA/FOD or PAO will establish deadlines and work with PDs to ensure all staff meet the deadlines established. While sensitive to the priorities of program activities in the Field, it is understood that such requests may have short turnaround times and requirements that may conflict with program work. Final consolidated submissions prepared by Headquarters will be shared with the RA/DRA/FOD. A template with the required key information may be provided by Headquarters for use by field offices. Jurisdictions that receive frequent visits may choose to prepare standing briefing papers that can be updated as needed. In addition to standard demographic data and funding status, information requested may include:

- Program-specific updates,
- Changes to service delivery,
- Key programmatic decisions and outstanding HQ decisions,
- Information about local elected officials, and
- Significant media or public issues.

Resources:
October 19, 2012, Federal Register – FR-5550-D-01 Delegation of Authority for the Office of Field Policy and Management – Section A(3)

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I. RESPONSIBILITY TO THE MISSION

DISASTER PREPARATION, RESPONSE AND RECOVERY EFFORTS

Purpose/Goal: Coordination and leadership of the Department's efforts related to local disasters and incidents are critical to the ongoing operation of the Department and continuing its mission to build inclusive, resilient communities. The RA is the Department's regional lead and senior point of contact for continuity of operations activities and local disaster preparation and relief efforts. RA/DRA/FOD leadership in times of crisis or disaster is helpful to coordinated Headquarters and Field engagement and response.

Application: The RA is the Department's principal management lead in the Field for Continuity of Operations (COOP), emergency/disaster incident reporting, and interagency disaster preparedness, response and recovery initiatives. Interagency initiatives include, but are not limited to, Federal Continuity Directives (FCD), the National Response Framework (NRF), and the National Disaster Recovery Framework (NDRF). FPM Regional Disaster Recovery Coordinators, in collaboration with the Office of Disaster Management and National Security (ODMNS) and the Office of Administration (OA), support field office objectives and provide guidance, technical assistance, training and oversight across COOP, emergency/disaster incident reporting, and interagency preparedness, response and recovery initiatives.

Under the leadership of the RA, the DRA/FOD is responsible as follows:

- *Significant Event, Emergency and Disaster Incident Reports:* Coordinate reporting across program divisions when significant events, emergencies or disasters impact HUD operations, including safety of staff and impacts to grantees and inventories. Submit a consolidated report from the Field Office to FPM Disaster Recovery Coordinators, who will coordinate distribution to HQ leadership. If the HQ Disaster Management Group (DMG) is convened for larger disasters, program damage reports are submitted directly to this body. Duplicate reporting through multiple chains of command will be avoided.

- *Continuity of Operations (COOP):* Maintain, test and activate COOP Plans for each Field Office in partnership with PDs and support divisions that comply with FCDs and HQ COOP Plan. Document orders of succession and devolution locations across divisions. Coordinate COOP activities with OA staff in the Field that lead building occupancy plans.

- *National Response Framework (NRF):* Coordinate with Federal Emergency Management Agency (FEMA) and states on disaster response preparedness activities and maintain partnerships with FEMA and state emergency

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response staff. Promote preparedness across HUD divisions including evacuation plans for vulnerable populations and HUD clients. Maintain a roster of HUD personnel in each region to staff NRF Mission Assignments (MA) from FEMA, including work at FEMA Joint Field Offices (JFO) and Disaster Recovery Centers (DRC). Coordinate and implement HUD disaster operations in the Field under NRF MAs.

- *National Disaster Recovery Framework (NDRF):* Serve as Field coordinator for the HUD-led Housing Recovery Support Function (RSF) in collaboration with the National Housing RSF Coordinator in ODMNS/OA. Coordinate with FEMA and states on disaster recovery preparedness activities and maintain partnerships with Housing RSF primary and support agencies, state disaster recovery staff, and state-led disaster housing task forces. Maintain a roster of HUD personnel in each region to staff Housing RSF MAs from FEMA, including working at FEMA JFOs. Coordinate and implement HUD disaster operations in the Field under the Housing RSF, including production of a Mission Scoping Assessment (MSA) and Recovery Support Strategy (RSS) in collaboration with the Office of Policy Development and Research. If Community Development Block Grant-Disaster Recovery (CDBG-DR) funds are appropriated, collaborate and align activities with disaster recovery staff or other departmental units and/or program offices as necessary for response and recovery operations.

Resources:

October 19, 2012, Federal Register – FR-5550-D-03 Redelegation of Authority for the Office of Field Policy and Management – Section I(A)(4)

July 18, 2014, Delegation of Authority for the Chief Administrative Officer

October 7, 2011, Federal Register – FR-5546-D-01 Delegation of Authority to the Office of Disaster Management and National Security

II. RESPONSIBILITY TO OUR PEOPLE

CUSTOMER SERVICE AND OFFICE COVERAGE

Purpose/Goal: It is a Departmental priority to provide HUD's customers with competent, efficient and responsive service in a timely and professional manner. FPM is the primary point of contact for HUD's customers in the Field. All employees across the Department have a responsibility to work together as a team to provide client service and support as needed.

Application: Under the leadership of the RA, all employees are responsible for ensuring HUD's customers in the Field receive the highest level of service reflecting Departmental priority. The RA/DRA/FOD is responsible for assuring that HUD's customers, partners, and clients are greeted and receive responses with courtesy, respect and promptness and are provided the information they need. The RA is further responsible for monitoring and evaluating local customer service. The RA/DRA/FOD will establish customer service plans for each office, in consultation with PDs to reflect local staffing configuration and needs.

Support from program areas may be required for customer service coverage (e.g., answering telephones, greeting guests) during lunch periods, leave and unexpected emergencies, etc., to ensure HUD's customers receive the highest level of service. Local customer service plans further define the nature of FPM and program interaction. Designation as an official detail is not required for such limited assignments; the *Details, Interagency Agreement Assignments and Intergovernmental Personnel Act Assignments* should be consulted and followed for any support beyond such coverage. In addition, Regional and Field Offices may require implementation of Order of Succession coverage for the RA/FOD.

Customer service plans will also provide guidance for routing incoming non-time sensitive inquiries to the appropriate program office. These procedures will be developed in consideration of local office alignments, official hours of operation, applicable bargaining agreements, departmental policies and procedures, and Office of Management and Budget (OMB) guidelines (e.g., Paperwork Reduction Act; surveys of customers).

The RA/DRA/FOD, with support from PDs, is responsible for evaluating customer feedback to identify trends, service gaps, and opportunities, ultimately leading to the development and implementation of strategies to further improve customer services.

Resources:
October 19, 2012, Federal Register – FR-5550-D-01 Delegation of Authority for the Office of Field Policy and Management – Section A(2)

Details, Interagency Agreement Assignments and Intergovernmental Personnel Act Assignments, October 1, 2010

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II. RESPONSIBILITY TO OUR PEOPLE

OFFICE ADMINISTRATION AND RESOURCES

Purpose/Goal: Coordinated office management is essential for effective and efficient Field operations, helping to create a positive and empowering work environment. The RA/DRA/FOD works closely with other programs and offices to coordinate office management, including managing Field operations, developing an administrative budget to support local goals and needs in regional and field offices, creating a positive work environment, promoting and accounting for the safety and security of all staff, and providing on-site administrative supervision for out-stationed employees. Regional Support Managers (RSM) serve as the liaison between the RA and the Office of Administration.

Application: The RA is responsible for managing administrative Field operations, applicable to all employees at a duty location, including out-stationed personnel. To accomplish this goal, the RA coordinates with PDs, administrative offices and supervisors of out-stationed personnel. Administrative Field operations include, but are not limited to:

- determining official local office hours of operation,
- determining emergency office closings due to weather, disaster or local events,
- providing effective customer service,
- working with PDs and all employees to foster a positive working environment,
- coordinating with the Office of Administration (and its RSM) to develop and manage an administrative budget that meets the needs of programs and staff in each office, and
- managing internal office communications of a general nature.

Safety and security: The RA/DRA/FOD, in partnership with the Office of Administration/RSM, is responsible for managing the overall safety and security of all staff in the office, as well as that of any guests or visitors present. The Office of Administration manages and coordinates occupancy emergency evacuation and shelter-in-place plans as well as security procedures for office space and employee credentials, and coordinates with the RA/DRA/FOD for on-site implementation. In emergency and urgent situations, implementation of the plans and procedures are organized by the RA/DRA/FOD and implemented under his/her leadership.

Office operations and closures: The RA/DRA/FOD, in cooperation with PDs, will set procedures for general office operations. All procedures will be in compliance with established departmental guidelines, and will be communicated to all local HUD staff for effective and full implementation.

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The RA/DRA/FOD has administrative authority over all on-site staff to enforce field office operation decisions, e.g., delaying the opening or closing of the office in the event of an emergency. The RA/DRA/FOD will notify the Assistant Deputy Secretary for FPM of all emergency regional or field office delays or closures as soon as possible prior to action. The Office of the Assistant Deputy Secretary for FPM will notify all Headquarters program offices of regional and field office closures. The RA/DRA/FOD will coordinate with the Office of Administration regarding all office delays or closures for updates to office-wide notifications, and work together to widely communicate with staff.

The RA/DRA/FOD will make decisions regarding temporary office closings for non-emergencies in accordance with OPM guidance and in close consultation with the Assistant Deputy Secretary for FPM. Decisions regarding office closings across the enterprise, such as in conjunction with holidays, are made by the Deputy Secretary and communicated through FPM to the Field.

Status of management officials: It is the responsibility of the RA/DRA/FOD to ensure the office is managed efficiently and effectively and to oversee both general coordination efforts and those related to an emergency or disaster. In order to accomplish this, the RA/DRA/FOD must be aware of the status of key management officials in the office and may require their attendance at certain times or events. PDs will keep the RA/DRA/FOD informed of any travel or leave from the office, and the designation of any acting on-site supervisor.

Out-stationed personnel: Accounting for the safety of each employee each day and in emergency or disaster situations is critical. All staff in a field office will have on-site administrative supervision. The RA/DRA/FOD, or their designee, will provide on-site supervision of out-stationed staff when there is no on-site program supervisor in the same program hierarchy. Having an administrative on-site supervisor ensures that the RA/DRA/FOD is able to account for the safety of all staff working in their offices during emergency or disaster situations. For out-stationed employees, the primary supervisor or appropriate administrative office will advise the RA/DRA/FOD, on-site administrative staff, and on-site supervisor of the employee's position title, work requirements, approved telework agreement and designated work schedule in advance of the employee's arrival to the duty station. The employee will provide notification of travel and planned or emergency leave to both on-site and primary supervisors.

Guests, visiting HUD personnel: The RA/DRA/FOD should be notified by PDs, in advance to the extent possible, of any visitors to the regional or field office outside the normal course of day-to-day operations. Such occasions might include a program-sponsored gathering of stakeholders or HUD staff, or other large meetings. PDs or Headquarters representatives should also share information about visits of

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leadership to a regional or field office or to the jurisdiction, including for purposes of meetings with stakeholders or attending events.

Disruptive behavior: Providing for the safety and welfare of employees is a primary concern of HUD management. The RA/DRA/FOD or on-site supervisor will take appropriate and immediate action involving employees involved in disruptive or threatening behavior. The RA/DRA/FOD or on-site supervisor will coordinate with the program office chain of command during or following such action.

Office budgets and funding: Funding to support all administrative support services in the Field is allocated to the Office of Administration, which maintains authority to prepare and manage related budgets. PDs will work in consultation with the RA/DRA/FOD to establish office priorities for the fiscal year budget proposal. The Office of Administration and RSM will provide technical assistance and support for the offices. The RA/DRA/FOD, and PDs, shall submit requests prior to submission of the fiscal year budget proposal to assure local goals and needs are taken into consideration in the development of the administrative budget for each office and region including funding needs for meetings and travel. The RA/DRA/FOD shall also include requests related to cross-program implementation of responsibilities to our mission, including Secretarial initiatives and priorities. The Office of Administration/RSM will share the final budget allocated to the region with the RA/DRA/FOD, and share, on at least a quarterly basis, a budget status report of respective regional and field offices throughout the fiscal year.

Space management: The Office of Administration has the delegated authority and responsibility for space management in the Department, and is allocated related funding. Office of Administration representatives shall engage in early consultation and coordination with the RA/DRA/FOD regarding planning for, decisions and funding for space management, including leasing status and options, office moves and related activities during the decision-making process. Final authority regarding decisions on space and funding are with the Office of Administration since that office is accountable for meeting the goals and requirements established for compliance in these areas.

Travel: Travel to field locations to support agency priorities, including cross-program priorities as referenced in local operating plans, is the responsibility of each program and shall be funded in accordance with HUD travel guidance. If funding is not available, such travel may be elevated to the RA and other authorizing officials.

Resources:
October 19, 2012, Federal Register – FR-5550-D-04 through FR-5550-D-13 – Order of Succession for Regions I through X

October 19, 2012, Federal Register – FR-5550-D-03 Redelegation of Authority for the Office of Field Policy and Management – Section I(B)(1)

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II. RESPONSIBILITY TO OUR PEOPLE

CROSS-PROGRAM SELECTION AND PERFORMANCE RATING OF MANAGERS

Purpose/Goal: To enhance and strengthen cross-program collaboration performance of the Field management team, the RA will be afforded the opportunity to participate in selection of Program Directors and offer input on the assessment of cross-program collaboration performance.

Application: While final decisions regarding hiring of Program Directors will be made by the Program Selecting Official, the RA will be given advance notification of PD announcements. The RA should participate in the interviewing and recommendation process and provide the Program Selecting Official with input in accordance with Departmental protocols. For PDs that serve multiple jurisdictions (more than one field or regional office), a single FPM representative will coordinate with the Program Selecting Official.

For selections of supervisors below the Program Director in any office, the Selecting Official will notify the RA/DRA/FOD prior to announcing the selection.

Accomplishment of departmental goals is contingent upon cooperation between all program offices. Initiated by either the RA or the Program Rating Official, the RA may provide performance input for critical elements associated with cross-program collaboration in the mid-year assessments and final progress reviews of PDs to the Program Rating Official prior to departmental deadlines. The RA may delegate performance input for Program Directors to the DRA/FOD. The Program Rating Official may incorporate the input received on the cross-program collaboration element.

PDs, with the exception of Regional Counsel and Chief Counsel, may provide input to the RA on the critical elements associated with cross-program collaboration for DRA/FODs. The RA may consider the input in the final rating of record for the critical element.

Resources:

October 19, 2012, Federal Register – FR-5550-D-03 Redelegation of Authority for the Office of Field Policy and Management - Section I(A)(11)

June 3, 2013, Memorandum of Understanding (MOU) signed by Deputy Secretary and Cross Program Collaboration Team

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II. RESPONSIBILITY TO OUR PEOPLE

LABOR/MANAGEMENT RELATIONS

Purpose/Goal: Working together, the RA, the Office of the Chief Human Capital Office Employee and Labor Relation Division (OCHCO/ELRD) for labor/management relations in the Region and Headquarters, and other Field management officials strive to engage with employees directly and through union representation. This Protocol describes the relationships in matters of labor/management negotiations and personnel actions.

Application: The RA is responsible for overseeing labor/management relations in the Region in coordination with the assigned Employee and Labor Relations representative. The RA or his/her FPM designee, and representatives of OCHCO/ELRD and Regional OGC work as a team to consider issues related to labor/management contracts and conditions in each office. The team should regularly review internal open and active labor/management cases that are in process within each respective jurisdiction (e.g., complaints, grievances, unfair labor practice suits). Based on information provided by OCHCO/ELRD and with input by OGC, the RA will provide the Assistant Deputy Secretary for Field Policy and Management with regular reports on all open and active labor/management cases that are in process within the respective region.

In coordination with OCHCO/ELRD, the RA will take the lead on regional issues regarding labor-management matters. Grievance deciding officials may designate their responsibilities consistent with the Department's collective bargaining agreements. Grievance deciding officials have broad authority to identify a designee, including individuals located in other offices or programs. ELRD is the primary advisor to grievance deciding officials throughout the grievance process. In recognition of the need to fully consider the needs of employees and Department-wide interests, grievance deciding officials, in coordination with ELRD, should consult with all impacted offices, including but not limited to, the employee's program office, OGC, OCHCO or other offices.

The existing union contracts outline the requirements when formal actions are to be taken between management and the Union. The Chief Human Capital Officer or designee is responsible for national contract negotiations. In matters of labor/management negotiations, OCHCO/ELRD will serve as chief negotiator on all labor/management negotiations. The RA or his/her designee will serve as a team member on local negotiations, as appropriate given the nature of the specific issue being considered.

Other personnel matters: Recognizing that personnel issues present a broad array of support needs, RAs (and DRAs, FODs) should be skilled in recognizing and

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elevating issues related to merit system principles, prohibited personnel practices, Equal Employment Opportunity, reasonable accommodation needs of our employees, and others.

Resources:

October 19, 2012, Federal Register – FR-5550-D-03 Redelegation of Authority for the Office of Field Policy and Management - Section I(C)(3)

October 19, 2012, Federal Register – FR-5550-D-03 Redelegation of Authority for the Office of Field Policy and Management - Section I(A)(11)

III. RESPONSIBILITY TO OUR STAKEHOLDERS

RELATIONSHIPS WITH ELECTED AND GOVERNMENT OFFICIALS

Purpose/Goal: Together, representatives of Headquarters offices and RAs work to ensure that federal, state, local and tribal elected officials within a jurisdiction receive responsive and coordinated customer service. The RA/DRA/FOD serves as the principal point of contact for elected officials within the field jurisdiction. Program offices represent the primary point of contact for grantee and authority staff for program issues. Together, the HUD team will promote a positive working relationship between offices including the unique government-to-government relationship between HUD and tribal leaders. Interaction between Field staff and other government officials may range from official inquiries and responses, to coordination between agencies as HUD executes Secretarial initiatives and agency priorities, and relationships between HUD and its grantees, agencies and other authorities.

Application: The RA and representatives of the Office of Congressional and Intergovernmental Relations (CIR) and its Offices of Intergovernmental Relations (IGR) and of Public Engagement (OPE), and the Office of Public Affairs (OPA) work closely together to communicate with and respond to issues raised by congressional offices located in the District of Columbia, as well as with local offices of federal representatives and state, local and tribal officials in the jurisdiction. Headquarters representatives generally serve as principal point of contact for DC-based offices, while the RA (and DRA/FOD) serves as principal point of contact in Field jurisdictions. Headquarters representatives and RA/DRA/FODs keep each other fully informed of significant issues and communications, and work together to manage issues requiring coordination, including public affairs-related activities.

Field-based issues and communications by government officials that are accepted by program offices, including both on-site and remote engagement, should be shared with the RA or his/her designee so that the RA may have up-to-date awareness of significant issues. The RA will share such issues with Headquarters offices. Similarly, the RA/DRA/FOD will share information obtained through contact with government representatives with PDs.

As the principle point of contact for federal, state, local and tribal officials within the jurisdiction, the RA will also serve as the signatory for congressional and Headquarters-controlled correspondence. In accordance with the policies and procedures of CIR and OPA, the RA/DRA/FOD serves as the signatory for regional/field office written communications and notifies these offices of any topical issues that may result from verbal or written contact. Notification of other offices, as appropriate, may also be required depending upon the nature of the communications.

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To ensure that CIR and OPA are fully informed in a timely manner of topical contacts/issues with federal, state, local and tribal elected officials, the PDs will keep the RA/DRA/FOD fully informed of hot topics, contentious issues, waiver requests initiated by state and local elected officials, and other issues of interest. Written correspondence from remote program offices to these officials will be forwarded to the local FOD for signature, unless other procedures are agreed upon within the related authorities by the RA and PDs or related program leadership. (Such special procedures may be in place with regard to the special relationship between HUD and tribal representatives, for example.) The FOD will advise the RA of any topical issues, who, in turn, will notify CIR and OPA.

Exceptions: When the Office of the Inspector General (OIG), Office of the Regional Counsel, Office of Fair Housing and Equal Opportunity (FHEO) or Office of Lead Hazard Control and Healthy Homes (OLHCHH) makes contact with local and elected officials as part of an investigation or litigation, these offices will let the RA know that a connection has been made and share communications, but will not share any sensitive or confidential information regarding the interaction.

Resources:
October 19, 2012, Federal Register – FR-5550-D-03 Redelegation of Authority for the Office of Field Policy and Management - Section I(C)(1)

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III. RESPONSIBILITY TO OUR STAKEHOLDERS

RELATIONSHIPS WITH INDUSTRY AND STAKEHOLDER REPRESENTATIVES

Purpose/Goal: Recognizing HUD's relationship with professional and industry groups that represent HUD's clients and implement HUD's mission on the ground, it is important to maintain and foster positive relationships. Relationships with national industry and stakeholder representatives are coordinated through the Office of Public Engagement, often coordinating with leadership in the Field. Field leadership, represented by the RA/DRA/FOD and PDs, work together in a spirit of teamwork to engage with stakeholders. Interaction with stakeholders, including government agencies, includes coordination as HUD executes Secretarial initiatives and agency priorities.

Application: As part of the role of regional spokesperson, the RA is the primary contact for HUD's relationships with local and regional industry groups throughout jurisdiction, including those that are multi-state and multi-regional in nature. These relationships will be managed by the RA, in conjunction with the Office of Public Engagement within CIR, and the appropriate Assistant Secretary, or his/her designee, to facilitate communication and transparency on behalf of the Department. The RA may delegate this authority to the DRA/FOD for local and regional industry groups.

The RA/DRA/FOD will work in conjunction with the appropriate PDs in managing HUD's relationship with local and regional industry groups, keeping each other informed of contacts and requests for engagement and participation at public forums, meetings, conferences and interagency initiatives. The RA/DRA/FOD and PD will notify each other in advance of plans to meet local/regional industry group representatives in a specific Field Office jurisdiction.

Similarly, the RA/DRA/FOD and PD should be notified of visits to industry groups and stakeholders by Headquarters principals in Field jurisdictions.

Co-Sponsorship Agreements: RAs, with concurrence of Regional Counsel, have the authority to enter into local co-sponsorship agreements, when it is determined co-sponsorship in an event with a non-Federal entity is related to and substantially advances the mission of the Department. This authority may not be re-delegated. Additional guidance related to HUD-sponsored conferences is available in *Conference, Travel and Training Guidance.*

Requests and assignments of HUD employees to actively participate in an event as speakers or panel participants, without HUD's substantive participation in the development of the event, will not be considered co-sponsorship with the Department.

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Resources:

October 19, 2012, Federal Register – FR-5550-D-03 Redelegation of Authority for the Office of Field Policy and Management - Section I(C)(2)

March 6, 2014, Updated Policy on Co-Sponsoring Events with Non-Federal Entities

Conference, Travel and Training Guidance Version 2.0, January 31, 2014

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III. RESPONSIBILITY TO OUR STAKEHOLDERS

INQUIRIES AND CORRESPONDENCE

Purpose/Goal: Communications between the Department and the public, whether with elected and public officials, customers, beneficiaries of HUD programs, or the public at large, happen regularly and occur at Headquarters and Field locations, and with every program area and office. Our goal is to provide customers with the highest quality responses to inquiries and correspondence in a timely and professional manner, and to be a responsive and accessible agency.

Application: The nature of inquiries and correspondence to the Department include inquiries of an official nature, including inquiries to the Secretary and Deputy Secretary, from congressional offices and elected officials, and public interest groups as well as referrals from other agencies including the White House. Such inquiries require a formal response, following prescribed procedures and formats. Inquiries include those requests made through traditional correspondence, faxes and email. Many inquiries are more informal in nature, or categorized as "book of business." These are likely to include phone calls and email inquiries, and can be handled during the normal course of business. In all instances, regardless of point of entry, type of inquiry, and nature of response, the HUD team works together to respond in a timely and professional manner.

All inquiries and correspondence directed to the Department, whether to Headquarters or field offices, should be reviewed at the point of entry to determine whether a formal response is required or whether it can be handled more informally, and whether it should be handled by Headquarters or directed to the Field. Early consideration of the best place to handle the inquiry will help provide a timely response.

Inquiries requiring an official response will be referred to the Office of the Executive Secretariat or the RA, as determined by whether Field or Headquarters response is required.

All inquiries and correspondence directed to the Department and requiring a formal response should be tracked through the Correspondence Tracking System (CTS) or, in the case of Freedom of Information Act (FOIA) requests, through the FOIA Management System (FMS2). Entry through CTS or FMS2 provides a common tracking system that allows tracking across program areas participating in response preparation, responsible staff to manage responses in a timely way, coordination and helps prevent duplication.

The format for responses to controlled correspondence will follow Departmental policy, as outlined by the Director of the Executive Secretariat, and the Assistant

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Secretaries for Public Affairs and Congressional and Intergovernmental Relations in their published standard operating procedures. Refer to the *Office of the Executive Secretariat Standard Operating Procedures* for Freedom of Information Act requests and departmental correspondence.

The Office of Administration will coordinate with FPM for issues related to federal Privacy Act requirements.

For all inquiries and correspondence directed to the Field, or referred to the Field by the Executive Secretariat or other Headquarters office, the RA and his/her designees will work with PDs to ensure that there is a complete and timely response. Such activities include FOIA requests, as well as congressional and intergovernmental communications. The RA/DRA/FOD is the signature authority for Headquarters controlled congressional correspondence, including congressional correspondence referred to the Field for response, as well as congressional and other elected officials' correspondence managed in the Field. Any change from this procedure shall be coordinated with the Deputy Assistant Secretary for FPM.

PDs, as subject matter experts, will assist the RA/DRA/FOD in preparing responses to inquiries and correspondence in accordance with departmental policies and procedures. PDs will work with the RA/DRA/FOD to ensure correspondence deadlines are met.

The appropriate offices in Headquarters will be copied on any responses to inquiries received in the Field addressed to the Secretary or Deputy Secretary.

Resources:
October 19, 2012, Federal Register – FR-5550-D-03 Redelegation of Authority for the Office of Field Policy and Management - Section I(C)(4)

Office of the Executive Secretariat Standard Operating Procedures

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III. RESPONSIBILITY TO OUR STAKEHOLDERS

PUBLIC AFFAIRS AND RELATED COMMUNICATIONS

Purpose/Goal: In order to support HUD's mission and strategic objectives, the Department must effectively interact with the public and news media to communicate information about HUD's programs and accomplishments, issues and needs using public affairs resources, and with a standard of accuracy and transparency. Media and public affairs issues require close coordination between Headquarters and Field staff, both to offer information to the public about HUD activities as well as to respond to media inquiries with national and local implications.

Application: The RA/DRA/FOD and Public Affairs Officers (PAO) work with OPA to ensure there is a response to all media inquiries and to ensure that responses to requests and issues are completed in accordance with Headquarters Public Affairs policy.

The RA/DRA and PAOs will work with Headquarters OPA to keep each other informed of all related media/public affairs issues, events and opportunities that are in progress, pending, or anticipated. The Regional PAO will coordinate with the RA/DRA to ensure that public affairs activities comply with OPA guidance. The RA/DRA and PAOs will support Headquarters public affairs functions, as well as serve as the regional spokesperson, as appropriate, in conformance with Headquarters *Public Affairs Guidance*.

The RA and PAOs are the designated on-the-record, spokespeople for the Department in the Field. All media inquiries and public affairs issues directed to PDs, FODs, or other Field staff shall be forwarded to the RA or PAOs. PAOs work with PDs and other Field staff to gather information and provide an appropriate response to inquiries. PDs and their staff, as subject matter experts, will support public affairs-related activities.

On a case-by-case basis, the RA can designate the DRA/FOD or other staff person to represent the Department as spokesperson at public events or related to media inquiries. The RA and PAOs can authorize FODs and key program area specialists to be quoted on-the-record. OPA should be pre-briefed, or back-briefed if time does not permit, about all on-the-record media statements/interviews made by HUD officials in the Field.

The RA will also, working closely with OPA, coordinate the content of the local web pages and internet sources. The RA/DRA/FOD will work with PDs and Field staff to ensure that reviews to certify the accuracy of local web page content takes place, and that updated local web page information is available. Where applicable,

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Headquarters or Regional Web Managers will be notified of inaccuracies and provided with updated information.

OPA will provide guidance on social media policy and other media, to be implemented in the Field through RAs and their designees through the normal course of business.

OPA is responsible for producing internal communications, and works with Headquarters and Field staff, including RA/DRA/FODs, PAOs, and PDs, to provide content.

Resources:
Social Media and HUDConnect Policies & Procedures Handbook, HUD Handbook 1400.1, March 2016

Public Affairs Guidance

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RESOURCES

October 19, 2012, Federal Register – FR-5550-D-01 Delegation of Authority for the Office of Field Policy and Management – Section A(1)

Details, Interagency Agreement Assignments and Intergovernmental Personnel Act Assignments, October 1, 2010

Guide to Cross Program Collaboration, December 2011

June 3, 2013, Memorandum of Understanding (MOU) between Deputy Secretary and Cross Program Collaboration Team

Answers to Questions Most Commonly Asked by Travelers

October 19, 2012, Federal Register – FR-5550-D-01 Delegation of Authority for the Office of Field Policy and Management – Section A(3)

October 19, 2012, Federal Register – FR-5550-D-03 Redelegation of Authority for the Office of Field Policy and Management – Section I(A)(4)

July 18, 2014, Delegation of Authority for the Chief Administrative Officer

October 7, 2011, Federal Register – FR-5546-D-01 Delegation of Authority to the Office of Disaster Management and National Security

October 19, 2012, Federal Register – FR-5550-D-01 Delegation of Authority for the Office of Field Policy and Management – Section A(2)

October 19, 2012, Federal Register – FR-5550-D-04 through FR-5550-D-13 – Order of Succession for Regions I through X

October 19, 2012, Federal Register – FR-5550-D-03 Redelegation of Authority for the Office of Field Policy and Management – Section I(B)(1)

October 19, 2012, Federal Register – FR-5550-D-03 Redelegation of Authority for the Office of Field Policy and Management - Section I(A)(11)

October 19, 2012, Federal Register – FR-5550-D-03 Redelegation of Authority for the Office of Field Policy and Management - Section I(C)(3)

October 19, 2012, Federal Register – FR-5550-D-03 Redelegation of Authority for the Office of Field Policy and Management - Section I(A)(11)

October 19, 2012, Federal Register – FR-5550-D-03 Redelegation of Authority for the Office of Field Policy and Management - Section I(C)(1)

October 19, 2012, Federal Register – FR-5550-D-03 Redelegation of Authority for the Office of Field Policy and Management - Section I(C)(2)

March 6, 2014, Updated Policy on Co-Sponsoring Events with Non-Federal Entities

Conference, Travel and Training Guidance Version 2.0, January 31, 2014

October 19, 2012, Federal Register – FR-5550-D-03 Redelegation of Authority for the Office of Field Policy and Management - Section I(C)(4)

Office of the Executive Secretariat Standard Operating Procedures

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Social Media and HUDConnect Policies & Procedures Handbook, HUD Handbook 1400.1, March 2016

Public Affairs Guidance

Supplement 2016-03 Between the U.S. Department of Housing and Urban Development and the National Federation of Federal Employees Local 1450

National Supplement Between U.S. Department of Housing and Urban Development and American Federation of Government Employees National Council of HUD Locals 222

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Supplement 2016-03
Between
The United States Department of Housing and Urban Development
And
The National Federation of Federal Employees Local 1450

SUBJECT: 2016 Operating Protocols

SCOPE: The scope of this Supplement applies to the implementation of the 2016 Operating Protocols for HUD NFFE 1450 Bargaining Unit Employees.

1. **Space Moves:** Space realignments for outstationed employees will be handled in accordance with Article 24.14 of the Labor Management Agreement.

2. **Front Desk Coverage:** Front desk coverage procedures will be handled in accordance with Article 47.01 of the Labor Management Agreement.

3. **Discipline:** All disciplinary actions will be applied in accordance with Article 16 and 17 of the Labor Management Agreement.

4. **Grievances:** In the event the Regional Administrator or Field Office Director are being grieved, the Step 1 deciding official will be determined as per Article 9.11 of the Labor Management Agreement. The Step 2 deciding official will be the Assistant Deputy Secretary for Field Policy and Management or designee.

5. **Immediate Threats:** The Regional Administrator or Field Office Director may take appropriate action concerning an employee who poses a valid immediate threat to others or the agency. The employee shall retain all contractual, statutory, or regulatory rights including the right to representation.

6. **Notification and Training:** Management will notify employees of the new Departmental operating protocols within five (5) days after the date of this signed agreement. Management agrees to include the Operating Protocols supplement as part of the LMA Training rollout, schedule to be determined.

7. **Upward Mobility/Career Ladder:** Employees in Upward Mobility/Career Ladder positions will not be adversely affected by the implementation of this supplement.

8. **Bargaining Unit Employee Status:** There will be no changes to the bargaining unit status as a result of the implementation of this supplement.

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9. **Reports to the Union:** Upon submission of a particularized need, the NFFE Local 1450 President will be provided a copy of all open and active labor management cases that are in process in Region IX, if such a report exists. For cases in which NFFE 1450 is not the representative, management will redact the employee name and subject of the grievance, but will indicate that a grievance has been filed, that the employee is self-represented, and the location of the grievance (to protect anonymity, the small offices of Las Vegas, Reno and Albuquerque will be combined and listed as one location). It is understood that the internal Management notes will be removed from the report prior to forwarding to the Union. If Management decides to stop production of the report, it will provide a courtesy notice to the Union of their decision.

FOR MANAGEMENT:

Ginger Richardson
Chief Negotiator
8/15/16
Date

Jane Vincent
Negotiator

FOR THE UNION:

Ken Embinder
Chief Negotiator
8/5/16
Date

Dennis Murakami
Negotiator

Susan Sheftel
Negotiator

HUD

Acting Regional Administrator
Wayne Sauseda

NFFE 1450

President
Elizabeth McDargh 08-05-2016

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NATIONAL SUPPLEMENT
Between
U.S. DEPARTMENT OF HOUSING AND URBAN DEVEOPMENT
And
AMERICAN FEDERAL OF GOVERNMENT EMPLOYEES
NATIONAL COUNCIL OF HUD LOCALS 222

SUBJECT: 2016 HUD Standard Operating Protocols

SCOPE: The scope of this supplement encompasses the impact and implementation of the 2016 HUD Standard Operating Protocols.

1) This Supplement shall not diminish or waive any rights that bargaining unit employees have under the AFGE Agreement, law, rule or regulation. The Protocols shall work in conjunction with and be administered in accordance with the Agreement. The Parties agree that no Operating Protocol shall be executed in any manner conflicting with the provisions of the Agreement.

2) No bargaining unit employee will be involuntarily separated or downgraded as result of the implementation of the 2016 HUD Standard Operating Protocols.

3) No position will be removed from the bargaining unit as a result of implementation of the 2016 HUD Standard Operating Protocols.

4) No bargaining unit employee will be involuntarily relocated as a result of implementation of the 2016 HUD Standard Operating Protocols.

5) Annual leave and/or sick leave previously approved will not be rescinded as a result of implementation of the 2016 HUD Standard Operating Protocols.

6) The implementation of the 2016 HUD Standard Operating Protocols will not affect employees' existing alternate work schedules.

7) The implementation of the 2016 HUD Standard Operating Protocols will not affect employees' existing telework agreements.

8) The implementation of the 2016 HUD Standard Operating Protocols will not affect employees' existing or pending reasonable accommodations. The decision maker of a reasonable accommodation will not change as a result of implementation of the 2016 HUD Standard Operating Protocols. The 2016 HUD Standard Operating Protocols shall not interfere with the required 30-day processing of a reasonable accommodation request.

9) The implementation of the 2016 HUD Standard Operating Protocols will not adversely affect approved or pending employees' hardship reassignment requests.

10) For out-stationed employees, the remote immediate supervisor shall be the approving official for telework requests. For on-site employees, the on-site immediate supervisor shall be the approving official for telework requests.

11) For an out-stationed employee, the employee's remote immediate supervisor shall be the approving official for sick and annual leave requests. For on-site employees, the employee's on-site immediate supervisor shall be the approving official for sick and annual leave requests.

12) There shall be no adverse impact on existing upward mobility and/or career ladder promotions and step increases as a result of implementation of the 2016 HUD Standard Operating Protocols.

13) The Department will continue to abide by all current settlement agreements (EEO) and grievance awards as a result of implementation of the 2016 HUD Standard Operating Protocols.

14) Out-stationed employees shall continue to receive program work assignments from the employee's remote immediate supervisor.

15) An out-stationed employee's rating official shall be the remote immediate supervisor in accordance with the Agreement.

16) Performance Ratings will be made in accordance with Article 30 of the Agreement.

17) Nothing shall affect management's right to assign work and nothing shall preclude the union from negotiating appropriate arrangements for employees affected by the 2016 HUD Standard Operating Protocols. The parties agree, to the extent possible, that Book of Business, Work Assignments, and/or priorities will be communicated to the employee by the employee's immediate supervisor or remote immediate supervisor.

18) An on-site employee's rating official shall be in accordance with Article 30 of the Agreement.

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19) The 2016 HUD Operating Protocols will not adversely affect performance appraisals and discipline for problems with carrying out duties that require a professional degree or higher education to perform if the employees do not hold such degrees or have the higher education required.

20) The 2016 HUD Standard Operating Protocols will not adversely affect performance appraisals, discipline and/or adverse actions if they are denied security clearance and access to any HUD systems to perform duties.

21) The disciplinary process shall continue to be applied in accordance with Article 12 of the Agreement.

22) The 2016 HUD Standard Operating Protocols will comply with Article 30 of the Agreement.

23) The 2016 HUD Standard Operating Protocols will not adversely affect the designated lead personnel who are not classified as a supervisor (i.e. team leaders, lead specialists etc.) and will not perform supervisory duties or carry out supervisory administrative and/or personnel procedures and functions that are not consistent with OPM regulations/guidelines.

24) Grievance procedures shall be in accordance with Article 51 of the Agreement.

25) The 2016 HUD Standard Operating Protocols will not adversely affect proposed national, regional and/or local changes in personnel policies, practices, working conditions or general conditions of employment not already covered in the Agreement resulting from any Operating Protocol activity. Opportunity to engage in pre-decisional discussions and engage in national, regional and /or local bargaining will be in accordance with Article 49 of the Agreement and statutory provisions.

26) Mid-term bargaining shall be in accordance with Article 49 and space management shall be in accordance with Article 57 of the Agreement.

27) Evaluation of customer service feedback shall be used to identify trends, service gaps and opportunities ultimately leading to the development and implementation of strategies to further improve customer services. Evaluation of customer service feedback shall be administered in accordance with the Collective Bargaining Agreement. It is not management's intent to utilize customer service feedback to discipline an individual employee.

28) The 2016 HUD Standard Operating Protocols shall not adversely affect bargaining unit employees. To the extent possible, work will be distributed fairly and equitably among bargaining unit employees consistent with their classification.

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29) Affected bargaining unit employees who have no previous or recent experience with newly assigned duties as a result of implementation of the 2016 HUD Standard Operating Protocols shall be provide necessary training. Training for newly assigned duties shall be in accordance with the terms of Article 29 of the Agreement. Employees shall be given a reasonable training period to become proficient in performing new duties as a result of implementation the 2016 HUD Standard Operating Protocols. Additional training, follow-up, and refresher instruction will be provided upon the employee's request.

30) In the event RA/DRA/FOD or PAO establishes deadlines that have short turnaround times and requirements that may conflict with an employee's assigned program work, they shall coordinate with the PD or the employee's immediate supervisor to ensure adjusted reasonable program deadlines are immediately established. While sensitive to the priorities of program activities in the Field, it is understood that full communication of priorities and deadlines must be conducted by Management to ensure that the employee is provided enough opportunity for the employee to reach the full performance level of his/her program assigned work and goals.

31) Once the parties successfully complete negotiations of this supplement, Management will notify the employees of the 2016 HUD Standard Operating Protocols within 60 days after the date of this signed supplement. The parties agree that the terms of this supplement shall be completely communicated before any implementation begins.

32) In the event the RA/DRA/FOD leadership establishes continuity of operations activities and local disaster preparation due to an emergency incident (local, regional or national) resulting from the implementation of the 2016 HUD Standard Operating Protocols, the parties agree that they will be handled in accordance with Article 41of the Agreement. Any subsequent supplements to this Agreement shall be consistent with all applicable Health and Safety regulations, statutes and directives.

This includes but is not limited to:

a) Continuity of Operations (COOP), emergency/disaster incident reporting, interagency disaster preparedness, response and recovery initiatives.

b) Interagency initiatives include, but are not limited to, Federal Continuity Directives (FCD), the National Response Framework (NRF), and the National Disaster Recovery Framework (NDRF). FPM Regional Disaster Recovery Coordinators, in collaboration

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with the Office of Disaster Management and National Security (ODMNS) and the Office of Administration (OA), support field office objectives and provide guidance, technical assistance, training and oversight across COOP, emergency/disaster incident reporting, and interagency preparedness, response and recovery initiatives.

33) The 2016 HUD Standard Operating Protocols will be administered in accordance with Article 16 and Supplement 3 of the Agreement.

34) The 2016 HUD Standard Operating Protocols will provide travel and per diem costs consistent with the FTR (Federal Travel Regulation) for employees to attend organizational meetings (e.g. place-based, cross-program). This shall also include meetings related to agency priorities and contractual obligatory meetings concerning employee training and adverse actions. All employee travel shall be administered in accordance with Article 23 "Travel and Travel Charge Cards" of the Agreement.

35) Incentive awards resulting from work assigned due to the 2016 HUD Standard Operating Protocols shall be administered in accordance with the Agreement.

36) The parties agree that no later than six months after implementation of the 2016 HUD Operating Standard Protocols, both the Union and Management will conduct a conference call to discuss any concerns resulting from the implementation of this supplement.

37) When provisions of the 2016 HUD Standard Operating Protocols are inconsistent with or contradict this supplement, this supplement shall prevail.

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August 11, 2016

For Management:

Anjanette Twiggs,
Chief Negotiator

Nelson R. Bregon
Team Member

Jane Vincent
Team Member

For the Union:

Salvatore Viola,
Chief Negotiator

James Flynn
Team Member

Antonio Gaines
Team Member

Paula Newcomb
Team Member

Victor Oluwole
Team Member

Ashaki Robinson-Johns, PhD
Team Member

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PUBLIC AFFAIRS GUIDANCE
FOR REGIONAL AND FIELD OFFICES

This guidance is meant to ensure HUD's regional Public Affairs Officers respond promptly and effectively and in a standardized manner to news media queries. Because working relations with media representatives are by nature both personal and highly professional, this guidance is a mixture of concise direction and background guidance growing out of collective experience. Both are necessary to deal successfully with the media and explain what we do, why we do it, and how we do it.

Public interest can be high not only because of HUD's role in communities throughout the country but also because of our considerable budget.

Public support is critical because HUD programs depend on public acceptance and funding. Public interest provides the opportunity to explain how HUD is using public resources to address the nation's housing needs. Our ability to be effective depends on our ability to communicate HUD's accomplishments, problems and needs to the public.

ATTRIBUTION POLICY.

In contacts with media, people speaking on behalf of U.S. Department of Housing and Urban Development are, in effect, announcing Department policy. Therefore, the designated on-the-record, spokespeople for the Department are Assistant and Deputy Secretaries, the Regional Directors and their Public Affairs Officers. On a case-by-case basis, Regional Directors and their Public Affairs Officers can authorize Field Directors and key program area specialists to be quoted, on-the-record.

Headquarters public affairs should be pre-briefed, or back-briefed if time does not permit, about all on-the record media statements/interviews made by HUD officials in the field. This is of particular importance if the request originates from a major national/regional media outlet.

MEDIA INTERVIEW GUIDELINES.

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Interviews give reporters the chance to get in-depth information about HUD directly from primary sources. The ability to ask HUD official questions privately provides for a maximum exchange of information. This also permits rapid correction of misconceptions and misinformation.

Reporters prefer individual interviews to protect exclusive stories from competitors. Usually, interviews are one-on-one between a reporter and the official, with a PAO monitoring. The following suggestions help guarantee effective interviews:

- Make sure the news medium and the representative is reputable. If in doubt, ask Headquarters for advice.
- Determine precisely what the reporter wants to know and the intended use of this information. What kinds of stories does the reporter usually write? Are other interviews being done on the same subject (if so, with whom)? Could HUD be placed in an adversary relationship to a community interest? Answers to these questions will help you determine whether, and to what extent, you should cooperate by providing an interview.

After receiving a media interview request, the Regional Director and Regional Public Affairs Officer should determine the appropriate HUD official to provide the requested information. Determine the appropriate official who can speak on the subject and who expresses thoughts clearly and briefly. If the interview is for radio or television, the person selected should be able to express themselves in suitable broadcast sound bites.

Prepare a memo for the interviewee including the news outlet and the reporter involved, background on the reporter, samples of the reporter's work, other interviews on the same subject, and whether the interview is on the record, for background, or off-the-record.

Confirm the time and place, who will escort the reporter, and who will participate in the interview.

Before agreeing to the interview, establish the ground rules. Be absolutely sure everyone understands your definitions and agrees to the conditions in advance. There are no universally agreed on or standard definitions for interview terms, thus you will want to ensure that both parties agree on the exact conditions for the interview.

You should explain the following terms and specify the one that applies to the interview. Obtain interviewee's and reporter's agreement before continuing.

Off-the-Record. The interviewee provides information that may not be used but is for a reporter's understanding of an issue. Use off-the-record very rarely, if at all, and only when there are compelling reasons.

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Background. The reporter may use the material verbatim, but may not identify the interviewee by name or title. The reporter and the interviewee agree regarding attribution. An example is: A senior HUD official said.

On-the-Record. The reporter may quote verbatim the interviewee by name and title. An example is: "Jack Jones, HUD's Regional Director said,..."
NOTE: There are various interpretations of the categories of attribution among news people; therefore, agree to attribution at the outset of the interview.

Set up a suitable place for the interview:

Print media prefer a quiet room. The same room may not be right for a radio broadcaster looking for ambient background sound, or for a television reporter who needs a visual background to go with the ambient sound.

To prepare for all interviews anticipate probable questions. With the help of program area specialists, draft good answers to the questions. Discuss these questions and answers with the interviewee. If the interview is extremely important, do a mock interview and critique the interviewee's answers. This enables the interviewee to solidly frame the answers, builds confidence,
and helps overcome natural reluctance to speak on the record.

The PAO attends the interview to:

- Open the interview professionally by introducing the participants.
- Clarify the purpose of the interview.
- State, explain, and get agreement on the ground rules (although these should be agreed to before the interview).
- Spot and prevent communication failure. The interviewee thinks mainly about the topic instead of the feedback. The reporter is partly preoccupied with the next question. The Public Affairs representative is the only one who is concentrating equally on everything. The public Affairs representative can see misconceptions on both sides and can correct them.
- Alert other interested HUD people to potential public affairs problems as a result of questions asked at the interview.

For radio or TV interviews, both interviewee and the PAO must plan accordingly.

The statements made are usually brief and factual. Interviews for print media are greatly expanded from this. As a result, some interviewees prefer not to be audio taped in long interviews in which they cannot speak comfortably for fear of an error in quoted expression. The possibility also exists a comment can be taken out of context. For these reasons, find out whether print media reporters want to audio tape the interview. If so, obtain the interviewee's approval in advance and inform them that everything is on-the-record from the moment they enter the room.

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Some interviewees, conversely, want to tape the interview to protect themselves from errors in attribution. Determine this in advance and set up a digital recorder with fresh batteries. Under these circumstances, you might offer the same courtesy to the reporter.

Be sure the reporter has your telephone number and e-mail address in the event of changed plans or post-interview clarification.

If the interview raises critical subjects, brief the headquarters public affairs staff and your Regional Director on the questions, answers, and your evaluation of the probable impact.

Remember, you represent a service organization that provides assistance to low-to-moderate income families. Your image should project that fact. Always dress for the occasion.

KEYS TO A SUCCESSFUL COMMUNICATION WITH THE MEDIA AND CONTROL OF AN INTERVIEW

- Your positive attitude.
- Knowledge of subject matter.
- Your familiarity with the media – do your research.
- Candor, honesty.

Concise, simple talking points on the subject to remember:

- You represent the Department when doing an interview. Keep personal opinions to a minimum.
- Take the attitude the reporter represents the public and the public has a right to know.
- Do not use technical jargon or HUD acronyms. Talk the public's language.
- Put your conclusion first; then expand.
- Use short quotes; long answers are seldom used.
- When you have made your points, stop!
- Do not make off-the-record statements. Do not say anything outside the interview you would not want to see or hear the next day.
- Keep "cool" under fire.
- Know the up-to-the-minute breaking news stories.
- Do not accept a reporter's facts or figures, or answer hypothetical questions.
- If you do not know the answer, admit it, but offer to find out.
- Most reporters are generalists; you are the expert on the subject.
- Do not try to impress the reporter.
- Arrive early; talk to the reporter; offer subjects, points you want to discuss.
- Do not use "no comment" unless advised by a member of the Office of General Counsel--you will sound and look guilty. Tell why you cannot answer.

HUD-17-0235-B-000055

- Have prepared points you want to make. Get your soundbite out first.
- Know why you were asked for the interview. Think beyond the initial question.
- Establish ground rules and subjects to be covered.
- Be prepared; even in your specialty a brush-up is wise.
- Question your own position; play devil's advocate. Justify your position.
- The reporter is probably as biased as you; and, as professional.
- Relax.
- Anticipate the questions and draft and coordinate proposed answers.

JEREON BROWN
Deputy Assistant Secretary
U.S. Department of Housing and Urban Development

HUD-17-0235-B-000056

From: Patton, Lynne M
Sent: Tuesday, March 14, 2017 8:49 PM
To: Gruson, Barbara
Cc: Bass, Deana; Leah.V.Levell@who.eop.gov; Kelly A. EOP/WHO Love
Subject: Re: AFTERNOON COMMUNICATIONS BRIEFING - February 28, 2017

Thanks Barbara! Kelly is definitely receiving the WH briefings - just thought she could help expedite things! Sorry for the confusion.

Basically, all 3 of us (me, Deana & Barbara) need the press pool, the WH press briefings and Cliff Sims briefings. Deana may already receive all or some of these, but please make sure she's on all too. Thanks you!

Lynne M. Patton
Senior Advisor to the Secretary &
Director of Public Liaison
U.S. Department of Housing & Urban Development
E: lynne.m.patton@hud.gov
O: 202-402-8252

On Mar 14, 2017, at 7:17 PM, Gruson, Barbara <Barbara.Gruson@hud.gov> wrote:

> Hi Leah,
>
> It was a pleasure meeting you yesterday! Lynne and I still aren't receiving the Afternoon Communications Briefings. Can you please double check to see if we were added to the list?
>
> Per Lynne's request, I have cc'd Kelly Love, in case she isn't receiving the briefings either. Thank you!
>
> Regards,
>
> *Barbara K. Gruson*
> Office of Public Affairs
> U.S. Department of Housing and Urban Development
> 451 7th Street, SW
> Washington, DC 20410
> C: (b) (6) | E: **Barbara.Gruson@hud.gov**

From: Patton, Lynne M
Sent: Tuesday, February 28, 2017 8:41 PM

To: Bass, Deana
Cc: Leah.V.Levell@who.eop.gov; Gruson, Barbara
Subject: Re: AFTERNOON COMMUNICATIONS BRIEFING - February 28, 2017

Thanks Leah! Can you add us all to the Cliff Sims' distribution too? Thanks so much!

Lynne M. Patton
Senior Advisor to the Secretary &
Director of Public Liaison
U.S. Department of Housing & Urban Development
E: lynne.m.patton@hud.gov
O: 202-402-8252

On Feb 28, 2017, at 4:36 PM, Bass, Deana <Deana.Bass@hud.gov> wrote:

> Hey Leah,
> Can you get Lynne and Barbara cc'd above on this list?
> db

From: Cliff Sims <cliff.sims@messages.whitehouse.gov>
Sent: Tuesday, February 28, 2017 3:56 PM
To: Bass, Deana
Subject: AFTERNOON COMMUNICATIONS BRIEFING - February 28, 2017

THE WHITE HOUSE
WASHINGTON

AFTERNOON COMMUNICATIONS BRIEFING
Feb. 28, 2017

PRESIDENT'S ADDRESS TO A JOINT SESSION OF CONGRESS

The President is committed to keeping his promises to the American people.

- He has already saved taxpayers millions of dollars by renegotiating promises, and will save billions more on contracts all across government.
- We have undertaken a historic effort to roll back over-burdensome regulations.
- The President has begun the process of draining the swamp of Washington corruption.

- He has cleared the way for pipeline construction and withdrew the country from the Trans-Pacific Partnership.

Looking forward, the President will lay out an optimistic vision for the nation with a focus on the government putting the interests of the American people first.

- There is a renewed spirit of optimism sweeping the country.
- We are thinking like Americans again – dreaming big, building and undertaking monumental tasks and solving enormous problems.
- But we must work together – across party lines – to do it.

We must restart the engine of America's economy.

- American businesses are being crushed under an avalanche of taxes and regulations.
- We must make it easier for companies to do business in America.
- We will deliver historic tax reform so that American businesses can compete and thrive.
- The middle class must get tax relief.
- We must have fair trade for our workers – foreign countries can no longer be allowed to tax our exports while shipping goods into our country for free.
- We must protect our workers by enforcing our immigration laws, and it is time to implement a merit-based immigration system.
- We will be guided by two core rules: Buy American, and Hire American.

Our people must have access to quality, affordable healthcare of their choosing.

- Congress must repeal Obamacare and replace it with a system that expands choice, increases access and lowers costs.
- Americans with pre-existing conditions must have coverage, and we must smooth the transition for Americans currently in the exchanges.
- Our governors must have flexibility and resources they need to ensure no one slips through the cracks.
- Americans must have the freedom to purchase health insurance in a national marketplace – it is time for competition that benefits consumers.
- We must eliminate the burdensome approval process for life-saving drugs so that more lives can be saved.

Every parent deserves a choice, and every child deserves a chance.

- Education is a civil rights issue – every child must have access to a quality education, no matter their zip code.
- Our disadvantaged youth, including millions of African-American and Latino children, deserve access to good schools and great teachers.
- We want to help our children break the cycle of poverty, and education is the key.

Every family deserves the opportunity to live in peace and safety in their homes and communities.

- We must break the cycle of violence in our cities.
- To accomplish this, we must support our men and women in law enforcement. They deserve our respect and appreciation.
- For our people to be truly safe, our men and women of the military must have the tools they need to prevent – and, if they must, win – a war.
- And when our veterans come home, they must be taken care of.

Looking abroad, an America First policy calls for robust engagement with the world in areas of mutual interest.

- We support NATO, but our partners must meet their financial obligations.
- Our strategic partners around the world must play meaningful roles in operations and help cover the costs.
- We must learn from the mistakes of the past that have led to so much destruction around the world.
- We are prepared to forge new partnerships where our interests align. We are looking for partners in peace.

OTHER NEWS OF THE DAY

Legislation and Executive Orders Signed Today

H.R. 321 – The INSPIRE Act

- This bill, which was passed unanimously by Congress, encourages NASA to have women and girls participate in science, technology, engineering, mathematics, and to pursue careers in aerospace, using existing programs and resources.
- Specifically, the bill encourages the expansion of the missions of:
    - NASA Girls & NASA Boys
    - Aspire to Inspire
    - The Summer Institute in Science, Technology, Engineering, and Research.
- Also requires NASA to produce a report in 90 days to detail how the agency can best support engagement for women and girls in aerospace and related fields.

H.R. 255 – The Promoting Women in Entrepreneurship Act

- Similar to the INSPIRE Act, H.R. 255 encourages the National Science Foundation to use existing programs to recruit and support women in the sciences.
- R. 255 was passed by unanimous consent in both the House and Senate and has no cost according to the Congressional Budget Office.
- This bill is in part of the Innovation Initiative, launched jointly by Leader McCarthy and Representative McHenry

Executive Order on the Waters of the United States (WOTUS)

- The Waters of the United States issue has had a long odyssey in the regulatory and legal world for the last 30 years, including 3 Supreme Court decisions and revised guidance from multiple administrations.
- The last administration overturned previous guidance and instituted the Clean Water Rule, previously known as the Waters of the U.S. Rule, a massive power grab that vastly expands federal jurisdiction into state and local areas and decisions regarding their land use.
    - This rule is strongly opposed by farmers, ranchers, and agricultural workers all across our country because it prohibits them from doing their jobs as efficiently as possible and treats our small farmers as if they were major industrial polluters.
- Past Supreme Court decisions have tried to make it clear that the jurisdiction of federal agencies who oversee this issue should be shrinking, not expanding.
- This order directs the Army Corps of Engineers and the EPA to review and reconsider the Obama administration's rule and provides instruction to the Attorney General for proceeding with current legal action regarding the rule.
- By eliminating this rule, we will unleash our farmers and ranchers to freely, yet still safely, expand their operations, and allow more Americans to make their living off our great land.

Executive Order on the Historically Black Colleges and Universities Initiative

- President Trump is making HBCUs a priority again by repositioning the HBCU initiative in the White House.
- This repositioning will strengthen the initiative by:
    - Allowing it to function across all executive departments and agencies and utilize the full resources of the federal government
    - Establishing HBCUs as a strategic partner in the President's urban agenda of creating jobs, revitalizing communities, and making inner cities safe again
    - Increasing the private sector's role in supporting HBCUs
    - Strengthening HBCUs participation in federal programs that partner with outside groups or private organizations
- Each President since Jimmy Carter has issued an executive order on HBCUs. These previous initiatives lost track because they did not have the full force of the White House behind them. That stops with President Trump.

The President's Budget

- The President's first budget will be submitted to Congress on March 16th.
- The American people elected the President to prioritize their security, and that is exactly what he will do.
    - This budget provides for one of the largest increases in defense spending without increasing the debt.
    - There will be a $54 billion increase in defense spending in Fiscal Year 2018, in addition to $30 billion in supplemental spending for the current fiscal year.
        - This funding is vital. We must devote this money to protect the country.
    - We will also increase funding for our veterans, secure our border, and fund our other priorities.
- We are a nation that soon will be $20 trillion in debt, so prioritizing financial security is as important as protecting our nation's physical security.
    - Families all across America have made tough choice in recent years over tradeoffs about what they can and cannot afford, but the federal government has continued to spend taxpayer dollars without pause.
    - The President has instructed his Budget Director, Mick Mulvaney, to write a budget that rebuilds our nation's military, while also making tough choices for the American people.
    - This budget will insist on $54 billion in cuts to nondefense programs. The so-called "firewall" that protects lesser priorities from being used to pay for defense increases must go.
    - Foreign aid to other countries will be cut deeply. It is time to prioritize the security of this country and ask the rest of the world to step up and pay their fair share.
- Many government agencies will also experience cuts.
    - These cuts will be sensible, they will be rational, but they will be tough.
- That is what the moment calls for, and the President looks forward to engaging the Congress in passing his first security budget.

ObamaCare

- ObamaCare has delivered Americans an unsustainable health care system with out of control premiums, rising deductibles and dwindling choices.
- Nancy Pelosi cited three critical fronts on which ObamaCare's success should be judged: lowering costs, expanding benefits, and increasing access. The law has completely failed all three.
    - Costs:

        - Under ObamaCare, the American people face rising premiums, unaffordable deductibles, fewer insurance choices, and higher taxes to pay for skyrocketing costs.
        - This year, the average premium for ObamaCare insurance plans in all four tiers (bronze, silver, gold, platinum) are facing a double-digit increase.
    - Expanding Benefits:
        - Obamacare's mandates have led to mass cancellations of coverage, soaring out of pocket costs, and enrollment figures declining as millions choose to pay a tax over buying government mandated insurance.
    - Increased Access:
        - As insurers leave the marketplace, Americans are left with fewer insurance choices, with 17% having only one insurer option available in their exchange.
        - The ObamaCare Co-Op program has failed, with 16 of 23 co-ops having failed and gone out of business.
- We are confident that once Americans see the choice between this failed system that has had two terms under the last president to deliver but has been unable to and another choice for a patient-centered plan that will return choice to the American consumer, both with insurers and doctors, and bring back down costs from where they have skyrocketed to, they will support our effort to repeal and responsibly replace ObamaCare.

POTUS SCHEDULE

- Meeting with National Association of Attorneys General
- Signs H.R. 321 and H.R. 255
- Signs Executive Orders on WOTUS and HBCUs
- Visit with Guests of First Address to the Joint Session of Congress
- Addresses Joint Session of Congress

ADDITIONAL BACKGROUND ON RECENT NEWS

New Extreme Vetting EO

- As the President said at his press conference, we'll be issuing a new executive action that will comprehensively protect our country.
- The new executive order is being finalized - what we are doing now is running it through the different departments and agencies to ensure that it is executed in a flawless manner.
    - This is not a matter of delaying, it's a matter of getting it right.
- The court which made the misguided decision on the President's initial executive order had its decisions reversed by the Supreme Court a remarkable 79% between 2010 and 2015.

Anti-Semitic Attacks Against Jewish Community Centers and Cemeteries

- The President is deeply concerned by the reports of further vandalism at Jewish cemeteries.
- The cowardly destruction in Philadelphia this weekend comes on top of similar accounts from Missouri, and threats made to Jewish Community Centers across the country last week.
- The President continues to condemn these and any other anti-Semitic and hateful acts in the strongest terms.

- From our country's founding, we have been dedicated to protecting freedom of religion. No one in America should feel afraid to freely and openly follow the religion of their choosing.

White House Relationship with the Media

- Every time the media turns themselves into the story, the American people – among whom trust in the media remains near historical lows – roll their eyes.
- The truth is that this was simply a gaggle – not a full briefing – in a smaller space, and the pool was there to share what was said with their peers. The entire gaggle was also transcribed.
    - Background: A press pool is a rotating group of journalists from subscribing news organizations that pool resources and produce reports for all members to draw from in their reporting.
    - Further, we actually allowed more press in than usual for pooled events.
    - We could have kept it to the smaller pool, but instead expanded it as much as allowed by the space in the Press Secretary's office.
- It's completely false to suggest that outlets were "blocked." The media was represented by the pool, as it is in all situations when space or other factors limit the amount of press able to access an event.

False CNN Reporting

- The headlines and talking heads are completely ignoring the facts of this situation.
- The conversation, which centered entirely around the false New York Times report and was not related to any investigation, was initiated by the FBI, not the White House.
- Some reports have indicated communications between White House staff and the FBI might be inappropriate according to previous practice. However, those restrictions do not apply to conversations of public affairs.
- The Deputy Director of the FBI reached out, on his own, to the White House Chief of Staff to let him know that the New York Times report regarding contact between Russia and the Trump campaign was inaccurate. There was no "pressure" exerted on the FBI to push back on the story.
- It was the logical next step for the Chief of Staff to ask, once told that the story was false, what could be done to correct the record.
- The FBI said it would be appropriate for the Chief of Staff to say publicly that he had been briefed by intelligence officials at the highest level regarding the inaccuracy of the report.
    - Quote from the Chief of Staff: "I have talked to the highest levels of intelligence officials, and they have assured me that the New York Times story about constant contacts is grossly overstated and inaccurate. So I wouldn't come on your show and say something like that if I didn't have a green light and approval to say it. It's not true." – Fox & Friends (FNC), 2/17/17
- Just because reporters and anchors say something over and over again doesn't start to make it true. At some point, we get to a place where we have to move on and focus on the things that the American people actually care about. This has been asked and answered, let's move forward.

Liberal Activists at Town Halls

- Every American has a right to speak his or her mind at town halls or other events, and we respect that.
- Reports of lawmakers distancing themselves from the President are overblown and exaggerated.
- In a recent poll, 70% of Americans (including most Democrats) wanted Democrats in Washington to work with our Administration, not protest and oppose us at all turns. A vocal minority doesn't represent the majority.

Reporting on the Yemen Raid

- Every American owes Ryan Owens and his family a great deal of gratitude. He will always be remembered as an American hero who made the ultimate sacrifice in service of his country.
- It is standard operating procedure at the Department of Defense that, anytime there is a fatality on an operation, an investigation known as a 15-6 is triggered. It can take several months to complete and a redacted version is available to the public under FOIA.

White House Correspondent's Dinner

- POTUS Tweet: I will not be attending the White House Correspondents' Association Dinner this year. Please wish everyone well and have a great evening!
- The President's tweet speaks for itself. He wishes everyone who is attending well but will not be attending himself.
- The event was originally created for promoting scholarships for young journalists. It's lost that focus entirely and become just another chance for the dishonest media and professional Washington to celebrate themselves.

DHS Implementation Memos

Top Line:

- Department of Homeland Security Secretary Kelly issued two memoranda to the DHS workforce providing direction for implementing two of the President's executive orders: "Border Security and Immigration Improvement" and "Enhancing Public Safety in the Interior of the United States."
- These memos ensure that all DHS employees are intimately familiar with how to implement the President's executive orders, key stakeholders are in the loop and the public is well informed on the facts.
- These memos, along with fact sheets and Q&A documents, are easily accessible by both DHS staff and the general public at www.dhs.gov/executiveorders. This page will continue to be updated as appropriate.
- Ultimately, these memos direct DHS staff to faithfully execute the immigration laws of the United States and provide them with the appropriate resources to do so.
- Specific questions about these memos can be referred to DHS.

Border Security and Immigration Improvement Memo:

- This memo outlines how DHS will comply with the President's executive order by deploying all lawful means to secure the nation's southern border, prevent further illegal immigration into the United States, and to repatriate illegal immigrations swiftly, consistently, and humanely.
- This memo does not affect DACA recipients.
- Key policies in this memo include:
    - Establishing operational control of the border, including a physical barrier
    - Detaining illegal immigrants at our near the border
    - Ending the practice of "catch and release"
    - Hiring 5,000 additional border agents
    - Empowering state and local law enforcement to support federal enforcement of immigration law
    - Ensuring prosecution guidelines place a high priority on crimes near our southern border

Enhancing Public Safety in the Interior of the United States Memo:

- This memo addresses enforcement and removal of those who illegally enter or remain in the United States, particularly those who engage in criminal conduct while here.
- Key policies in this memo include:
    - Establishing the Victims of Immigration Crime Engagement (VOICE) Office within ICE to facilitate engagement with the victims and their families to ensure, to the extent permitted by law, they are provided with information about the offender, and that their additional questions and concerns regarding immigration enforcement efforts are addressed.
    - Hiring 10,000 ICE agents and officers, as well as additional mission support and legal staff necessary
    - Establishing a program to collect all fines and penalties for which the Department is authorized
    - Facilitating the collection and reporting of data on the apprehensions and release of illegal immigrations

Appointment of Lieutenant General Herbert Raymond "H.R." McMaster to serve as Assistant to the President for National Security Affairs

Top Line:

- General McMaster – known by his nickname, "The Iconoclast General" -- brings over three decades of experience to the post of National Security Advisor.
- The President's first duty is to keep the American people safe. General McMaster has the knowledge and foresight necessary to provide the President with expert advice as he protects America's interests at home and abroad.
- Bio:
    - General McMaster is a graduate of West Point and earned both his Masters of Arts and Ph.D degrees from the University of North Carolina at Chapel Hill.
    - During his over three decades in the United States Army, General McMaster gained renown for his roles in the Gulf War, Operation Iraqi Freedom, and Operation Enduring Freedom.
    - He was a Captain in the Battle of 73 Easting, a critical engagement during which outnumbered American forces took advantage of superior military equipment and the element of surprise to destroy over 80 Iraqi Republican Guard vehicles without a single loss.
    - While serving during the Iraq War, General McMaster ran the model for the successful "clear, hold, and build" counterinsurgency method in the town of Tal Afar, a strategy credited with turning the war around during the surge.
    - General McMaster earned the Silver Star for his valor during the Gulf War.

Quote from President Trump:

- "General McMaster has served with distinction in the United States Army for over three decades and will now bring that tremendous experience with him to his new post as my National Security Advisor. My first duty as President is to keep the American people safe. General McMaster has the knowledge and foresight necessary to provide me with expert advice as we work to protect America's interests at home and abroad. I am pleased to welcome him to our team."

Quote from General McMaster:

- "I am honored to serve as President Trump's National Security Advisor. The safety of the American people and security of the American homeland are our top priorities. I will work tirelessly in this new role to assist the President as he addresses the complex and growing threats our country is facing around the globe."

President Trump Inherited a Mess

- During his press conference on Thursday, President Trump explained that he "inherited a mess... As you know, our administration inherited many problems across government, and across the economy." Here are the facts:
- Economy
    - The economy grew by just 1.6 percent last year, and President Obama did not have a single year of 3+ percent economic growth.
    - President Obama was the first president since Herbert Hoover to not have at least one year of economic growth of 3 percent or higher.
    - Wage growth was stagnant under President Obama. The median U.S. hourly wage only increased by 34 cents, or 1.8 percent while he was in office. Salaries and benefits rose just 2.2 percent.
    - The nation lost over 200,000 manufacturing jobs under President Obama.
    - The homeownership rate decreased under President Obama and hit a five-decade low last year.
    - On President Obama's watch, the national debt increased by over 88 percent, a total of $9.3 trillion.
- Healthcare
    - Obamacare is a mess, with higher costs and fewer choices.
    - Premiums for Obamacare's mid-level "Silver" plans are increasing by an average of 25 percent this year, coming on top of the 7.5 percent increase for 2016.
    - Lower level "Bronze" plans are facing premium increases of 21 percent this year.
    - As many as 8.4 million Americans will see a sharp rise in premiums this year, according to HHS.
    - Deductibles are rising, so consumers have to pay more before their insurance even kicks in.
    - Taxpayers are paying billions for skyrocketing premium subsidies.
- Foreign Policy
    - The Obama administration's foreign policy left the world in disorder: from the disastrous nuclear deal with Iran to the failed Russian reset to the humanitarian crisis in Syria.
    - According to former Director of National Intelligence James Clapper, there are more safe havens for terrorists "than at any time in history."
    - President Obama failed to foresee and counter the rise of ISIS, which he famously called a "JV Team."
    - North Korea became a more dangerous threat to their region and the world.
- Disunity
    - Race relations deteriorated under President Obama, with polls showing that "both blacks and whites believe race relations have deteriorated." (AP)

Unsubscribe

The White House · 1600 Pennsylvania Avenue, NW · Washington DC 20500 · 202-456-1111

From: Office of Bishop Wellington Boone <bishopsoffice@wellingtonboone.com>
Sent: Friday, March 17, 2017 1:31 PM
To: Bass, Deana
Cc: Fleischer, Laura A; Gribbin, Anne H
Subject: Update on meeting with Secretary Carson
Attachments: Harrell Chambliss-Profile Resume version with Richmond and Newport News Addresses.pdf; McGuire Woods and George Keith Martin.pdf; Resume -- Garland Raphael Hunt Esq -- 11-16-2016.pdf

Deana—Thank you again for offering to schedule a meeting with Secretary Ben Carson and Bishop Wellington Boone regarding the attorneys who are listed in the above attachments.

I have confirmed the following times when at least three of the attorneys and Bishop Boone could meet in either Richmond, Virginia, or Washington, DC. There might be additional availability for some of them in Richmond alone, since there would not be travel time involved.

Monday, March 20, 2017 – 2-5 PM
Tuesday, March 21, 2017 – 9-12 noon
Wednesday, March 22, 2017 – All day
Thursday, March 23, 2017 – 9-12 noon and 2-4:30 PM
Friday, March 24, 2017 – All day

Monday, March 27, 2017 – All day
Tuesday, March 28, 2017 – All day
Wednesday, March 29, 2017 – 2-5 PM
Thursday, March 30, 2017 – 9-12 noon and 2-4:30 PM
Friday, March 31, 2017 – All day

We look forward to hearing from you at your earliest convenience.

Blessings—Cynthia Ellenwood

Wellington Boone Ministries
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HARRELL & CHAMBLISS LLP

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PROFILE AND RESUME

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PROFILE

SHORT BACKGROUND: Harrell & Chambliss LLP, formerly Wilder & Gregory, is a full service minority owned law firm founded in 1982 by former Virginia Governor L. Douglas Wilder and Judge Roger L. Gregory of the United States Court of Appeals for the Fourth Circuit. The Firm has ten (10) lawyers who have the professional depth and the technical support necessary to provide the highest caliber of legal services. The Firm is engaged in the general practice of law with a diverse client base that includes several large corporations and public sector entities.

OVERVIEW OF FIRM PRACTICE

PUBLIC FINANCE AND STRUCTURED FINANCE TRANSACTIONS: Harrell & Chambliss LLP offers extensive experience in public finance and structured finance transactions. In 1991, the Firm was the first minority-owned law firm in Virginia with the distinction of being listed among the municipal bond law firms in The Bond Buyer's Municipal Marketplace (the "Red Book"). The Firm also provides legal services in connection with structured finance securities transactions.

BANKING: The Firm provides advice and counsel with respect to matters concerning banking regulations (state and federal), employment issues, commercial transactions, creditors' rights and bankruptcy in its general counsel representation of a full service bank in Richmond and other representation of financial institutions.

CORPORATE/BUSINESS and TAX: Business services include consulting with clients concerning organizational structure, drafting and revising articles of incorporation and bylaws, advising corporations on duties and liabilities of directors and officers, preparation of documents relating to Subchapter S election, stock subscriptions and shareholder agreements and other matters relating to business operations, negotiation of contracts and sale of a business. The tax practice of the Firm is made up of a diverse

group of clients with interesting and challenging issues and transactions. In many instances, the work performed by the Firm's tax practice is performed concurrently with the services provided in the Business Service area, the Real Estate Service area and the Public Finance Service area of the Firm.

CONTRACT, PROCUREMENT and EDUCATION SERVICES: Attorneys at H&C have extensive experience in assisting clients with drafting and reviewing contracts and procurement transactions, education legal services in school board and administration matters, education related litigation, worker's compensation, transactions and in numerous other matters.

COMMERCIAL LITIGATION AND INSURANCE DEFENSE: H&C's trial attorneys have substantial experience in various areas of specialized litigation and routinely appear in Federal and state courts throughout Virginia. The Firm has over ten years experience in defending auto, general liability and worker's compensation claims. The Firm represents several companies in insurance defense litigation and has previously handled product liability litigation for corporations and other similar types of disputes.

REAL ESTATE: H&C's real estate attorneys have extensive experience in real estate acquisition, development, financing and disposition services on behalf of municipal and business clients. In the Firm's representation of all of its clients, H&C has provided a broad range of real estate law services, including residential and commercial closings and foreclosures, performance of title searches, legal negotiations for the acquisition or sale of properties and preparation of financing instruments and agreements.

EDUCATION LAW: The Firm has served as general counsel to the Richmond City Public Schools for nearly twenty years. In the last seven years, the Firm has committed itself to growing this practice area, and now serves as general counsel and/or regularly provides legal services to more than fifteen public school districts and private schools in the Commonwealth of Virginia. The practice includes all forms of representation for school districts, including, but not limited to, matters regarding employment, students, special education, policy, real estate, public procurement, general governance and matters impacting public bodies, such as the Virginia Freedom of Information Act.

EMPLOYMENT LAW: The Firm's attorneys regularly represent corporate clients involved in employment litigation in federal and state courts and advise clients with respect to labor and employment related matters. The firm's practice covers the wide spectrum of labor and employment litigation, arbitration, and administrative practice before the EEOC.

ADMINISTRATIVE/LEGISLATIVE: Clients frequently call upon H&C to advise them with regard to the Freedom of Information Act, Conflicts of Interest Act, Administrative Process Act, Privacy Protection Act and Virginia Public Procurement Act as well as

federal and state laws relating to real estate and employment.

CREDITORS' RIGHTS, BANKRUPTCY AND FORECLOSURES: As counsel to our financial institution and public sector clients, H&C represents them in matters pertaining to Creditors' Rights and Bankruptcy and Foreclosures. The Firm has extensive experience in loan workouts under various loan programs and in conducting non-judicial foreclosures for numerous financial institutions.

TELECOMMUNICATION AND INFORMATION TECHNOLOGY: H&C has advised clients with respect to open access and internet service matters. The Firm's attorneys have experience in drafting and negotiating computer contracts for the purchase or sale of hardware, software and other services incident thereto.

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RESUME

CAPACITY AND RESOURCES

Harrell & Chambliss LLP ("H&C" or the "Firm") is a full service minority-owned law firm founded in 1982 by minority attorneys, The Honorable L. Douglas Wilder, former Governor of the Commonwealth of Virginia and The Honorable Roger L. Gregory. In January 2001, the Firm's name changed due to the appointment of our partner Roger L. Gregory to the United States Court of Appeals for the Fourth Circuit. The Firm's offices are located in Downtown Richmond, Virginia and in Newport News, Virginia. The Firm currently has ten (10) attorneys. The Firm is engaged in the general practice of law with a diverse client base that includes several large corporations, nationally recognized insurers, nationally recognized non-profits and foundations and public sector entities.

The Firm has access to a full range of resources such as Westlaw, an internet legal research system, and other subscription services, such as the Federal Taxation of Municipal Bonds Deskbooks, which provides us with the most up-to-date information in all areas of the law.

H&C has a Microsoft NT File Server with dual drives and a Microsoft Exchange Server. The Firm utilizes Microsoft Word to create all documents, legal memoranda and correspondence generated by the Firm. Our software programs include Microsoft Windows, Microsoft Office Professional, Microsoft Outlook, Microsoft Excel and Microsoft PowerPoint, Abacus Case Management Software, Timeslips and Billing. Our case management software tracks clients, schedules appointments, reminders, etc. and manages files, matters, cases and documents. H&C's automated time and billing and case management systems are responsible for timekeeping and billing, management reporting, trust accounting, conflict avoidance, general ledger and accounts payable for the Firm. H&C maintains easy access for clients by providing e-mail access through all

of its employee computer terminals in the office and internet access for all employees to obtain more and easier information in serving our clients.

GENERAL FIRM PRACTICE DESCRIPTION

Harrell & Chambliss LLP (the “Firm” or “H&C”) has the professional depth and the technical support necessary to provide the highest caliber of legal services in the areas of corporate and business law, public finance and structured securities finance transactions, contracts and procurement, banking, commercial litigation, insurance defense, personal injury defense, tax law, commercial real estate transactions, municipal law, commercial law, public utilities law, acquisitions, estate planning and administration, eminent domain, administrative/legislative services, administrative law, telecommunications, information technology, foreclosure, creditors' rights and bankruptcy, civil litigation, labor, housing law, education law, employment and personnel matters.

Public Finance and Structured Transactions Services

H&C has extensive experience in debt and revenue financings. Since 1991, the Firm has been listed among municipal bond law firms in **The Bond Buyer's Municipal Marketplace**, formerly known as **The Bond Buyer's Directory of Municipal Bond Dealers of the United States** (the "Red Book"). H&C’s municipal and public finance experience extends to numerous areas, including airports, general obligation financings for traditional municipal projects, housing, health care financings, university financings and industrial development. The Firm's lead attorney for public finance and structured transactions services, Nancy Griffin Chambliss, Co-Managing Partner of the Firm, has over twenty-five (25) years of experience in public finance transactions as bond, underwriter’s and issuer’s counsel in bond financings for issuers in various states.

Bond Counsel Experience. H&C attorneys have served as bond counsel or issuer's counsel in financings for numerous local issuers and housing authorities in Virginia, for several state or inter-jurisdiction issuers in Virginia and in Maryland and West Virginia, Massachusetts, District of Columbia, South Carolina, Florida and Pennsylvania. The Firm's attorneys have represented numerous financial institutions, companies, partnerships, developers and individuals in connection with tax-exempt financings. During the period 2010-2012, the Firm has completed over 20 debt issuance transactions in the issuance of over $1.9 billion of tax-exempt and taxable bonds. Attorneys in the Firm have participated as bond counsel, co-bond counsel, underwriters’ counsel, disclosure counsel and issuer’s counsel in over $9 billion of tax-exempt and taxable bond transactions.

Attorneys in the Firm have worked on financings involving complex and innovative financings techniques, including forward purchase obligations, interest rate

swap transactions, auction rate and commercial paper financings, FHMLC/mortgage-backed pass through securities, FHA multi-family mortgage programs, variable interest rate financings, bond financings involving collaterized and uncollaterized letters of credit and other credit enhancements, bond financings insured by municipal bond insurers such as MBIA, AMBAC and FGIC and bond financings involving syndications.

Firm Affiliation. In 1990, H&C and Lewis & Munday, Detroit, Michigan ("L&M"), formed an affiliation for the practice of public finance law. In addition to Richmond and Detroit, L&M has partnership/affiliate offices in Washington, D.C., Seattle, Chicago and Atlanta (collectively, the "Partnership"). The work of the Partnership in public finance law has been extensive nationally.

Structured Securities Transactions. H&C serves as co-legal advisor to Government National Mortgage Association (“Ginnie Mae”) to provide legal advisor services in connection with its multiclass securities program. The Firm provides such services as part of Ginnie Mae’s legal advisor team in connection with the issuance of over $14 billion of Ginnie Mae Guaranteed REMIC Pass-Through Securities and MX Securities.

Representative financings of attorneys at H&C, as bond counsel, co-bond counsel, underwriter’s, issuer's counsel, legal advisor with respect to taxable and tax-exempt revenue bonds and structured securities, are set forth in the Appendix.

Banking Services

H&C provides its financial institution clients with advice and counsel with respect to matters concerning banking regulations (state and federal), employment issues, commercial transactions, estate issues, creditors' rights and bankruptcy, foreclosure, collection and civil litigation as well as any other legal matter that H&C is requested to address for clients. As co-counsel to Richmond Redevelopment and Housing Authority ("RRHA"), the Firm has developed the loan documents for RRHA's various loan programs. Additionally, H&C has represented the Resolution Trust Corporation ("RTC") and SAMDA Contractors and represents RRHA in the real estate lending it makes to commercial and residential borrowers.

Corporate/Business Services

The Firm represents a diverse group of business clients in a full array of corporate/business transactions. Additionally, the Firm has been successful in developing a business practice, which spans from start up businesses to the representation of financial institutions. The Firm’s lead attorney for business services, Adam N. Harrell, Jr., Co-Managing Partner of the Firm, has over twenty (20) years of experience in representing corporate and business clients. The emphasis of the Firm's business practice is in providing general business and planning assistance to its clients,

including closely held and publicly owned entities, non-profit and tax-exempt organizations, churches and individuals. H&C has assisted its municipal and business clients including Southside Community Development and Housing Corporation ("SCDHC") in the formation and operation of subsidiary corporations and partnerships as well as the syndication of limited partnership interests in connection with the purchase, acquisition and ownership of multifamily residential rental housing developments. Two (2) projects in which such expertise was necessary are SCDHC's acquisition of the 1286 unit residential rental development, Southside Village Apartments and New Chicago Avenue Associates, L.P.'s acquisition and rehabilitation of Chicago Manor apartments located in Richmond, Virginia.

Entities – Commercial, Non-profit and Churches. H&C's business services include consulting with clients concerning the organizational structure of businesses, preparing entity documents for businesses, preparing and negotiating contracts for businesses and providing legal advice to businesses as to how they can best serve the needs of their clients. The Firm advises businesses on the duties, responsibilities and liabilities of owners and principals and other matters that arise in the on going operations of the businesses. The Firm attends annual meetings and other periodic meetings of the clients, as requested. The Firm represents clients in the sale of assets of a business or in any merger, acquisition or consolidation that affects their business. The Firm represents its clients in any other business matter that involves legal implications against the business, non-profit organization or individual. The Firm has advised churches in connection with all forms of property acquisitions and transactions and any legal exposure that may exist because of the transaction. The Firm provides legal advice regarding the expansion of church ministries and initiatives under the umbrella of the church and within the realm of the tax-exempt purpose of the church.

Telecommunication and Information Technology Services. H&C has advised clients with respect to open access and internet service matters. The Firm's attorneys have experience in drafting and negotiating computer contracts for the purchase or sale of hardware, software and other services incident thereto.

Tax Services

The tax practice of the Firm is made up of a diverse group of clients with interesting and challenging issues and transactions. The Firm's lead attorney for tax services, Gerald W.S. Carter, a partner in the Firm, has over ten (10) years of experience in representing clients in diverse tax matters. Before joining H&C in 1992, Mr. Carter attended New York University School of Law's Graduate Tax Program and obtained his Masters of Law Degree in Taxation.

In many instances, the work performed by the Firm's tax practice is performed concurrently with the services provided in the Business Service area, the Real Estate

Service area and the Public Finance Service area of the Firm. This usually stems from the advice given to closely held and publicly owned clients, non-profit and tax-exempt entities, churches and individuals where the essence of their transaction is tax driven or requires a detail tax analysis to determine the economics of the contemplated transaction.

In the formation of entities for business clients, H&C advises clients of the tax implications of the entities formed and the contemplated transaction or transactions of the business and what to expect based on the use of the chosen entity and transaction or transactions implemented. The services provided in the Firm's tax practice include tax matters relating to commercial and real estate transactions, formation and organizational structure of entities, tax implications of bankruptcy transactions, mergers, acquisitions and consolidations of businesses, sale of assets of businesses, administrative tax proceedings and appeals, tax litigation, estate planning, estate administration, non-profit and tax-exempt organizations, churches and public finance issues and transactions.

The Firm's tax practice was established in 1992 and has grown substantially since its formation. The tax practice has enabled the Firm to become more well-rounded in the legal services H&C provides to clients and better tooled and equipped to meet the needs and challenges of clients today and in the future. Our tax practice is an emerging area in the Firm and we expect it to continue to grow well into the twenty-first century.

Litigation Services

The Firm's trial attorneys have substantial experience in various areas of specialized litigation and routinely appear in Federal and state courts throughout Virginia. The litigation team has over thirty years of combined litigation and trial experience. Our trial attorneys' experience includes not only actual trial preparation and work, such as preparing and filing appropriate pleadings (including the appropriate memoranda of law and briefs), conducting discovery, evaluating investigative materials, arranging for independent medical examinations as required and preparing for trial and trying cases, but also providing advice and consultation with clients during all phases of the judicial process. In addition, the Firm's attorneys are familiar with and actively encourage the use of Alternative Dispute Resolution techniques such as mediation and arbitration.

The Firm's litigation attorneys handle in excess of 200 files on an annual basis. In over eighty percent (80%) of these matters, the Firm represents the defendant or one of the defendants in active litigation. A significant percentage of these cases settle, generally after aggressive and vigorous discovery. Of the litigation matters handled by the Firm's litigation team, approximately eighty-five percent (85%) settled prior to the

commencement of trial. As a result of the solid representation provided by the Firm's litigation team, each of the Firm's litigation attorneys in past years actually tried between eight (8) to ten (10) cases to a jury verdict on an annual basis.

Generally, the cases handled by the Firm's litigation team consist of civil litigation matters from the Firm's financial institution clients, the defense of automobile accident claims, premises liability claims, wrongful arrest and malicious prosecution claims, product liability matters, workers' compensation claims, employment and labor claims, eminent domain claims, contractual claims and commercial claims.

Insurance and Personal Injury. H&C has considerable experience in representing both plaintiffs and defendants in personal injury claims. The Firm's practice includes personal injury, property damage and insurance coverage and liability questions of all types. At the present time, the Firm represents State Farm Insurance, Kemper Insurance, Companion Property & Casualty, Grocers Insurance and other insurers defending civil litigation. The Firm has also represented a number of public bodies and their employees, including Richmond City Public Schools, RRHA and the City of Richmond.

Labor and Equal Employment. The Firm's attorneys regularly represent clients involved in labor litigation and advise clients with respect to labor and employment related matters. The Firm's practice covers the wide spectrum of labor and employment litigation, arbitration, mediation and administrative practice before the EEOC and applicable Courts and tribunals and providing legal advice in this area. Additionally, the Firm represents clients in worker's compensation claims and has appeared numerous times before the Workers' Compensation Commission in connection with such claims.

General Tort and Product Liability. H&C handles numerous tort claims. The Firm has previously defended manufacturers in product liability claims and numerous other related disputes.

Education Services

H&C has extensive experience in representing one of largest public school divisions in the Commonwealth of Virginia, the City of Richmond Public Schools. H&C also has provided representation to more than fifteen public school districts and private schools in the Commonwealth of Virginia, including the Carroll County, Montgomery County, Hanover County, Poquoson City, Hopewell City, King William County, Fauquier County, Mecklenburg County, Prince William County, New Kent County, Alexandria City, Louisa County, and Henrico County Public Schools, as well as the Mountain Vista Regional Governor's School and The Steward School. The Firm's lead attorney for education services is Jonnell Lilly in providing legal advice and opinions concerning

matters relating to the affairs of the school systems together with attendance at meetings of the school boards and their various committees. The Firm provides advice on the application of the Virginia Freedom of Information Act, the Virginia Public Procurement Act, and other state and federal laws pertaining to public elementary and secondary education and employment, including the Individuals with Disabilities Education Act and No Child Left Behind. Additionally, we draft, prepare and revise contracts and other legal documents and prosecute or defend legal and administrative proceedings in state and federal courts, and before governmental agencies or units such as the Virginia Employment Commission, the Equal Employment Opportunity Commission and the Office of Civil Rights.

H&C monitors state and federal legislation relating to education issues and its attorneys attend and present at education law conferences to stay abreast of the latest trends. The Firm has extensive experience in providing advice and counsel with respect to relevant state and federal regulations, statutes and court decisions relating to special education, and FAPE standards and represents the school division in due process hearings and other proceedings.

Attorneys at H&C have extensive experience in providing education legal services in contract and procurement transactions, education related litigation, worker's compensation matters and business transactions and in numerous other education matters.

Creditors' Rights, Bankruptcy and Foreclosure Services

Creditors' Rights and Bankruptcy. Along with representing financial institutions, H&C has been successful in developing a solid Creditors' Rights and Bankruptcy practice. H&C has invested a great deal of time in developing expertise in the Creditors' Rights and Bankruptcy area. As counsel to our financial institution clients, H&C represents them in all matters pertaining to Creditors' Rights and Bankruptcy and Commercial Litigation. Further, H&C represents RRHA, a political subdivision of the Commonwealth dedicated to residential rehabilitation and the development of affordable housing and commercial real estate, in many areas of Creditors' Rights and Bankruptcy. H&C has represented the RTC in various practice areas, including Creditors' Rights and Bankruptcy and Commercial Litigation

Foreclosures. H&C attorneys have experience in loan workouts and foreclosures of multifamily residential rental housing developments. Additionally, H&C has been certified as a foreclosure commissioner by the Department of Housing and Urban Development ("HUD") and has conducted numerous foreclosure sales of multifamily residential rental housing developments. H&C handles all of the foreclosures for

Consolidated and RRHA and assists Consolidated and RRHA with workouts under its numerous loan programs. Moreover, H&C represents numerous financial institutions including Premier Bank and SunTrust Bank and personal lenders where it is called upon to assist its clients with workouts and non-judicial foreclosures. H&C's real estate attorneys have extensive experience in conducting non-judicial foreclosures. Furthermore, H&C has conducted numerous non-judicial foreclosure sales for the Resolution Trust Corporation ("RTC") Atlanta Office as well as other RTC offices and SAMDA Contractors.

Real Estate Services

H&C real estate attorneys have extensive experience in real estate acquisition, development, financing and disposition services on behalf of municipal and business clients. The Firm has experience in eminent domain law, principally through its representation of RRHA, the Commonwealth of Virginia (Virginia Department of Transportation), the Virginia Biotechnology Research Park Authority (the "Biotech Park Authority") and the Greater Richmond Convention Center Authority. The Firm is co-counsel to the RRHA and the Biotech Park Authority, which entities undertake a substantial volume of development and redevelopment projects in the City of Richmond. The Firm also is counsel to Petersburg Redevelopment and Housing Authority which is undertaking significant development and redevelopment projects in the City of Petersburg.

The Firm is general counsel to the Southside Community Development and Housing Corporation ("SCDHC"). SCDHC has been involved with many significant and sophisticated real estate development and multifamily residential real estate transactions in Richmond's Southside area over the past ten (10) years. The Firm has been involved with SCDHC from its formation.

In the Firm's representation of all of its clients, H&C has provided a broad range of real estate law services, including residential and commercial closings and foreclosures, performance of title searches, legal negotiations for the acquisition or sale of properties and preparation of financing instruments and agreements.

Administrative/Legislative Services

H&C serves as general counsel to RRHA and the Biotech Park and as such our lawyers attend the respective meetings of the Boards of Commissioners. As general counsel we advise our clients as to matters of federal and state law applicable to their various programs and operations. These clients frequently call upon H&C to advise them with regard to the Freedom of Information Act, Conflicts of Interest Act, Administrative Process Act, Privacy Protection Act and Virginia Public Procurement Act

as well as federal and state laws relating to real estate entities, securities, and employment. In addition to developing the documents for RRHA loan programs, H&C advises RRHA regarding federal and state law relating to mortgage lending and housing such as Truth-in-Lending, RESPA and fair housing legislation. H&C also provides such advice to its financial institution clients. Further, H&C has extensive experience in residential and commercial real estate closings.

The Firm's attorneys practice regularly before state agencies, including the Alcoholic Beverage Control Board, Workers' Compensation Commission of Virginia and the State Corporation Commission. H&C also assists professional organizations, business trade groups and individual business entities in developing strategies for interfacing with the Virginia General Assembly, public service commissions, local government officials and various interest groups. In addition, H&C monitors proposed legislation by the Virginia General Assembly. The Firm digests, analyzes and disseminates to the client such proposals relevant to the client's interests.

The Firm provides legal advice and opinions concerning matters relating to the affairs of public bodies together with attendance at meetings and conferences relating to those matters. Our attorneys attend board meetings, draft, prepare and revise contracts and other legal documents. Additionally, we prosecute or defend legal actions or arbitration proceedings, including judicial, administrative or other proceedings before governmental agencies or units.

QUALIFICATIONS

All of the Firm's attorneys are in good standing with the bar(s) to which they are admitted and their licenses have never been suspended or revoked. Credentials of attorneys of the Firm are set forth below.

Nancy Griffin Chambliss

Nancy Griffin Chambliss, Co-Managing Partner with H&C, with primary practice areas in public and municipal finance, structured securities finance transactions, contracts and procurement law. Ms. Chambliss is a graduate of Virginia Polytechnic Institute and State University (B.S.) and the University of Virginia School of Law (J.D.). She has over 25 years of practice experience in public finance law and was formerly associated with Hunton & Williams in its public finance section. Ms. Chambliss, who is the partner in charge of public and municipal finance and the structured securities practice of the firm, has extensive experience in the issuance of over $9 billion of tax-exempt and taxable bonds and in the issuance of over $14 billion in multiclass securities. She is a member of the Virginia State Bar, the National Association of Bond Lawyers and the American Bar Association. Ms. Chambliss has served as a member of the Virginia State Bar's Fee Arbitration Dispute Panel and the Finance Committee for the Richmond Bar Association. Ms. Chambliss has served as the program chairman and moderator for a municipal finance program presented to the Local Government Attorneys of Virginia and as a panelist for programs on creative financing sponsored by the Old Dominion Bar Association and the Virginia Business Opportunity Fair. She also has served as Vice Chairman of the Virginia Small Business Financing Authority and as a Director of the Metropolitan Business Foundation.

Adam N. Harrell, Jr.

Adam Nelson Harrell, Jr., Co-Managing Partner of H&C, with primary practice areas in business, banking, creditors' rights, foreclosure, and real estate. Mr. Harrell is a graduate of the University of Virginia (B.A.) (With Distinction) and the University of Pennsylvania School of Law (J.D.) and served as an Editor of the University of Pennsylvania School of Law's Black Law Journal. He has worked closely with financial institution clients for over twenty-five (25) years and has served as the partner in charge of the firm's representation of business clients for over twenty (20) years. His practice areas include real estate, creditors' rights, foreclosure, business and banking. Mr. Harrell is active in his church and several community organizations in Richmond. He is actively involved with the following professional associations: Member: Hill Tucker Bar Association, Richmond Chapter (Former Member, Executive Committee); Virginia State Bar (Member, Lawyers Helping Lawyers Committee, Former Member Third District Committee). He also has been involved with the following organizations: Former

Member, Virginia Board for Asbestos Licensing and Lead Certification; Former Member, Board of Directors of the Greater Richmond Chapter of the American Red Cross; Former Member, Board of Directors of the Richmond Chapter of National Council for Community and Justice; Former Member Board of Directors of the Richmond Christian Leadership Initiative; Member of the Executive Committee of Venture Richmond; and Member of the 2016 Class of the Fellows of the Virginia Law Foundation. In 2016, Mr. Harrell was named to Virginia Business Magazine's "Legal Elite" list.

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Gerald W. S. Carter

Gerald W. S. Carter, a partner in the Firm, is a graduate of the College of William & Mary (B.B.A.) and New York University School of Law (J.D.). Mr. Carter, who is the partner in charge of the firm's tax practice, received his Masters of Law (LL.M.) Degree in Taxation from New York University School of Law and focuses on creditors' rights and bankruptcy, business/tax, estate planning, tax issues in municipal finance transactions and real estate. Mr. Carter is a Certified Public Accountant and worked for Ernst & Whinney (now Ernst & Young) as a Senior Accountant before attending law school. Mr. Carter was an Adjunct Professor of Law, University of Richmond School of Law and is a member of the Virginia State Bar and the Hill Tucker Bar Association. Mr. Carter served as a member of the Virginia Bar Association (Committee on Honoring Members and Judges). Mr. Carter was selected as one of the leading lawyers in Virginia as reflected in an article entitled "The Legal Elite," in the December 2000 issue of the Virginia Business Magazine.

Godfrey T. Pinn, Jr.

Godfrey T. Pinn, Jr. is a partner with H&C. Mr. Pinn received his Bachelor's Degree from Hampton University in Mass Media Arts and his Juris Doctorate from the University of Virginia School of Law. Mr. Pinn is a civil litigator with experience in several substantive areas of the law, including, insurance defense, products liability, commercial litigation, health risk management, professional malpractice, regulatory compliance, and both residential and commercial landlord-tenant. In addition to the Virginia State Bar, Mr. Pinn is an active member of the Richmond and Hill Tucker Bar Associations and a volunteer with the Virginia Legal Aid Justice Center's Pro Bono Housing Clinic. Mr. Pinn is an active member of the community through his involvement in a number of social and civic organizations and non-profit boards.

Jonnell P. Lilly

Jonnell P. Lilly is a partner with H&C and her practice areas include education and employment law. She is a graduate of the University of Richmond (B.S.) and the T. C. Williams School of Law (J.D.). Ms. Lilly is a member of the Virginia State Bar, the Hill Tucker Bar Association and the Virginia School Boards Association Council of School Attorneys.

Aubrey W. Fountain III

Aubrey W. Fountain, III, is a graduate of the University of Virginia (B.S.) and the University of North Carolina School of Law (Joint Degree J.D./M.R.P.). Mr. Fountain was the former Director of Real Estate Development for Southside Community Development & Housing Corporation ("SCDHC"), a nonprofit CDC in South Richmond, Virginia, and was also engaged in the private practice of Real Estate and Affordable Housing Law. As Director of Real Estate Development for SCDHC, Mr. Fountain piloted the development of over 100 single family detached homes for low income families including the coveted "Governors Award for Excellence" for the Paradise Place subdivision; a 75 unit renovation of a drug infested apartment in the Blackwell Community; the acquisition and renovation of the largest multi-family apartment complex in the country (1,286 units) by a nonprofit organization using tax exempt bond financing; the development of a 45 unit adaptive reuse senior living community combining an intricate and complex layering of over 10 sources of financing and equity syndication including Low Income Housing Tax Credits, Federal and State Historic Tax Credits, Virginia Housing Fund and Virginia Partnership permanent financing, soft financial support from the Local Initiatives Support Corporation, an Affordable Housing Partnership award, and several other grants and award subsidies; a 100 unit new construction senior living community; and several other development initiatives including a Business Incubator for start up Minority Business Enterprises, a local community center, and a potential cultural arts center. Mr. Fountain's background lends itself greatly to the physical, social, and economic needs of development initiatives in the low wealth areas of our communities. Aubrey is a current member of the Virginia State Bar, the American Bar Association, the Virginia Bar Association, the Richmond Community Development Alliance, the Institute for Professional Executive Developers, the National Business Incubator Association and the Board of Directors for the Coalition for Greater Richmond and is licensed to practice before the Supreme Court of the United States, as well as serving as an Adjunct Professor and Guest Lecturer at Virginia Commonwealth University's Graduate School of Urban Studies and Virginia Union University's School of Theology.

Caryl Stephens Johnson

Caryl Stephens Johnson, an associate with H&C, is a graduate of Tufts University (B.A), New School University (M.A.) and the University of Richmond School of Law (J.D.). Ms. Johnson is a member of the Virginia State Bar. Ms. Johnson's practice areas include public finance, corporate law and tax, procurement and contracts. Prior to joining H&C Ms. Johnson's practiced focused on tax exempt financing for educational institutions, not-for-profits, health care facilities, developers and manufacturers. Ms. Johnson has served as bank counsel, underwriters' counsel and bond counsel on complex financing structures including variable rate demand bonds, private placements, public offerings and 265(b) transactions. In addition, Ms. Johnson has experience working for clients who have tax controversies with federal and state taxing authorities. Ms. Johnson's prior work experience includes serving as Assistant Vice President of the Financial Services Corporation of New York City, program administrator of the New York City Industrial Development Authority, Vice President of DSL Capital Corporation, financial advisor to the Virginia Small Business Financing Authority's pooled bond program, and budget analyst and regulatory policy analyst for the Commonwealth of Virginia Department of Planning and Budget.

Nicole Thompson Stock

Nicole Thompson Stock is an associate at Harrell & Chambliss with areas of expertise in education law and criminal law. She is a graduate of LaSalle University (B.A.) and Duquesne University School of Law (J.D.). Ms. Thompson has been involved in all aspects of a special education case, including drafting an IEP, representing clients during due process hearings, and drafting pleadings for the federal court. Prior to specializing in education law, Ms. Thompson practiced criminal law as Public Defender in Chester County, Pennsylvania, where she represented clients during felony and misdemeanor jury trials, pre-trial and post trial motions, preliminary hearings, and appeals. Ms. Thompson is a member of the Virginia State Bar and the Pennsylvania Bar.

Stacy E. Lee

Stacy E. Lee is an associate attorney with H&C and her practice areas include criminal and civil litigation. She is a graduate of the College of William & Mary (B.A.) and North Carolina Central University School of Law (J.D.). Ms. Dunn is a member of the Virginia State Bar, Metro Richmond Women's Bar Association and the Richmond Criminal Bar Association. She also is President of the Hill Tucker Bar Association and Executive Member of the Old Dominion Bar Association.

Franklin D. McFadden, Jr.

Franklin D. McFadden, Jr., an associate with Harrell & Chambliss, received his Bachelor of Arts degree in Sociology from the College of William and Mary and his Juris Doctor degree from the University of Richmond School of Law. Frank's primary areas of practice are civil and criminal litigation. Early in his career, Frank developed his skills as a criminal defense attorney, handling countless matters before judges and juries before state and federal courts in the Commonwealth of Virginia. Prior to joining Harrell & Chambliss, and under the tutelage of one of Virginia's preeminent civil litigators, Frank honed his skills as a steadfast advocate for those aggrieved by violations of their civil rights and liberties. In 2014 and 2016, Frank was named to Virginia Business Magazine's "Legal Elite" list.

EQUAL OPPORTUNITY EMPLOYER

The Firm is a minority owned business enterprise and it is the policy of H&C to provide equal employment opportunities for all persons regardless of race, creed, color, religion, sex, age, political affiliation, national origin or physical disabilities. This policy is intended to apply to recruiting, hiring, promotions, compensation, benefits, termination and all other privileges, terms and conditions of employment.

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PRACTICES

Real Estate and Land Use
Banking and Finance
Public Finance

INDUSTRIES

Construction
Food and Beverage
Education
Community Banking
Real Estate Services

George is managing partner of the firm's Richmond office. He practices construction, commercial real estate and local government law. He has represented public and private entities on numerous real estate projects, including construction, acquisition and disposition of real property, and redevelopment and adaptive re-use.

His construction practice focuses on representing owners, design professionals, contractors and subcontractors with negotiating and drafting design and construction contracts. He has more than 20 years of experience handling construction-related transactions, including joint ventures, public-private partnerships and project finance transactions.

George has negotiated and drafted numerous construction-related agreements, including design-build, construction, construction management (agency and at-risk), design, program management, project management, and development agreements. Project examples include luxury hotels; convention centers; office buildings and corporate headquarters campus projects; environmental remediation; museums and exhibit contracts; multifamily housing and mixed-finance development; water and sewer projects; road construction; hospitals and ambulatory surgery centers; roasting plants; manufacturing and distribution plants; luxury homes; and retail.

He also has extensive experience negotiating and drafting comprehensive development agreements for public-private partnerships and has worked on bond financings to fund construction of those projects.

Throughout his career, George has been involved in firm management. He has served on the firm's advisory, pension and recruiting committees.

EXPERIENCE

- Representation of Fortune 100 financial services company in all aspects of design and construction for various projects including new corporate campus.
- Representation of educational institutions in connection with public private partnerships for the development of off balance sheet student housing.
- Representation of Fortune 500 company in connection with various construction contracts related to design and construction of major manufacturing facilities.
- Representation of college related foundations in connection with various construction projects, including student housing, dining facility, urban campus and golf course.
- Representation of regional authority in connection with major convention center expansion.
- Representation of redevelopment authorities in connection with various public private partnerships, including office buildings, parking garages, and mixed income housing.
- Representation of various owners in connection with design and construction of major hotel projects.

- Representation of economic development authorities in connection with public private partnerships for development of jet engine manufacturing facility and wetlands mitigation bank.

EDUCATION

- Howard University School of Law, JD; Member and Managing Editor, *Howard Law Journal*, 1978
- University of Virginia, BA, 1975

ADMISSIONS

- Virginia
- U.S. Supreme Court
- U.S. Tax Court

HONORS

- AV-Rated, Martindale-Hubbell
- Fellow, Virginia Law Foundation
- Recipient, American Jurisprudence Award in Administrative Law
- Recipient, Virginia Bar Association LexisNexis Award for Leadership and Public Service, 2014
- Named a "Lawyer of the Year," Municipal Law, Richmond, *The Best Lawyers in America*, 2013
- Selected for inclusion in *The Best Lawyers in America*, Construction Law, Municipal Law, Real Estate Law, Woodward/White, Inc., 2008-2016
- Named to "Legal Elite," Construction, 2009-2012, 2014, 2015, 2016; Profiled for Construction, 2015, *Virginia Business*

PUBLICATIONS

- Author, "The Construction Process from the Owner's Perspective," Client Strategies for Working with Construction Firms, Chapter in Aspatore Books, 2008

EVENTS

- Speaker, "Public Private Partnerships," Virginia Association of Housing Development Officials
- Speaker, "Eminent Domain Legislation in Virginia," Virginia Association of Housing and Development Officials
- Speaker, "Construction Contracts," Virginia Association of Housing Development Officials
- Speaker, "Brownfields Development," Virginia Association of Housing Development Officials
- Speaker, "Brownfields Development," National Association of Housing and Redevelopment Officials
- Speaker, "Public Private Partnerships," Local Government Attorneys Association
- Speaker, "Redevelopment Projects," Housing and Development Law Institute
- Speaker, "HUD General Conditions in Construction Contracts," Housing and Development Law Institute
- Moderator, "Eminent Domain after KELO," Housing and Development Law Institute
- Moderator, "Investing In South Africa," American Bar Association

- Speaker, "Public Private Partnerships and Major Infrastructure Construction," Lorman Seminars, 2010-2011
- Speaker, "Fundamentals of Construction Contracts," Lorman Seminars, August 2011
- Speaker, "When the Going Gets Tough, Owners Have Remedies," Association of Corporate Counsel Real Estate Committee, July 2011
- Speaker, "Public Private Partnerships and Major Infrastructure Construction," Lorman Seminars, June 2009, December 2009 and October 2010
- Speaker, "Public Private Partnerships," Lorman Seminars, February 2008

AFFILIATIONS

- Member (Appointed by Virginia Supreme Court), Virginia Board of Bar Examiners, 1991-2001
- Member (Appointed by Governor of Virginia), James Madison University Board of Visitors, 1999-2003
- Member (Appointed by Governor of Virgina), Governor's Blue Ribbon Commission on Higher Education, 1998-1999
- Commissioner in Chancery, (Appointed by Richmond Circuit Court)
- Rector; Member, Board of Visitors, 2011-2015, The University of Virginia
- Member, Board of Visitors, Regent University School of Law, 2002-present
- Affiliate Member, American Institute of Architects
- Member; Board of Directors; Former Secretary/Treasurer and Executive Committee, Housing and Development Law Institute
- Member; Section on State and Local Government Law; Section on Real Estate Law; Forum Committee on Construction; Forum Committee on Affordable Housing, American Bar Association
- Member, Section on Construction and Public Contracts; Section on Real Estate, Virginia Bar Association
- Member, Old Dominion Bar Association
- Member, National Association of Bond Lawyers
- Member, Lex Mundi Construction and Infrastructure Practice Group

Real Estate Projects for Housing Authorities in Virginia

McGuireWoods has extensive experience representing public housing authorities on real estate-related transactions. We currently serve as general counsel or counsel to the Richmond Redevelopment and Housing Authority, Alexandria Redevelopment and Housing Authority, and Hampton Redevelopment and Housing Authority on various real estate-related projects. These projects have included multifamily and single-family housing projects, mixed-income projects and mixed-use projects, as well as funding from numerous sources, including HOPE VI grants, Federal Home Loan Bank funds, private financing (bridge, construction and permanent), equity from the sale of various tax credits, grant funds and loans from local governmental entities, funding from VHDA, HOME funds and CIP funds. We have also assisted with land assemblage and condemnation matters. Further, in the past we have also represented the Roanoke Redevelopment and Housing Authority and the Petersburg Redevelopment and Housing Authority. We also represent similar organizations outside of Virginia, including the Housing Authority of Cook County, Ill.

As a result of McGuireWoods' representation of public housing authorities on real estate-related projects like those referenced above, the firm has vast experience drafting and negotiating the various documentation required and assisting our public housing authority clients with establishing ownership and financing structures. In addition, the firm has extensive experience working with HUD, VHDA and local governmental entities to identify and obtain all of the approvals required for these types of projects. Finally, the firm understands and appreciates the array of legal and political issues involved, and we have a proven track record of working with our public housing authority clients to resolve those issues.

Representative Projects

Baltimore County, Maryland. McGuireWoods represented a developer in the acquisition and redevelopment of a 200-unit affordable development in Baltimore County. The project was financed in part by the issuance of short-term tax-exempt bonds and a long-term taxable 221(d)(4) insured loan, low-income housing tax credits, and a housing assistance project based voucher contract that was restructured through the RAD-2 program. Alan Sun was lead counsel on this transaction and the firm's work included: (i) reviewing and negotiating HUD required evidentiary documents and the RAD required documentation; (ii) reviewing tax credit equity documents; (iii) reviewing and negotiating tax-exempt bond documents and verifying compliance with the tax-exempt bond documents; (iv) reviewing construction contracts and proposed construction and operating budgets; (v) negotiating and drafting a payment in lieu of taxes agreement; (vi) reviewing property management agreements; (vii) coordinating closing with HUD; and (viii) rendering the required HUD, lender and tax credit equity opinions.

Howard County, Maryland. Bond counsel for bonds issued by a housing authority that financed the refinance of the acquisition and a portion of the construction of approximately 60 mixed-income units and the portion of the costs of improvements to 50 public housing units that were being transitioned to the RAD program. The firm's work included: (i) drafting all required bond and tax documents; (ii) drafting disclosure documents and reviewing compliance with disclosure requirements; (iii) conducting tax due diligence and drafting tax compliance agreement; (iv) reviewing housing authority financial statements and outstanding indebtedness for disclosure; and (v) rendering all required opinions.

Richmond Redevelopment and Housing Authority's Townes at River South Project. This project consisted of 161 multifamily, mixed-income units constructed on a former public housing site as part of RRHA's HOPE VI Project. The project was constructed in two phases and was financed with HOPE VI grant funds, tax credit equity, Federal Home Loan Bank funds and private financing

(bridge, construction and permanent). The firm's work on both phases included: (i) assisting RRHA in obtaining disposition approvals from HUD; (ii) assisting RRHA with structuring the ownership entities for each phase; (iii) preparing and negotiating a development agreement with RRHA's development partner for each phase; (iv) preparing and negotiating required HOPE VI evidentiary documents for each phase; (v) submitting required HOPE VI evidentiary documents to HUD for each phase; (vi) reviewing and negotiating construction and permanent loan documents for each phase; (vii) preparing and negotiating loan documents for RRHA loans to the ownership entities for each phase; (viii) reviewing and negotiating tax credit equity documents for each phase; (ix) preparing and negotiating ground leases for each phase; (x) reviewing and negotiating construction contracts and architectural agreements for each phase; (xi) rendering required HUD, lender and tax credit equity opinions for each phase; and (xii) preparing and reviewing property management agreements for each phase.

Richmond Redevelopment and Housing Authority's Fulton Village II Project. This project consisted of 26 single-family units designated for sale to purchasers with area median incomes of 50-115 percent and constituted the final phase of the off-site for-sale component of RRHA's HOPE VI Project. The units in this project are to be constructed by the developer over a two-year period, subject to market demand. Construction of the units is financed through a combination of private financing and HOPE VI grant funds. The firm's work on this project included: (i) assisting RRHA with structuring the transaction; (ii) preparing and negotiating a development agreement with RRHA's development partner; (iii) assisting RRHA with addressing title and environmental issues with respect to the project site; (iv) preparing and negotiating required HOPE VI evidentiary documents, including, without limitation, documents evidencing the HOPE VI subsidies to be provided to each qualified purchaser; (v) submitting required HOPE VI evidentiary documents to HUD and submittal of required real estate documents to HUD's field office; (vi) reviewing developer's construction loan documents; (vii) preparing and negotiating a ground lease for the project site; (viii) preparing form conveyance documents to be used to convey completed units to purchasers; (ix) preparing and negotiating covenants, conditions and restrictions for the project; and (x) rendering the required HUD opinion for closing.

Alexandria Redevelopment and Housing Authority's Chatham Square Project. This project consisted of 100 for-sale market-rate units and 52 assisted units and constituted the on-site component of ARHA's HOPE VI Project. The proceeds from the sale by ARHA to its development partner of the property for the 100 for-sale market-rate units was used to finance a portion of the cost of constructing the 52 assisted units. The other sources for funding the construction of the 52 assisted units were HOPE VI grant funds, private financing and tax credit equity. The firm's work included: (i) reviewing and negotiating HUD required evidentiary documents; (ii) reviewing and negotiating tax credit equity documents; (iii) reviewing and negotiating loan documents; (iv) reviewing and negotiating construction contracts; (v) reviewing proposed construction and operating budgets; (vi) negotiating required guarantees; (vii) reviewing and negotiating a Master Declaration for project; (viii) reviewing and negotiating property management agreements; (ix) coordinating closing with HUD; and (x) rendering the required HUD, lender and tax credit equity opinions.

Alexandria Redevelopment and Housing Authority's Glebe Park and James Bland Project. This project consists of a multiphase, multiyear redevelopment of two of ARHA's public housing projects. To date, three of seven phases have closed. The firm's work has thus far included: (i) preparing and negotiating a pre-development agreement; (ii) preparing and negotiating a master purchase, sale and development agreement; (iii) assisting ARHA with structuring the overall transaction; (iv) preparing conveyance documents for each phase; (v) addressing title and survey issues for each phase; (vi) reviewing project budgets and schedules; (vii) preparing and negotiating project guarantees and guarantees for each phase; (viii) reviewing and negotiating a Master Declaration and condominium

documents for the project; (ix) reviewing tax credit equity solicitations and proposals; (x) reviewing and negotiating construction and architect agreements; and (xi) reviewing and negotiating loan documents with the city and other funding sources.

Tax Exempt Bond Financing

Our attorneys are public finance experts and assist and advise the entire spectrum of participants in of bond issues, including qualified 501(c)(3) bonds, residential rental bonds, including 4% LIHTC credit transactions, and other types of bond issues (including tax increment financing) that can be used to develop housing. We regularly serve as counsel to owners, lenders, bond purchasers, borrowers, whether for-profit developers or non-profit entities, issuers, underwriters, and banks in the entire range of tax-exempt bond transactions.

Nonprofit Organizations

We represent a number of tax-exempt organizations throughout the country whose missions are to promote affordable housing. We assist in the formation of the entities; in the representation of the entities throughout the application process, which has included appearing before the IRS; and in the continued representation of those organizations in structuring joint ventures with other nonprofit organizations and for-profit developers. We also have experience responding to IRS audits of these organizations.

Workouts Involving Tax Credit Transactions

We also represent clients in workouts and foreclosures involving tax credit and tax-exempt bond transactions. We work with all parties involved in a transaction including lenders, developers and equity investors, and offer structured solutions to under-performing or non-performing LIHTC developments. We often restructure the financing and ownership of these transactions, as well as communicate with the appropriate allocating agencies to obtain consents and other relief from them. We represent trustees, bondholders and borrowers in tax-exempt bond workouts. We also deal with foreclosures, receiverships and deed-in-lieu of foreclosure matters, and provide post-transition compliance advice.

Other Subsidy Programs

In addition to the LIHTC program, we are experienced in most subsidized housing programs, including those involving tax-exempt financing. We represent both developers as well as the implementing governmental agencies. We provide the advice and expertise necessary to allow all parties to maximize the investment in the housing development, while minimizing the adverse effects, including tax consequences to investors, which can be associated with some subsidies.

We assist clients in state and federal subsidy programs, including but not limited to HOME Funds, AHP grants, §221(d)(4), §221(d)(3), HOPE and HUD programs. We represent developers in connection with these subsidy programs, which includes assisting them throughout the application process, dealing with the applicable agency or other entities, and providing compliance advice, and governmental agencies in awarding such subsidies.

86457040_1

GARLAND RAPHAEL HUNT, ESQ.

garlandhunt(b) (6)@(b) (6) (b) (6)

CHIEF EXECUTIVE OFFICER / SENIOR EXECUTIVE

25+ years Senior Executive Experience / Government & Non-Profit Agencies / Annual Budgets of $50 to $316 million / Public, Private and Community Strategist

A visionary senior executive with extensive experience in complex organization oversight, strategic planning, project management, and process reengineering. A knowledgeable professional who possesses a unique combination of skills, abilities, and experiences that facilitates effective and efficient problem-solving resulting from the quick grasp of complex concepts and issues. A seasoned leader with a demonstrated record of successfully motivating high-functioning professionals and creating and sustaining diverse, collaborative relationships and strategic alliances.

EXECUTIVE EXPERIENCE

PRISON FELLOWSHIP MINISTRIES, Lansdowne, VA **July 2011- Sept 2013**
President
Appointed by the Board of Directors of Prison Fellowship Ministries, as President of Prison Fellowship ***with a staff of 2 V P's and 100 employees*** to plan and execute its strategic and operational objectives. (Annual operational budget of $13,750,000 for FY2013)

- Negotiated new and enhanced strategic agreements with the Federal Bureau of Prisons and numerous state correctional departments leading to three-times the evangelistic and discipleship opportunities for over 21,000 prisoners in local, state and federal penal institutions.
- Facilitated programming, including the Angel Tree program in 86% of secured prisons.
- Expanded outreach to approximately 400,000 children through PF's Angel Tree program addressing the needs of children of incarcerated men and women through successful collaborations with public, private and non-profit organizations.
- Strengthened PF's efforts to facilitate the successful re-entry of thousands of former prisoners into society, most notably through the recent expansion of a collaborative agreement with Goodwill Industries.
- Provided executive oversight for the Office of the President, the Program Development and Program Delivery divisions consisting of 100 employees in an effort to meet organizational objectives and increase volunteer and church engagement.
- Enhanced and expanded PF's sphere of influence and presence to a national audience as an engaging collaborator, conference speaker, and hands-on administrator who encouraged donors, volunteers, collaborators, and church leadership to support the prisoner, ex-prisoner and their families.

GEORGIA DEPARTMENT OF JUVENILE JUSTICE, Atlanta, GA **May 2010 – Jan 2011**
Commissioner

- Appointed by Governor Sonny Perdue as the executive officer of the Georgia Department of Juvenile Justice that provides supervision, detention and a wide range of treatment and educational services for youths referred to the Department by the Juvenile Courts;
- Oversaw a staff 7 direct reports and 4,300 employees with an annual operating budget of approximately $316 million.

GEORGIA DEPARTMENT OF JUVENILE JUSTICE, Atlanta, GA
Commissioner , cont.

- Supervised the care of 52,000 youths served annually, including youths who are placed on probation, sentenced to short-term incarceration, or committed to the Department's custody by Juvenile Courts.
- Provided assistance and/or delinquency prevention services for at-risk youths through collaborative efforts with other public, private and community entities.
- Managed programs, services and facilities throughout the state.

GEORGIA STATE BOARD OF PARDONS AND PAROLES, Atlanta, GA **Jan 2004 – May 2010**
Chairman of the Board (2006-2008)
Vice-Chairman of the Board (2004-2006)
Board Member (2004-2010)

- Appointed by Governor Sonny Perdue to serve a seven-year term as one of the five-member executive board authorized to grant paroles, pardons, reprieves, remissions, commutations, and to restore civil and political rights for persons incarcerated by the Georgia Department of Corrections. The State Board of Pardons and Paroles has the sole constitutional authority to commute, or reduce, a death sentence to life without parole.
- Managed an annual operating budget of approximately $50 million.
- Developed the recently enacted Parole Decision Guidelines grid that changed the manner in which Board evaluates offenders for cases considered after January 1, 2008.
- Oversaw the implementation of the *CLEMENCY ONLINE NAVIGATION SYSTEM* which converted paper-driven business processes into electronic data and images using a work flow management system, allowing multiple users access to the data.
- Created a statewide faith-based initiative providing community support for the re-entry of ex-offenders.

CONCURRENT MINISTRIES: FROM 2004 -PRESENT
LEADERSHIP ROLES WITH THE FATHER'S HOUSE, FELLOWSHIP OF INTERNATIONAL CHURCHES AND WELLINGTON BOONE MINISTRIES

THE FATHER'S HOUSE, Norcross, GA **1999 - 2016**
Executive Pastor

- Grew a vibrant growing body of Christian believers from start up to an average of 400 worshipers providing leadership development, training, and supervision of pastoral staff; pastoral counseling; preaching and teaching.

FELLOWSHIP OF INTERNATIONAL CHURCHES, Norcross, GA **1997 – 2011**
Executive Vice-President, General Counsel

- Ensured efficient and effective management of a fellowship consisting of 40 international and domestic congregations including strategic planning, leadership development, and conference planning.

WELLINGTON BOONE MINISTRIES, Norcross, GA **1997 - 2011**
Executive Vice-President

- Developed, implemented, and evaluated several community-based initiatives including Global Outreach (outreach to college students); Making of Champions (outreach to high school and college athletes); and ProVision Publishing (faith-based materials and books).

RALEIGH INTERNATIONAL CHURCH, Raleigh, NC **1993 - 1999**
Founder, Senior Pastor

- Founded and nurtured a body of believers (from 10 to 500 within five years) into a strong and influential ministry committed to racial reconciliation that influenced the Raleigh metropolitan area through (1) leadership development, training, and supervision of pastoral staff; (2) pastoral counseling; and (3) preaching and teaching.

RALEIGH INTERNATIONAL CHURCH (CONT'D)

- Hosted or co-hosted media programming including ***Reconciling Raleigh*** (radio programming) and co-hosted ***The Gospel in Black and White*** (television programming).
- Oversaw the effective and efficient management of the Raleigh International Church.

NEW GENERATION CAMPUS MINISTRIES, Richmond, VA **1985 - 1993**
National Director

- Identified, trained and nurtured college students on 35 campuses into godly leaders through leadership development and training; supervision of student leadership teams and staff; and executing local, regional, and national conferences.
- Collaborated with university administrators to create and sustain NGM chapters.
- Oversaw the effective and efficient management of NGM.

LEGAL EXPERIENCE

UNITED STATES COURT OF APPEALS, FOURTH CIRCUIT, Richmond, VA **1983 - 1985**
Judicial Law Clerk/Staff Attorney

- Provided advice to the Judge on problem areas, complex legal issues, and recommended outcomes of individual issues and disposition of appeals.
- Drafted per curium opinions, orders, and memoranda under the direction of the Judge.

EDUCATION

HOWARD UNIVERSITY SCHOOL OF LAW, Washington, DC
Juris Doctor **1983**
Academic Honors: Howard University Law Review, Executive Articles Editor (1982-83)
Legal Clerkships: Federal Energy Regulatory Commission, Law Clerk (1982-83)
Internships: Institute for the Study of Educational Policy, Research Associate (1982-83)

HOWARD UNIVERSITY, Washington, DC **1980**
Bachelor of Arts, Political Science

PROFESSIONAL AND COMMUNITY AFFILIATONS

- Member, Georgia Bar Association
- Member, Bar of Supreme Court of Georgia

- Member, Bar of Court of Appeals of Georgia
- Member, Bar of United States Court of Appeals for the Fourth Circuit
- Member, Bar of United States District Court, Northern District of Georgia
- Recipient, The Ben Baer Award, Association of Paroling Authorities International (2009)
- Recipient, The Association of Paroling Authorities International President's Award (2008)
- Vice-President, Association of Paroling Authorities International (2008 - 2010).
- Governor's Appointee, Commission on Family Violence (2004 -2010)
- Inductee, Who's Who in Black Atlanta (2007)
- Alumnus, Leadership Georgia (2006)
- Class President, Coverdell Leadership Institute (2004)

From: Brown, Jereon M
Sent: Thursday, March 23, 2017 11:54 AM
To: Bass, Deana
Subject: FW: Ediscovery processing

From: Foster, Helen G
Sent: Wednesday, March 22, 2017 1:17 PM
To: Clemmensen, Craig T <Craig.T.Clemmensen@hud.gov>; Kasper, Maren M <Maren.M.Kasper@hud.gov>; Petty, Timothy J <Timothy.J.Petty@hud.gov>; Brown, Jereon M <Jereon.M.Brown@hud.gov>
Subject: Fwd: Ediscovery processing

Below is status of 3 of the outstanding FOIAs related to Shermichael Singleton. I apologize, my staff has been working very hard on this but we are not going to be able to release these today. I assure you we are doing everything possible to expedite release and fully comply with the statute. I will keep you up to date. Please let me know if you have any questions. I apologize again for delay.

Get Outlook for iOS

From: Wright, Sandra J <sandra.j.wright@hud.gov>
Sent: Monday, March 20, 2017 8:04 PM
Subject: RE: Ediscovery processing
To: Snowden, Deborah R <deborah.r.snowden@hud.gov>, Foster, Helen G <helen.g.foster@hud.gov>, Aten, Nina R. <nina.r.aten@hud.gov>
Cc: Rodriguez, Aida N <aida.n.rodriguez@hud.gov>, Jih, Deena S <deena.s.jih@hud.gov>, Smallwood, Marcus R <marcus.r.smallwood@hud.gov>

Hi Helen,

17-00752 and 17-00707 was assigned to Aida Rodriquez to provide responsive records;

16-000696 – OHCHO has provided the responsive records, I need to redact confidential information from the Personnel Action form. The final response will be prepared tomorrow, Tuesday, March 21st.

Thanks,
Sandi

From: Foster, Helen G
Sent: Monday, March 20, 2017 6:04 PM
To: Aten, Nina R. <Nina.R.Aten@hud.gov>; Snowden, Deborah R <Deborah.R.Snowden@hud.gov>
Cc: Wright, Sandra J <Sandra.J.Wright@hud.gov>; Bodell, Ethan G <Ethan.G.Bodell@hud.gov>; Jih, Deena S <Deena.S.Jih@hud.gov>; Smallwood, Marcus R <Marcus.R.Smallwood@hud.gov>
Subject: Re: Ediscovery processing

I would think a reasonable search for #17-0752 would include a search for eop.gov email addresses and his first or last name.

Helen Goff Foster
Exec Sec/Office of Administration
US Department of Housing and Urban Development
Washington DC 20415
(b) (6) iPhone
helen.g.foster@hud.gov

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_____

From: Snowden, Deborah R <deborah.r.snowden@hud.gov>
Sent: Monday, March 20, 2017 5:13 PM
Subject: RE: Ediscovery processing
To: Foster, Helen G <helen.g.foster@hud.gov>, Aten, Nina R. <nina.r.aten@hud.gov>
Cc: Wright, Sandra J <sandra.j.wright@hud.gov>, Bodell, Ethan G <ethan.g.bodell@hud.gov>, Jih, Deena S <deena.s.jih@hud.gov>, Smallwood, Marcus R <marcus.r.smallwood@hud.gov>

Helen,

In addition to the one that Sandi listed below, there is one other. They are both highlighted.

17-0844 - I am requesting copies of emails exchanged between HUD employees or former employees Maren Kasper and Shermichael Singleton. (Date Range for Record Search: From 11/08/2016 To 03/14/2017)

17-809 - I request access to and copies of * all calendars dated between January 20, 2017, and the present (for a number of employees to include Shermichael Singleton)

17-0753 - Any and all communications, including internal emails, regarding the employment of Shermichael Singleton and his termination from the Department of Housing and Urban Development.

17-0752 - I hereby request copies of the following records: Any guidance from the White House to the Department of Housing and Urban Development regarding the employment of Shermichael Singleton at the Department of Housing and Urban Development and the termination of his employment with HUD.

17-707 -Copies of all forms, questionnaires, or similar documents completed by Shermichael Singleton, a senior adviser to the Department of Housing and Urban Development from January 23, 2017, to February 16, 2017, as part of the vetting process for political appointees, to include copies of any similar records of any other political appointees.

16-696 - Shermichael Singleton's contract and annual salary as then-senior adviser at HUD (Date Range for Record Search: From 01/20/2017 To 02/17/2017)

Thanks

Deborah R. Snowden
Chief, FOIA Branch
202-402-7606

From: Foster, Helen G
Sent: Monday, March 20, 2017 4:32 PM
To: Aten, Nina R. <Nina.R.Aten@hud.gov>; Cruciani, Linda M <Linda.M.Cruciani@hud.gov>; Wright, Sandra J <Sandra.J.Wright@hud.gov>; Simpson, Kevin M <Kevin.M.Simpson@hud.gov>
Cc: Jih, Deena S <Deena.S.Jih@hud.gov>; Smallwood, Marcus R <Marcus.R.Smallwood@hud.gov>; Snowden, Deborah R <Deborah.R.Snowden@hud.gov>
Subject: Re: Ediscovery processing

There was more than one? Wasn't there?

Helen Goff Foster
Exec Sec/Office of Administration
US Department of Housing and Urban Development
Washington DC 20415
(b) (6) iPhone
helen.g.foster@hud.gov

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From: Wright, Sandra J
Sent: Monday, March 20, 2017 4:31:28 PM
To: Foster, Helen G; Simpson, Kevin M; Aten, Nina R.; Cruciani, Linda M
Cc: Snowden, Deborah R; Smallwood, Marcus R; Jih, Deena S
Subject: RE: Ediscovery processing

FOIA control number - 17-FI-00753; Requester – Christopher Massie

Sandra J. Wright
Team Leader, FOIA Branch
Office of the Executive Secretariat
(202) 402-5510

From: Foster, Helen G
Sent: Monday, March 20, 2017 4:13 PM
To: Simpson, Kevin M <Kevin.M.Simpson@hud.gov>; Aten, Nina R. <Nina.R.Aten@hud.gov>; Cruciani, Linda M <Linda.M.Cruciani@hud.gov>
Cc: Snowden, Deborah R <Deborah.R.Snowden@hud.gov>; Wright, Sandra J <Sandra.J.Wright@hud.gov>; Smallwood, Marcus R <Marcus.R.Smallwood@hud.gov>; Jih, Deena S <Deena.S.Jih@hud.gov>
Subject: Ediscovery processing

OGC friends,
Was wondering if you could expedite the eDiscovery searches related to Shermichael Singleton. Since there are several and they are assigned for my personal review, I would like to get a read on the scope and plan my resources accordingly. Sandy, can you send Nina the FOIA request numbers so we make sure we are capturing the right ones? Thank you!

Helen

Helen Goff Foster
Exec Sec/Office of Administration
US Department of Housing and Urban Development
Washington DC 20415
(b) (6) iPhone
helen.g.foster@hud.gov

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From: Brown, Jereon M
Sent: Thursday, March 23, 2017 11:55 AM
To: Bass, Deana
Subject: FW: Assignment Notification - FOIA #17-FI-HQ-00895
Attachments: 17-FI-HQ-00895.html

From: Foster, Helen G
Sent: Tuesday, March 21, 2017 6:15 PM
To: Kasper, Maren M <Maren.M.Kasper@hud.gov>; Petty, Timothy J <Timothy.J.Petty@hud.gov>
Cc: Brown, Jereon M <Jereon.M.Brown@hud.gov>
Subject: Fwd: Assignment Notification - FOIA #17-FI-HQ-00895

FYI. New one received today. This one isn't perfected because it has no date range. The clock doesn't run until we have a date range, we will follow up with requester.

Status on others-- still TBD. Tomorrow is our target but I still haven't seen responses for all of them--so that may or may not be doable. Will check back in am.

Get Outlook for iOS

From: Wright, Sandra <Sandra.J.Wright@hud.gov>
Sent: Tuesday, March 21, 2017 11:17:42 AM
To: Snowden, Deborah R; Foster, Helen G
Subject: Assignment Notification - FOIA #17-FI-HQ-00895

Request Details:

Request ID: 17-FI-HQ-00895
Request Type : FOIA
Requester Name : Kel McClanahan
Request Description: All email correspondence sent to or received by the following officials (or acting officials, if appropriate): Secretary of Housing and Urban Development and Chief of Staff Inspector General or Deputy Inspector General Beachhead team members Deidre Bass, Sheila Greenwood, Maren Kasper, Lynne Patton, and Shermichael Singleton
Program Office Due Date:
Request Owner: Foster, Helen
Request Primary User: Sandra J. Wright

Notes :
Good morning: NEW FOIA request. Once requester provides a specified date range I will submit an ediscovery search. I left voicemail message for requester to provide me with the date range. Thanks, Sandi

Report Date: 03/21/2017
Time: 11:17:45 AM

Request Details Report

Request Information:

Request #	: 17-FI-HQ-00895
Action Office	: HQ
Request Type	: FOIA
Request Owner	: Foster, Helen
On Behalf Of	: -
Requester Category	: Other Requesters
Reference	: -
Received Mode	: -
Requested Date	: 03/20/2017
Original Received Date	: 03/21/2017
Received Date	: 03/21/2017
Perfected Request	: Yes
Disposition Accepted Date	: -
Delivery Date	: -
Closed Date	: -
Original Target Date	: 04/18/2017
Target Date	: 04/18/2017
Estimated Delivery Date	: 04/18/2017
Total Days on Hold	: 0
Days Remaining	: 20
Request Age	: 0
Delivery Mode	: E-mail
Multi-Track Type	:
Priority	: Agency Officials
Request Status	: Assigned
Final Disposition	: -
Discretionary Release Made	: No
Discretionary Comments	: -
Discretionary Codes	: -
Denial Authority	: -
Expedite Requested	: No
Expedite Status	: -
Expedite Start Date	: -
Expedite End Date	: -
Expedite Description	: -
Adjudicate Days (Expedite)	: -
Retention Expired Date	: TBD

Custom Fields:

Interim Responses

Interim Response	: No

Description of the Request :

All email correspondence sent to or received by the following officials (or acting officials, if appropriate): Secretary of Housing and Urban Development and Chief of Staff Inspector General or Deputy Inspector General Beachhead team members Deidre Bass, Sheila Greenwood, Maren Kasper, Lynne Patton, and Shermichael Singleton

Sub-requests :

Default

Requester Information:

Requester Name	: McClanahan, Kel
Job Title	: -
Created Date	: 03/20/2017
Requester Login	: -
Default Category	: Other Requesters
Organization	: -
Work Phone 1	: 301-728-5908
Work Phone 2	: -
Mobile	: -
Fax	: 240-681-2189
E-Mail	: kel@nationalsecuritylaw.org

Address:

Address 1	: 4702 Levada Terrace
Address 2	: -
City	: Rockville,
State	: Maryland
Country	: United States
Zip Code	: 20853

Billing Address:

Address 1	: 4702 Levada Terrace
Address 2	: -
City	: Rockville,
State	: Maryland
Country	: United States
Zip Code	: 20853

Shipping Address:

Address 1	: 4702 Levada Terrace
Address 2	: -
City	: Rockville,
State	: Maryland
Country	: United States
Zip Code	: 20853

Other Address:

Name	: -
Organization	: -
Address 1	: -
Address 2	: -
City	: -
State	: -
Country	: United States
Zip Code	: -
Phone	: -
Fax	: -
E-Mail	: -

Action History :

Action	Comment	Action Taken By	Action Date/Time

[Assign Request]:Note-New	Incoming FOIA request.	Key, Michelle	03/21/2017 09:52:13 AM
Assigned		Key, Michelle	03/21/2017 09:52:13 AM
Correspondence	Saved received correspondence letter of type Request with subject 'Request Description' for the request '17-FI-HQ-00895'	Key, Michelle	03/21/2017 09:51:20 AM
Perfected	Request is marked as Auto Perfected upon receiving.	Key, Michelle	03/21/2017 09:48:52 AM
Assigned		Key, Michelle	03/21/2017 09:48:52 AM
Received		Key, Michelle	03/21/2017 09:48:52 AM

Assign :

Assigned By	Assigned Date	Assigned To (User/Group)	Action Office	Comments	Request Status
Key, Michelle	03/21/2017 09:52:13 AM	Wright, Sandra (Primary)	HQ	Incoming FOIA request.	Received
Key, Michelle	03/21/2017 09:48:52 AM	**Admin**	HQ	-	Received
		Key, Michelle	HQ		

Link Requests :

Request #	Request Type	Requester Name	Primary User	Received Date	Target Date	Request Status
No link requests found						

Extension :

ID	Reason for Extension	Days	New Target Date	Approval/Denial Date	Completed Date	Extension Status	Extension Note	Approval/Denial Note	Completion Note
No Extensions found.									

FOIA Documents Details (in Request Folder):

File Cabinet Drawer	Folder Name	Disposition	Layer Name	No. of Pages	Date Added	Redaction Codes	Document Review Status
No folders have been added to this request.							

FOIA Documents Details (in Review Log):

File Cabinet Drawer	Folder Name	Disposition	Comments	No. of Pages	Date Added	Redaction Codes
No folders have been added to this request.						

Page Details:

# of pages attached to request folder	: 0
# of pages attached to request folder with partial redactions	: 0
# of pages attached to request folder with full redactions	: 0
# of pages attached to request folder without redactions	: 0
# of documents delivered	: 0
# of pages reviewed	: 0
# of pages delivered	: 0

Partially Applied Redaction Code Details:

Redaction Code	Description	No. of Pages Used
No Page with partial redactions was added to this request.		

Fully Applied Redaction Code Details:

Redaction Code	Description	No. of Pages Used
No Page with full redactions was added to this request		

Manually - Partially Applied Redaction Code Details:

Redaction Code	Description
No partially applied redaction code details found	

Manually - Fully Applied Redaction Code Details:

Redaction Code	Description
No fully applied redaction code details found	

Manually Applied - Other Redaction Code Details:

Redaction Code	Description
No other applied redaction code details found	

Fee Details :

Payment Status	: No Charges
Last Invoice Amount	: $ 0.00
Last Invoice Number	: -
Last Invoice Date	: -
Pre-Payment Amount	: $ 0.00
Total Invoiced	: $ 0.00
Cost Estimated	: $ 0.00
Cost Not Charged by the Agency	: $ 0.00
Total Amount Paid	: $ 0.00
Interest Due	: $ 0.00
Balance Due	: $ 0.00
Total Refund Amount	: $ 0.00
Amount Requester Willing to Pay	: $ 25.00
Fee Waiver Requested	: No
Fee Waiver Status	: Fee Waiver Not Requested
Fee Waiver Start Date	: -
Fee Waiver End Date	: -
Willing to Pay All Fees	: No
Adjudicate Days (Fee Waiver)	: -

Fee Details Description:

Fee Items	Charge Type	Unit Rate ($)	Quantity	Extended Value ($)
No Fee Details have been Found for this Request.				

Work Hours (Record Search Processing Costs) :

Program Office	Created By	Rate	Hours	Total Cost	Comments
No Record Search Processing Cost details found					

Work Hours (Staff Processing Costs) :

User Name	Activity	Created By	Rate	Hours	Total Cost	Comments
No staff processing cost details found.						

Transfer Details:

Transfer To	Transfer By	Transfer Date	Comment

No transfer request details found for this request.

Correspondence Log :

Subject	File Name	User	Status	Mode	E-mail	Dispatched Date	Action Date
Request Description	Request Description.pdf	Key, Michelle	Received			03/21/2017	03/21/2017

Consultation Review Log :

Review ID	Location(s) Referred	Due date	Created Date	Imported Date	Disposition Accepted Date	Status
No consultation review log records found						

Requests For Documents:

ID	Location(s) Referred	Request Date	Due date	Status	Comments
No Request For Documents log details found					

Document Delivery log:

ID	User	Mode	Status	Delivery Type	E-mail	Dispatched Date	Date
No document delivery log details found.							

From: Brown, Jereon M
Sent: Thursday, March 23, 2017 4:26 PM
To: Bass, Deana
Subject: FW: Final response letter/documents 17-00707
Attachments: Brendan O'Connor.tif; Interima response - Granted in part - Exemption 6 (Brendan O'Connor- Shermicahel Singleton information).doc

Deana, this will probably be shipped tomorrow

From: Wright, Sandra J
Sent: Thursday, March 23, 2017 4:22 PM
To: Brown, Jereon M <Jereon.M.Brown@hud.gov>
Subject: Final response letter/documents 17-00707

Attached is the final response letter and responsive records for Brendan O'Connor FOIA request

Sandra J. Wright
Team Leader, FOIA Branch
Office of the Executive Secretariat
(202) 402-5510

The White House
Presidential Personnel Office

SKC/SES BIO SHEET

This information is necessary to begin the clearance process. Return to White House Liaison when completed.

PART I: PERSONAL INFORMATION (TO BE COMPLETED BY THE CANDIDATE)

1. FULL NAME (Last, First, Middle):	2. SOCIAL SECURITY NUMBER:
Singleton, Shermichael, Vontrell	(b)(6)

3. CURRENT RESIDENTIAL ADDRESS (Number, Street, City, State, ZIP Code)
(b)(6)

4. VOTING ADDRESS IN 2016 (Number, Street, City, State, ZIP Code, if different than current address)

5. PLACE OF BIRTH (City, State; if not U.S., state, country)	6. GENDER	7. DATE OF BIRTH
(b)(6)	Male	(b)(6)

8. ETHNIC HERITAGE	9. RACE	10. POLITICAL PARTY
	African-American	(b)(6)

11. HOME PHONE	12. CELL PHONE	13. WORK PHONE
	(b)(6)	202-705-7795

14. PERSONAL EMAIL	15. WORK EMAIL
(b)(6)	shermichael.v.singleton@hud.gov

16. CURRENT POSITION (Title, Company)	17. WORK ADDRESS (Number, Street, City, State, Zip)
Deputy Chief of Staff, Department of Housing and Urban Development, (HUD)	451 7th Street S.W., Washington, D.C. 20410

18. PLEASE LIST ALL SOCIAL MEDIA ACCOUNTS (Or say none if you have none)
Facebook: Shermichael Singleton Instragram: Shermichael_ Twitter: Shermichael_

19. EDUCATION (Degree, Institution, Year)	20. AWARDS
Political Science, BA, Morehouse College, 2012	

21. MILITARY SERVICE (Rank, Branch, Years)	22. PREVIOUS PRESIDENTIAL APPOINTMENTS

PART II: POSITION INFORMATION (TO BE COMPLETED BY WHITE HOUSE LIAISON)

1. POSITION TITLE	2. AGENCY
Deputy Chief of staff	HUD

2. APPOINTMENT TYPE	3. GRADE	4. OPM NUMBER
NA	SES 160,000	

5. WH LIAISON NAME	6. WH LIAISON PHONE	7. WH LIAISON EMAIL
Andrew Hughes	202-705-7637	andrew.hughes5@hud.gov

Shermichael Singleton

Writer and Political Consultant

(b)(6)

Summary

Shermichael Singleton is a political consultant, writer, and political analyst. He studied Political Science at (b)(6) and is the founder of Singleton Strategies, LLC. Singleton is no stranger to the world of presidential politics, having worked on the presidential campaigns of former U.S. Speaker of the House Newt Gingrich, former Republican presidential nominee Governor Mitt Romney, and Dr. Ben Carson. He also worked for the (b)(6) which played a crucial role in nearly every major race during the 2014 Republican midterm victories. He is a weekly commentator on NewsOne Now on TV One and is also a political contributor to the Washington, DC-based political newspaper, The Hill.

Experience

(b)(6)

Principal at Singleton Strategies, LLC

November 2012 - Present (4 years 3 months)

Singleton Strategies, LLC is a Republican Political Consulting firm founded by Shermichael Singleton to focus on crafting strategies to target diverse communities.

- Founded consulting firm to develop strategy for candidates on the local, state and federal level.
- Firm focuses on minority outreach and engagement.
- Firm focuses on Republican candidates running in diverse areas.
- Firm focuses on crafting strategies and messaging for political campaigns.
- Firm focuses on crafting policies for multi-cultural communities.

Communications Director at Dr. Ben Carson

(b)(6)

February 2016 - Present (1 year)

- Spokesman and communications director for retired Pediatric Neurosurgeon and former Republican presidential candidate, Dr. Ben Carson.
- Researched, wrote, and edited op:ed's (opinionated pieces) on behalf of Dr. Carson for major print outlets, including, but not limited to, The Washington Post, The Wall Street Journal, Time Magazine, The Washington Times, and IJR (Independent Journal Review)
- Sent out frequent press releases to over 13,000 national news reporters, including the A/P (Associated Press).

- Built and maintained relationships with major press figures on behalf of Dr. Carson from CNN: Wolf Blitzer, Jake Tapper, Don Lemon, Erin Burnett and major press figures from FoxNews: Neil Cavuto, Judge Jeanine Pirro, Megyn Kelly, Sean Hannity, and Bill O'Reilly.
- Wrote weekly newsletters sent to Dr. Carson's email file, which included over 1 million emails from his presidential run.
- Provided weekly in-depth policy briefings to Dr. Carson on relevant policy issues and current political issues and positions.
- Managed a team of 20, that built The Carson Ideas Forum and oversaw its daily operations. The Carson Ideas Forum was a subscription-based platform, found and created after Dr. Carson's presidential campaign with a monthly budget of $100,000. It provided subscribers with behind the scenes access to Dr. Carson as well as a live weekly video conference with top subscribers around the country.
- Selected, organized, and managed Dr. Ben Carson's media appearances on national television shows such as CNN, MSNBC, Fox News and Fox Business, Bloomberg, and the BBC. Also included managing national and satellite radio hits.

Selected, organized, and managed Dr. Ben Carson's media appearances on national television shows such as CNN, MSNBC, Fox News and Fox Business, Bloomberg, and the BBC. Also included managing national and satellite radio hits.

Strategic Communications Consultant at (b)(6) (b)(6)
February 2016 - January 2017 (1 year)
(b)(6) As communications director, I handle all communications on behalf of the company and our relationships with our various partnerships in broadcast television and our various clients.

- Handled all internal and external communications for the largest minority-owned broadcast company in the United States.
- Wrote and edited all national and international columns for syndicated columnist and owner of Howard Stirk Holdings I & II, Armstrong Williams.
- Managed clients such as Russel Simmons, Jamie Fox, famed Attorney Allan Dershowitz, Civil Rights Attorney Benjamin Crump, Megachurch Pastor AR Bernard, and others.
- Wrote press release and maintained relationships with major press holders, national and international.

Public Relations at (b)(6) (b)(6)
July 2016 - December 2016 (6 months)
I provide public relations services to (b)(6), which is lead by one of the (b)(6) President and Chairman respectively.

The Foundation was formed to promote understanding and cooperation between and among ethnic groups and to reduce the existing tensions among diverse racial and ethnic communities.

Contributor at The Hill (b)(6)

September 2015 - December 2016 (1 year 4 months)

I write about topics relative to politics and culture.

Contributor at Bold Global Media

November 2015 - September 2016 (11 months)

I write about politics and culture. Bold is a multimedia, viral news & cultural site founded by writer and political analyst, Carrie Shefield.

Website: Bold.global

Contributor to the American CurrentSee at The Washington Times

October 2015 - April 2016 (7 months)

I write about topics relative to politics and culture for the American CurrentSee Magazine which is published monthly in a digital format by The Washington Times.

Coalitions Advisor at CarsonAmerica (b)(6) (b)(6)

November 2015 - February 2016 (4 months)

Advise the campaign on national coalition strategy.

- Worked with other key advisors to develop national coalitions strategy and outreach strategy
- Wrote African-American outreach strategy.
- Developed and implemented strategy in South Carolina in coordination with South Carolina State Director.
- Writer (Non-Disclosure).

Confidential at TMZ

June 2015 - September 2015 (4 months)

Worked on an upcoming show with Harvey Levin, founder of TMZ.

Finance Advisory Committee at (b)(6)

May 2015 - June 2015 (2 months)

Developed fundraising initiative in (b)(6) with campaign senior advisor and campaign finance chair.

Consultant at (b)(6) (b)(6)

March 2015 - April 2015 (2 months)

- Daily planning and implementation of a multi-city statewide 1,700 mile bus tour.
- Developed relationships with a variety of client stakeholders, vendors, sponsors, as well as local partners such as elected/appointed officials.

Opposition Research at (b)(6) (b)(6)
February 2014 - November 2014 (10 months)

Researched, analyzed and uploaded data of targeted candidates.
Transcribed and analyzed hundreds of videos for a one of a kind database used for research and ad production that lead to Republican victories.
Compiled research for the purposes of creating opposition research books on targets on behalf of clients.
Identified opportunities for clients to engage.

Campaign Manager at (b)(6) (b)(6)
February 2013 - May 2013 (4 months)

- Oversaw the development of, and utilized a report that held high validity (six sigma) data to develop a 3-phase campaign strategy.
- Oversaw a campaign strategy to introduce the candidate, develop policy positions and conduct voter outreach.
- Managed fundraising efforts and the production of print media.
- Wrote initial drafts of candidate survey responses to major news outlets.

Campaign Advance and Operations at Romney for President (b)(6)
July 2012 - November 2012 (5 months)

- Coordinated communication efforts with major news outlet such as CNN and FoxNews.
- Developed and organized large political rallies with thousands in attendance.
- Implemented daily campaign schedule.
- Coordinated candidate and campaign operations at hundreds of political rallies, campaign stops and fundraisers.

Independent Contractor and Chair of (b)(6) **at Newt 2012**
June 2011 - December 2011 (7 months)

- Assisted with the development of the campaign's youth outreach strategy.
- Organized and coordinated volunteers at (b)(6) colleges and universities.

Legislative Aide at (b)(6) (b)(6)
January 2011 - April 2011 (4 months)

- Researched and analyzed pending legislation and assisted in the drafting of legislation.
- Wrote floor speeches and as well as speeches for public appearances.

Deputy Campaign Manager at (b)(6) (b)(6)
August 2010 - November 2010 (4 months)

- Assisted campaign manager with development and implementation of campaign strategy.
- Wrote speeches, talking points and memos for the candidate.
- Coordinated donor outreach efforts to achieve fundraising goals.

Deputy Campaign Manager at (b)(6)

April 2010 - August 2010 (5 months) (b)(6)

- Assisted campaign manager with marketing development and campaign strategy.
- Coordinated with the campaign manager to develop a strategy for achieving fundraising and advertising goals.
- Oversaw fundraising initiatives and direct mail strategy.
- Worked to develop branding, messaging and volunteer strategy.

Honors and Awards

2014 List of Rising Political Stars

eMpower Magazine

June 2014

Organizations

Bethesda Lodge 168 F.&A.M. (Freemasonry)

Lodge Historian (Former)

Skills & Expertise

Political Campaigns
Politics
Political Consulting
Public Speaking
Grassroots Organizing
Community Outreach
Fundraising
Volunteer Management
Legislative Relations
Political Communication
Research
Policy Analysis
Coalitions
Legislation
Speech Writing
Public Relations
Social Media
Policy
Political Science
Grassroots
Campaign Management
Public Policy

Publications

Why does the GOP continue to self-destruct?
CNBC October 4, 2016
Authors: Shermichael Singleton

Why does the GOP continue to self-destruct?
The Hill October 4, 2016
Authors: Shermichael Singleton

Are we really doing enough to stop ISIS and radical Islam?
The Hill July 26, 2016
Authors: Shermichael Singleton

A search for true leaders in a nation divided
The Hill July 1, 2016
Authors: Shermichael Singleton

Do anti-Trump Republicans really want to risk a Clinton presidency?
The Hill May 31, 2016
Authors: Shermichael Singleton

The reasons behind Trump's rise
The Hill March 18, 2016
Authors: Shermichael Singleton

A Who's Who of Who's Black on the Campaign Trail
The Root By: Lauren Victoria Burke January 30, 2016
Authors: Shermichael Singleton

These are the nearly 50 African-American campaign staffers working the 2016 presidential race.

Rahm Emanuel's Big Cover Up
Bold January 5, 2016
Authors: Shermichael Singleton

Defeating ISIS On Every Front
The Hill December 11, 2015
Authors: Shermichael Singleton

Clinton's Black Voter Problem
The Washington Times November 30, 2015
Authors: Shermichael Singleton

Crippling ISIS Financially Paves Road to Its Defeat
Bold November 29, 2015
Authors: Shermichael Singleton

Ben Carson and the rediscovery of humility
The Hill November 3, 2015
Authors: Shermichael Singleton

The inner cities' lack of opportunity
The Hill October 16, 2015

Authors: Shermichael Singleton

Hillary Clinton's Double Standard

October 14, 2014

Authors: Shermichael Singleton

Is Immigration about Sympathy or Justice?

The Hill September 24, 2015

Authors: Shermichael Singleton

The Rise of The Political Outsider

The Hill September 4, 2015

Authors: Shermichael Singleton

Black Lives Matter movement: Bad for Democrats, Good for Republicans

The Hill August 28, 2015

Authors: Shermichael Singleton

Why is Trump so popular?

The Hill August 20, 2015

Authors: Shermichael Singleton

Utilizing Political Ideologies to Market a Political Candidate

The Clute Institute for Academic Research January 2012

Authors: Shermichael Singleton

Roland Martin: "I Do Me" is No Longer Acceptable

Hip Hop Republican October 11, 2011

Authors: Shermichael Singleton

Languages

English	(Native or bilingual proficiency)
French	(Elementary proficiency)
Latin	(Limited working proficiency)

Education

(b)(6)

Degree in Progress, Linguistics and Arts, 2016 - 2017

(b)(6)

Bachelor of Arts (B.A.), Political Science with a concentration in Political Theory, 2008 - 2012

Interests

Political Theory, Philosophy, Economics, Economic Development, Monetary Policy, Urban Development, Freemasonry, Art, and Painting.

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-3000

OFFICE OF ADMINISTRATION

Mr. Brendan O'Connor
Staff reporter, Special Projects Desk
Gizmodo Media Group
114 Fifth Avenue
New York, NY 10011

RE: Freedom of Information Act Request
FOIA Control No.: 17-FI-HQ-00707

Dear Mr. O'Connor:

This letter is an interim response to your Freedom of Information Act (FOIA) request dated February 19, 2017. Your request was received in the Department's FOIA Branch on February 21, 2017. You asked for copies of all forms, questionnaires, or similar documents completed by Shermichael Singleton from January 23, 2017, to February 16, 2017, as part of the vetting process for political appointees and single copies of any similar records for any other political appointees.

Your request is granted in part. Enclosed are copies of the releasable portions records pertaining to Shermichael Singleton. I am withholding Mr. Singleton's personal information under FOIA Exemption 6. Exemption 6 protects information that would constitute an unwarranted invasion of personal privacy. The interest of the general public in reviewing these portions of government documents does not outweigh the individuals' right to privacy.

The Department is still conducting a search for records pertaining to the singles copies of any similar records for any other political appointees. Appeal rights will be provided to you in the Department's final response letter.

For your information, your FOIA request, including your identity and any information made available, is releasable to the public under subsequent FOIA requests. In responding to these requests, the Department does not release personal information, such as home address, telephone number, or Social Security number, all of which are protected from disclosure under FOIA Exemption 6.

If you have any questions regarding your request, please contact Mrs. Sandra J. Wright at (202) 402-5510. Thank you for your interest in the Department's programs and policies.

Sincerely,

Helen Goff Foster
Chief Administrative Officer
Chief FOIA Officer

Enclosures

From: Brown, Jereon M
Sent: Thursday, March 23, 2017 4:29 PM
To: Bass, Deana
Subject: FW: Lauren Dillion FOIA request 17-00634 (DNC)
Attachments: Granted in part - Exemption 6 (Lauren Dillion - Lynne Patton information).doc; Lauren Dillon2.zipx

-----Original Message-----
From: Wright, Sandra J
Sent: Thursday, March 23, 2017 4:26 PM
To: Brown, Jereon M <Jereon.M.Brown@hud.gov>
Subject: Lauren Dillion FOIA request 17-00634 (DNC)

HI Jerry,

Attached are the documents and final response letter for Lauren Dillion FOIA request - 17-00634, the file was too large to send PDF so therefore, I had to zip the documents.

Thanks,
Sandi

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-3000

OFFICE OF ADMINISTRATION

Ms. Lauren Dillion
Democratic National Committee
430 S. Capitol Street, SE
Washington, DC 20003

RE: Freedom of Information Act Request
FOIA Control No.: 17-FI-HQ-00634

Dear Ms. Dillion:

This letter is in response to your Freedom of Information Act (FOIA) request dated and received February 9, 2017. You asked for all records (including emails and other communications, memos, and any other document) related to the recommendation, selection, and hiring of Lynne Patton, who is serving as Senior Advisor and Director of the Office of Public Liaison.

Your request is granted in part. Enclosed are copies of the records you have requested. I am withholding Ms. Patton's home address, cell phone number, personal email address, Social Security number, date of birth, and personal information from her resume under FOIA Exemption 6. Exemption 6 protects information that would constitute an unwarranted invasion of personal privacy. The interest of the general public in reviewing these portions of government documents does not outweigh the individuals' right to privacy.

I am the official responsible for this determination based on information provided by the Department's Office of General Counsel. You may appeal this determination within 90 days from the date of this letter. If you decide to appeal, your appeal should include copies of your original request and this response, as well as discussion of the reasons supporting the appeal. With regard to FOIA Exemption 6, your appeal should address the nature of the overriding public interest in disclosure that outweighs the personal privacy interest protected by the exemption. The envelope should be plainly marked to indicate that it contains a FOIA appeal and addressed to:

U.S. Department of Housing and Urban Development
Attention: FOIA Appeals
Office of Ethics, Appeals and Personnel Law
Ethics and Appeals Division
451 Seventh Street, SW, Room 2130
Washington, DC 20410
Telephone: (202) 708-3815

You may also submit your appeal online at:
http://:portal.hud.gov/hudportal/HUD?src=/program_office/administration/foia/foiaappeals.

In addition, you may contact the Office of Government Information Services (OGIS) at the National Archives and Records Administration to inquire about the FOIA mediation services they offer. The contact information for OGIS is as follows:

Office of Government Information Services
National Archives and Records Administration
8601 Adelphia Road-OGIS
College Park, Maryland 20740-6001

Telephone: 202-741-5770; Toll free: 1-877-684-6448
Fax: 202-741-5769
Email: ogis@nara.gov

For your information, your FOIA request, including your identity and any information made available, is releasable to the public under subsequent FOIA requests. In responding to these requests, the Department does not release personal information, such as home address, telephone number, or Social Security number, all of which are protected from disclosure under FOIA Exemption 6.

If you have any questions regarding your request, please contact Mrs. Sandra J. Wright at (202) 402-5510. Thank you for your interest in the Department's programs and policies.

Sincerely,

Helen Goff Foster
Chief Administrative Officer
Chief FOIA Officer

Enclosures

From: Brown, Jereon M
Sent: Thursday, March 23, 2017 5:35 PM
To: Bass, Deana
Subject: RE: Sec. Carson - Florida?

Okay, let me know how I can assist. I'm going to take you off the hourly FOIA report.

From: Bass, Deana
Sent: Thursday, March 23, 2017 5:28 PM
To: Brown, Jereon M <Jereon.M.Brown@hud.gov>
Subject: Fw: Sec. Carson - Florida?

let's discuss. i think the media advisory should go out monday.
db

From: Lorraine Woellert <lwoellert@politico.com>
Sent: Thursday, March 23, 2017 5:12 PM
To: Brown, Jereon M; Bass, Deana
Subject: Sec. Carson - Florida?

Hi folks - I understand Secretary Carson is going to Florida tonight. Is he giving a speech or having meetings down there?

I also hear he's going to Dallas next week to continue his listening tour. Can you all offer details on that trip for our planning?

Thanks. We're very interested in at least getting his schedule.
Lorraine

Lorraine Woellert | Reporter **|** **POLITICO**
703.842.1796 (best number) |202.368.7126 (cell) |@Woellert
1000 Wilson Blvd., 8th Floor, Arlington, VA 22209

From: Taffet, Clifford
Sent: Friday, April 07, 2017 12:30 PM
To: HQ_CPD; CPD FIELD STAFF; Holderfield, Stephanie A; Byrd, David J; Holmes, Gregory A; Beckles, Angela L
Cc: Clemmensen, Craig T; Kasper, Maren M; Bass, Deana
Subject: 'CPD Weekly Pulse' for the Week Ending April 7, 2017
Attachments: CPD WEEKLY PULSE - Week Ending April 7, 2017.docx

Please find attached the CPD 'Weekly Pulse' for the week ending April 7, 2017. Have a good weekend.

CPD WEEKLY PULSE
Week Ending April 7, 2017

If you have comments or questions about anything in this digest, please post in the CPD Blog: http://hudsharepoint.hud.gov/sites/cpd/DASO/IOD/CPD%20Blog/default.aspx

For a quick overview of the status of hiring, training and travel budgets, and contract procurement, visit CPD's Information on Demand site: http://hudsharepoint.hud.gov/sites/cpd/DASO/IOD/default.aspx

Get the latest information on HUD programs at the HUD Exchange website: https://www.hudexchange.info/

Action Items, activities of note or issues for the coming week

From General Deputy Assistant Secretary, Cliff Taffet

- Work begins on the renovation of the OBGA/OAHP space in HQ.
- Mid-year employee progress review period is underway, running through May 15.
- Written Congressional Justifications (CJs) for the FY 2018 budget are due to OCFO as per the following schedule:
  - Accounts with no eliminations or policy changes – *Due April 10*
  - Accounts with significant edits or policy changes, core rental assistance programs, S&E accounts, IT Fund, WCF – *Due April 13*

From the Office of the Deputy Assistant Secretary of Operations, Lori Michalski
Some Highlights from the Field

Anchorage Field Office

- On April 11, the Anchorage CPD Director will participate in a program-related session to discuss CDBG opportunities and program possibilities for a dilapidated high-rise in downtown Fairbanks, Alaska. Staff from Senator Murkowski's Office and several Federal agencies are expected to attend the meeting.

Milwaukee Field Office

- On April 12, the Milwaukee CPD Director will convene a telephone conference call with the City of La Crosse, Wisconsin community development leaders, representatives from the City of Milwaukee, Wisconsin, the Local Initiatives Support Corporation (LISC), and philanthropic partners. The purpose of the call is to share the La Crosse Promise Neighborhood Program's unique homeownership strategy, in which home buyers are provided scholarships of up to $50K in return for their commitment to purchase homes or vacant lots in designated neighborhoods. The goal of the meeting is to assess whether the City's strategy may work in certain Milwaukee neighborhoods.

From the Office of the Acting Deputy Assistant Secretary for Grant Programs, Stan Gimont

- The Relocation and Real Estate Division has engaged program counsel to determine the applicability of Section 104(d) relocation assistance requirements on the West Calumet Public Housing project in East Chicago. The State of Indiana is seeking to use NSP1 funding for the actual demolition costs.

From the Office of the Deputy Assistant Secretary for Special Needs Programs, Ann Oliva

- On April 10, OHH staff will assist in leading the monthly "Peer to Peer" call with VAWA/HOPWA grantees. These calls allow grantees the opportunity to provide status updates regarding their projects.
- On April 11, DAS Oliva will participate in the Homelessness and Opioid Abuse convening with Federal partners and stakeholders.
- On April 12, DAS Oliva will attend the monthly SDCT meeting with staff members from the VA and USICH to discuss progress and priorities related to ending Veteran homelessness.

HUD-17-0235-B-000122

From the Offices of Rural Housing and Economic Development, Jackie Williams/Danielle Arigoni

Office of Rural Housing and Economic Development

- On April 12, ORHED Director Williams will facilitate the HUD-USDA Rural and Tribal Technical Assistance Strategy Working Group conference call. The meeting will focus on planning the next Rural Gateway Peer-to-Peer national conference call, which will focus on *"Rural Economic Development and Infrastructure."* Presenters will represent HUD, USDA, and the Delta Regional Authority (DRA).

Office of Economic Development

- On April 12 and 13, the first orientation sessions will be held for new roles under the agency-wide Place Based effort. These orientations – focusing on Data Support Analysts, and Regional Community Resource Coordinators, respectively – will ensure that all PBEC staff have the necessary tools to execute these new functions, particularly as they pertain to support for the 88 new "community partnerships" that have been identified across all ten regions. The orientations will also serve to establish in-person and virtual cohorts among HUD staff to support their ongoing capacity building and information exchange. Additional trainings for Community Capacity Liaisons and Subject Matter Experts will follow in subsequent weeks.

Outcomes of the Week

From General Deputy Assistant Secretary, Cliff Taffet

- Agreement reached with the Union to proceed with the reconfiguration of the OBGA/OAHP space in HQ.
- Secretary debriefed senior staff on Monday, April 3 on his listening tour visit to Dallas/Fort Worth.
- AFFH Process Improvement Workshop, facilitated by Deloitte, on Friday, April 7.
- Only three Assessment of Fair Housing (AFH) submissions were expected for this round – due April 4.

From the Office of the Deputy Assistant Secretary of Operations, Lori Michalski

- The requisition to fund the 5-month contract extension with CACI was released to the Office of the Chief Procurement Officer (OCPO) on Wednesday, 3/22/17. CPD has requested that OCPO prioritize the obligation of the funds to the General Services Administration.
- IDIS release 11.13 successfully went live on Monday, 3/27/17. The 11.13 release deployed 24-Month HOME Commitment Deadline functionality to address Office of Inspector General audits under the First-In-First-Out (FIFO) project.
- The FY 2017 Community Compass NOFA is in Departmental Clearance through April 14.
- On April 4, OPDC's Audit Division held a Listening Session with the three Section 4 program grantees. The purpose of the meeting was for OPDC staff to learn what the Section 4 grantees think about various policies and processes related to the design, organization and management of the Section 4 program, and for them to offer their ideas for improvements or innovations for OPDC to consider.

Some Highlights from the Field

Anchorage Field Office

- On April 3-7, CPD Anchorage participated in several community meetings with Coordinated Entry/Youth Homeless Demonstration technical assistance provider, ICF Incorporated.
- On April 4, the Anchorage CPD Director participated in the Region X United States Interagency Council on Homelessness meeting.

Fort Worth Regional Office

- Last week, CPD Fort Worth convened a meeting of its entitlement community Directors. Staff from the Headquarters Entitlement Communities Division presented by Video Teleconference on CDBG Timeliness, the Federal Financial Report, and Code Enforcement. Additionally, the Regional Relocation Specialist provided Uniform Relocation Act updates and the Regional Fair Housing and Equal Opportunity Director answered questions about Assessment of Fair Housing submissions.

- Last week, CPD Fort Worth participated in Freedom of Information Act Improvement Act of 2016 training that was provided by the Office of General Counsel. The training covered major new requirements, changes in procedures, response letters, and exemptions.

Milwaukee Field Office

- On April 4, the Milwaukee CPD Director, Public and Indian Housing (PIH) staff and the Office of Public Housing Investments met to discuss the Housing Authority of the City of Milwaukee's (HACM) Critical Community Improvement Plan required for the City's Choice Neighborhood grant. CPD staff will be working with PIH staff to assist HACM in preparing its plan.

Philadelphia Regional Office

- On April 4, CPD Philadelphia, in collaboration with other program divisions, the Philadelphia Continuum of Care and Public Housing Authority partners, participated in a U.S. Department of Labor (DOL)-sponsored Webinar. The Webinar covered support services available to homeless youth, ages 16 to 24, and outlined how DOL and HUD resources could be utilized collaboratively to serve this select homeless population.

Pittsburgh Field Office

- Last week, CPD Pittsburgh and OBGA's Financial Management Division provided a Section 108 Loan Guarantee Program training to their CDBG grantees. Grantees presented proposed Section 108 Loan projects and received feedback and advice from the Financial Management Division about project viability, and additional information that could assist the grantees regarding their proposal.

From the Office of the Acting Deputy Assistant Secretary for Grant Programs, Stan Gimont

- HUD approved the State of Louisiana's CDBG-DR Action Plan for its $1.2B grant to recover from severe flooding events that occurred in 2016.
- On March 31, Gloria Coates, Puping Huang, and Duncan Yetman of the Office of Block Grant Assistance, Entitlement Communities Division, made a video presentation on CDBG-funded Code Enforcement, the Federal Financial Report, and CDBG Timeliness and At-Risk Activities, respectively, at the Ft. Worth Regional Office All-Grantee Meeting.
- CPD staff provided technical review to FHEO consultant Deloitte on how program year changes and consolidated plan cycles impact the submission of an AFH.
- Acting DAS Gimont, Acting OBGA Director Kome and Entitlement Communities Division staff met by conference call with staff from the city of Albuquerque, NM on April 4. Albuquerque has been designated a high-risk grantee as a result of numerous ongoing performance deficiencies across programs. Of particular import during this call was the construction status of an affordable housing project funded with both HOME and CDBG-R (Recovery Act) funds. HUD had previously issued findings of noncompliance with Recovery Act and CDBG regulatory requirements over the lack of progress in completing this project.
- On April 4, OBGA held consolidated plan webinars covering best practices in the substantial amendment and plan set-up in the eCon Planning Suite.
- On April 6, OBGA and OED met with EDA to continue developing guidance for better coordination of local planning efforts and around how planning documents prepared for one agency can be adapted for submission to the other agency.
- On April 7, OBGA will participate in FHEO's AFFH Process Improvement Work Session. The session will explore detailed findings and opportunities for integration across program offices, prioritize the identified opportunities based on feasibility and impact, and identify initial actions to achieve these process improvements.
- OBGA Entitlement Communities Division staff, along with staff from OAHP, SNAPS and other HUD program offices, participated in meetings with delegations of local officials from Washington County, OR (April 4) and Fontana, CA (April 5). Developing affordable housing in the face of rapidly-increasing costs and tight rental markets is of concern to both jurisdictions.
- OBGA Entitlement Communities Division staff met by conference call with the City Manager and Community Development Director of Monterey, CA on April 6 to discuss the city's timely expenditure progress.

- In preparation for anticipated office moves, Entitlement Communities Division staff culled through over 150 linear feet of CDBG program historical files, achieving a 2/3 reduction in the volume of files needing to be retained.
- To date, CPD field offices and OAHP have approved 43 HTF allocation plans. Thirty-five FY 2016 HTF grants have been obligated and are ready in IDIS.
- On April 5, the Relocation and Real Estate Division participated in the weekly CPD, Housing, and PIH meeting to address RAD relocation portfolio compliance issues including policy matters. This week's meeting committed to further discussion on determining the applicability of Uniform Relocation Act requirements to RAD projects that involve a Transfer of Assistance.
- On April 5, the Relocation and Real Estate Division provided the Office of Housing/Recap with confirmation of the second installment of resident replacement housing payments to address relocation corrective actions in the El Paso Housing Authority Tranche I RAD project. This second escrow payment of $344,228 represents 19 former households who were provided incentive payments to exit public housing in violation of RAD URA requirements.

From the Office of the Deputy Assistant Secretary for Special Needs Programs, Ann Oliva

- Starting on April 3, Continuums of Care began submitting their System Performance Measures data via HUD's Homelessness Data Exchange (HDX). SNAPS hosted a training for Continuums of Care on March 30.
- SNAPS posted the FY 2017 CoC Program Registration Notice on the HUD Exchange website this week.
- On April 3, Director Suchar participated on a call with A Way Home America and other Federal partners to discuss input into their dashboard on their communities' progress towards ending youth homelessness.
- SNAPS placed the FY 2017 CoC Program Competition NOFA into Departmental Clearance this week.
- On April 4, Director Suchar met with the National Alliance to End Homelessness to discuss emergency shelter technical assistance.
- On April 4, SNAPS Division Director Brian Fitzmaurice met with a delegation of leaders from Washington County, OR to discuss VASH vouchers and homelessness.
- On April 4, SNAPS Specialist Scott Rich attended a meeting with other HUD staff members and city officials from Roseville, CA. The meeting focused on the city's efforts to end homelessness.
- On April 5, OHH started the review process for the HOPWA competitive renewal applications received via the Grant Solutions online system.
- On April 5, Director Flegel provided a HOPWA program update to the National AIDS Housing Coalition, including the Board of Directors and Consumer Advisory Group.
- On April 5, Senior Program Specialist Amy Palilonis served on a panel of Federal presenters at the Substance Abuse and Mental Health Services Administration's *Targeted Capacity Expansion Program: Substance Abuse Treatment for Racial/Ethnic Minority Populations at High-Risk for HIV/AIDS* (TCE-HIV) All Grantee Meeting.
- On April 5, Senior SNAPS Specialist Lisa Coffman was a panelist at the annual Freedom Network Conference. Lisa addressed questions surrounding human trafficking and discussed HUD's involvement on the issue.
- On April 5-6, Senior Advisor Marcy Thompson participated in a Built for Zero learning session in Los Angeles, CA. Built for Zero is a national change effort with 70 communities that are committed to ending veteran and chronic homelessness.
- On April 6, SNAPS Division Director Brian Fitzmaurice joined a meeting with the officials from Stanislaus County, CA. The county thanked HUD for their partnership and provided a status update on their approach to end homelessness.
- On April 6, SNAPS Specialist Caroline Crouse attended a meeting with elected officials from the City of Aurora to discuss HUD-VASH and homelessness.
- On April 7, Director Suchar met with USICH to discuss youth homelessness data.

From the Offices of Rural Housing and Economic Development, Jackie Williams/Danielle Arigoni

<u>Office of Rural Housing and Economic Development</u>

- On April 3, ORHED Director Williams participated in CPD's Risk Assessment Programs meeting. This meeting was facilitated by the CFO Funds Control Assurance Division.
- On April 6, Senior Policy Advisor Stephen Cerny participated in a conference call on the implementation of the Local Foods, Local Places (LFLP) technical assistance program third round, which began in late February. LFLP is an

EPA-led interagency partnership program that provides technical assistance to mostly small, rural communities that want to link downtown revitalization efforts with the development of strategies to grow their local food economies.

Office of Economic Development

- On April 3, Danielle Arigoni presented to the 5th offering of the Delivering Outcomes for Communities training offered by Partnership for Public Service. The training featured 30 federal employees from a range of agencies, and equips them to incorporate place-based approaches in their work with communities. Danielle moderated a panel on the success of San Antonio's place-based approach, and discussed HUD's efforts to implement its own place-based operational model.
- OED staff consulted with members of OGC to determine a path forward for HUD's response to the March 28 executive order on energy independence. A draft response will be prepared by OGC for Departmental Clearance (tentatively slated for late April).
- On April 5, Danielle Arigoni and Holly Kelly (FPM) presented to the Region 9 FPM Management Meeting on the PBEC model.
- Last week, at PD&R's invitation, four members of OED attended Programming I training for SAS statistical analysis software. During this free training, attendees learned the fundamentals of coding in the SAS language, allowing them to run descriptive data functions for extremely large datasets.
- On April 6, OED staff will meet with counterparts from EPA on status and future of the interagency Urban Waters Partnership. (This meeting will serve as a preparatory meeting in advance of a higher-level meeting of participating agency officials in April).
- On April 3, Patrick Revord, along with Marika Bertram of FPM, presented a workshop entitled "Federal Agencies' Efforts to Communicate Program Impacts" at USDA's Local Food Impact Conference in Washington DC. Patrick and Marika described how HUD's previous challenges tracking data for the Sustainable Communities Initiative and for Community Needs Assessments informed the new data and performance measurement system built for the Place-Based Community Partnerships.
- OED staff reviewed the draft and provided comments on the Final Report on HUD's Energy Innovation Fund, which provided $20+ million to a number of organizations to test innovative mechanisms for financing energy efficiency improvements in HUD-assisted multifamily housing.

Long-Term Action Items, activities of note or issues

From the Office of the Deputy Assistant Secretary of Operations, Lori Michalski

- CPD and the Office of the Chief Information Officer are working with GSA towards re-compete for the next IT contract for a 2017 award. HUD will extend the current contract with CACI through 10/25/17 to allow time to complete the acquisition of the new contract.
- CPD is working with CACI to formally re-plan the FIFO project and address the delays resulting from the unanticipated complexity of the HOME Commitment Deadline work. IDIS release 11.14 will still occur in late May, but now with reduced scope. All leftover FIFO work will be shifted to a later release in September.
- The five follow up Technical Assistance working groups previously mentioned in this Weekly Report are in varying stages of implementation. We have reached out to some field representatives to serve as members, and each group plans to hold focus groups with various program and field offices throughout their process. The TA work group topics include:
    - TA Communication and Coordination (across HUD programs and Field Offices)
        - To be launched by summer 2017
    - TA Reporting Tool
        - The TA Reporting Tool work group has developed wireframes and solicited input from Field and Program Office Focus Groups last month. The enhancements are still underway.
    - Award and Workplan Closeout
        - Underway
    - Learning Pathways (improving user experience in finding learning materials on HUD Exchange)
        - Underway – recently launched
    - Marketing and analytics for TA Tools and Products

HUD-17-0235-B-000126

- Underway

Some Highlights from the Field

Philadelphia Regional Office

- CPD Philadelphia management has begun working collaboratively with the Office of Field Policy and Management and the other Regional Program Divisions to outline the anticipated roles and responsibilities that each office will undertake as part of the Region's placed-based strategy. Two communities, the West Philadelphia Promise Zone area of the City of Philadelphia and the City of Dover, Delaware, will benefit from the placed-based strategy.

From the Office of the Acting Deputy Assistant Secretary for Grant Programs, Stan Gimont

- Registration opened this week for the May 4 webcast on using the 20% historic tax credit for developing or rehabilitating affordable housing in older buildings. The presentation is being developed through a TA project awarded to Enterprise Community Partners and a historic preservation consultant. Extensive promotion is planned.
- For the next several weeks, CDBG-DR staff and staff from CPD Greensboro, CPD Pittsburgh, CPD Jacksonville, and CPD Columbia will be reviewing Action Plans from CDBG-DR grantees who received funds for 2016 disasters.
- According to the 2/28/2017 HOME Deadline Compliance Reports, a total of $635 million is at risk of deobligation as a result of missed commitment deadlines occurring in 2017. This amount decreased only 3.3% since the January 31, 2017 report. Currently 544 HOME PJs (85%) have commitment requirement shortfalls greater than $100,000. Field Offices are encouraged to examine the DCRs monthly, and consult regularly with HOME PJs about progress toward these deadlines.

Requirement	Cumulative (1992-2014)	Grant Specific FY 2015	Total 2/28/17	Total 1/31/17	% Change
Commitment	270,601,297.07	364,063,716.14	634,665,013.21	656,383,536.48	-3.3%
CHDO	1,904,370.60	58,943,694.20	60,848,064.80	64,162,743.37	-5.2%
Expenditure	91,497,456.61	NA	NA	106,408,070.86	-14.0%

From the Office of the Deputy Assistant Secretary for Special Needs Programs, Ann Oliva

- OHH will complete the review process for the HOPWA competitive renewal applications by May 19.
- SNAPS received 38 non-concurrence Departmental Clearance comments from OGC on the HMIS Final Rule. SNAPS is currently working with OGC to resolve these comments.
- SNAPS anticipates that the FY 2017 CoC Program Competition NOFA will be published in late May.
- On October 4, SNAPS received non-concurrence Departmental Clearance comments from OGC on "FR-5476-N-05: Continuum of Care (CoC) Program, Solicitation of Comment on Specific Issues" and is working to resolve them.
- SNAPS is in the process of evaluating its entire CoC grants process in a project called "CoC Re-Imagining." They are working with staff experts, management, and field office representatives to evaluate possible changes to the way the CoC process is implemented.
- OHH will host a HOPWA Institute for formula grantees, competitive grantees, and project sponsors August 9-11. The 3-day Institute will offer learning tracks for the administrative and service delivery aspects of HOPWA, as well as provide a structured platform for peer-to-peer knowledge sharing.

From the Offices of Rural Housing and Economic Development, Jackie Williams/Danielle Arigoni

Office of Rural Housing and Economic Development

- ORHED is in the implementation stage to develop the new Veterans Home Rehabilitation Program. Senior Policy Advisor Steve Cerny and Senior CPD Specialist Sylvia Purvis are working with OGC's Office of Legislation and Regulation staff to prepare the public notice.

HUD-17-0235-B-000127

Subject:	Copy: Follow-up to discuss ExecSec Compliance Areas
Location:	Room 10139 Marcus' Office
Start:	Wed 4/12/2017 1:00 PM
End:	Wed 4/12/2017 2:00 PM
Recurrence:	(none)
Meeting Status:	Not yet responded
Organizer:	Groomes, Brittani J

Follow-up to discuss FOIA, Privacy, and Records.

From: Munir, Rafiq A
Sent: Tuesday, April 25, 2017 9:37 AM
To: Holmes, Gregory A; Gruson, Barbara
Cc: Bass, Deana
Subject: More on Section 3 in Chicago

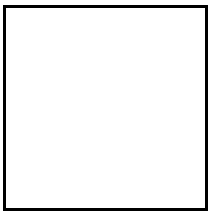
This is a recycled message I received earlier this morning dated February **2013.**
Section 3 has been on the hearts and minds of many advocates as a solution for troubled urban communities for a long time.

Rafiq A. Munir, Economic Opportunity Division FHEO | US Dept. of Housing and Urban Development | 451 7th Street, S.W., Room 5236| Washington, DC 20410
☎ 202-402-5860 | rafiq.a.munir@hud.gov

From: Ranoule Tatum [mailto:ranoule@(b) (6) com]
Sent: Tuesday, April 25, 2017 6:51 AM
To: Munir, Rafiq A <Rafiq.A.Munir@hud.gov>
Cc: Tapscott, Candace M <candace.m.tapscott@hud.gov>; McGough, Maurice J <Maurice.J.McGough@hud.gov>; bchase@(b) (6) org
Subject: Rahm Emanuel is NOT SERIOUS about solving the Violence Problem in Chicago!

This just in Again, This may be OLD News to some,
But New News to Other!

National Black Chamber of Commerce
NBCC Letter To Chicago Mayor on HUD Section 3 Contracts and Hiring Opportunities



Harry Alford

Letter to the Mayor of Chicago
February 21, 2013

Honorable Rahm Emanuel
Office of the Mayor
121 North LaSalle St, 4th Floor
Chicago, IL 60602

Re: Increasing Jobs / Decreasing Crime

Dear Mayor Emanuel:

Chicago has become the "Poster Child" for criminal violence. Your city is often in the news because of the never ending homicides. Most of the victims are youths or young adults. Many are crying out for an end to this carnage but no one seems to know the answer. **We think the answer is obvious.**

Bruce Weinberg, Professor at Ohio State University, states: *"Public officials can put more cops on the beat, pass tougher sentencing laws, and take other steps to reduce crime, but there are limits to how much these can do…*We found that a bad labor market has a profound impact on the crime rate." The explanation of the violence happening in your crime zones is further explained in The Review of Economics and Statistics: **"As wages go down and unemployment goes up, crime goes up –** driving businesses and residents out of the community. This in turn causes more unemployment, which causes more crime – a 'spiral dive' situation from which it is difficult to recover." **That is what Chicago needs – jobs!**

There is a way to address this need in neighborhoods with higher poverty rates. Simply implement **Section 3 of the HUD Act (24CFR Part 135)**. Section 3 states that 30% of all new jobs from HUD funding are to go to people living in public housing or under the poverty level. Businesses that hire these Section 3 residents can be self-certified as Section 3 firms. Section 3 firms are allocated a 10% set aside for all contracts derived from HUD funding. **If the Chicago Housing Authority alone would be compliant with this required law it would have let over $120 million in Section 3 contracts and created thousands of new Section 3 jobs during the past three years.** This fact was found during a three year audit of CHA by HUD authorities. This audit came after some of our members filed a complaint against CHA. CHA is now entering into a Voluntary Compliance Agreement (**VCA**) with HUD. So, the timing is brilliant if your office ensures that CHA will start doing the right thing and begin hiring its residents and create and utilize Section 3 firms.

Over the years, many agencies and divisions under the control of your office have received billions of dollars from HUD. However, none of these entities comply with Section 3 of the HUD Act. We know that from a Freedom of Information Act request via HUD. Think of how many jobs can be created and many people rising up from poverty thanks to the due diligence of their mayor. Mr. Mayor, you can do this. Demand compliance from your people and HUD will even come in and train them. Implement this program and watch the crime decrease on a monthly basis.

There will be very little "job shifting". The majority of Section 3 workers will be taking jobs that are probably performed by people living outside the Chicago city limits. ***We did a review of the last Midway Airport expansion. Of course, there was a Project Labor Agreement on this expansion.*** The vast majority of the home zip codes of the workers were **outside of Chicago**. Many were outside of the Chicago Metropolitan Area and a noticeable number were out of state. Besides that, the Section 3 program is the LAW! One sweet day, Chicago will start complying and we pray that now will be that time. We trust in your leadership and wisdom.

Section 3 of the HUD Act

Sir, if you do make this bold move and make Chicago the model city for Section 3 compliance, small business creation and a flourishing labor market, the National Black Chamber of Commerce will applaud this effort. **We have 24 chapters within the state of Illinois.** Our state chapter, the Illinois Black Chamber of Commerce, Larry Ivory – President/CEO, is ready to assist in the implementation of Section 3. We will give our chapters in the Chicago area technical assistance in showing public housing facilities how to organize and move as one progressive and organized network. HUD will provide assistance but is limited in its budget (for manpower). We are nonprofit with a mission to assist in projects like this. The NBCC is the largest Black business association in the world and we have been advocating the compliance of Section 3 since our beginning in 1993. **Please do not hesitate in having your people contact our office. Here's to a better Chicago.**

Sincerely,

Harry C. Alford
President/CEO

Cc: **Larry Ivory**, President/CEO, Illinois Black Chamber of Commerce
Mr. Alford is the co-founder, President/CEO of the National Black Chamber of Commerce®.

P.S. The People at GoProSection3 are in Total Agreement with the NBCC and the ILBCC!

From: Gruson, Barbara
Sent: Tuesday, April 25, 2017 9:54 AM
To: Munir, Rafiq A; Holmes, Gregory A
Cc: Bass, Deana
Subject: RE: More on Section 3 in Chicago

Thank you, Rafiq, for sending this over! It is a heartbreaking letter- WE WILL MAKE IT WORK!

Barbara K. Gruson
Special Assistant in the Office of Public Affairs
U.S. Department of Housing and Urban Development
451 7th Street, SW, Suite 10130
Washington, DC 20410
O: (202) 402-5969 | C: (b) (6) | E: **Barbara.Gruson@hud.gov**
https://twitter.com/BarbGrusonHUD

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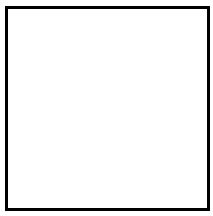

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To: Munir, Rafiq A
Cc: Gruson, Barbara; Bass, Deana
Subject: Re: More on Section 3 in Chicago

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Sent from my iPhone

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> **Sent:** Tuesday, April 25, 2017 6:51 AM
> **To:** Munir, Rafiq A <Rafiq.A.Munir@hud.gov>
> **Cc:** Tapscott, Candace M <candace.m.tapscott@hud.gov>; McGough, Maurice J <Maurice.J.McGough@hud.gov>; bchase@(b) (6) org
> **Subject:** Rahm Emanuel is NOT SERIOUS about solving the Violence Problem in Chicago!
>
> **This just in Again, This may be OLD News to some,**
> **But New News to Other!**
>
> **National Black Chamber of Commerce**
> NBCC Letter To Chicago Mayor on HUD Section 3 Contracts and Hiring Opportunities
>
> <~WRD000.jpg>
> **Harry Alford**
>
> Letter to the Mayor of Chicago
> February 21, 2013
>
> Honorable Rahm Emanuel
> Office of the Mayor
> 121 North LaSalle St, 4th Floor
> Chicago, IL 60602
>
> Re: Increasing Jobs / Decreasing Crime
>
> Dear Mayor Emanuel:
>
> Chicago has become the “Poster Child” for criminal violence. Your city is often in the

news because of the never ending homicides. Most of the victims are youths or young adults. Many are crying out for an end to this carnage but no one seems to know the answer. **We think the answer is obvious.**

Bruce Weinberg, Professor at Ohio State University, states: *"Public officials can put more cops on the beat, pass tougher sentencing laws, and take other steps to reduce crime, but there are limits to how much these can do…*We found that a bad labor market has a profound impact on the crime rate." The explanation of the violence happening in your crime zones is further explained in The Review of Economics and Statistics: **"As wages go down and unemployment goes up, crime goes up –** driving businesses and residents out of the community. This in turn causes more unemployment, which causes more crime – a 'spiral dive' situation from which it is difficult to recover." **That is what Chicago needs – jobs!**

There is a way to address this need in neighborhoods with higher poverty rates. Simply implement **Section 3 of the HUD Act (24CFR Part 135)**. Section 3 states that 30% of all new jobs from HUD funding are to go to people living in public housing or under the poverty level. Businesses that hire these Section 3 residents can be self-certified as Section 3 firms. Section 3 firms are allocated a 10% set aside for all contracts derived from HUD funding. **If the Chicago Housing Authority alone would be compliant with this required law it would have let over $120 million in Section 3 contracts and created thousands of new Section 3 jobs during the past three years.** This fact was found during a three year audit of CHA by HUD authorities. This audit came after some of our members filed a complaint against CHA. CHA is now entering into a Voluntary Compliance Agreement (**VCA**) with HUD. So, the timing is brilliant if your office ensures that CHA will start doing the right thing and begin hiring its residents and create and utilize Section 3 firms.

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Section 3 of the HUD Act

Sir, if you do make this bold move and make Chicago the model city for Section 3 compliance, small business creation and a flourishing labor market, the National Black Chamber of Commerce will applaud this effort. **We have 24 chapters within the state of Illinois.** Our state chapter, the Illinois Black Chamber of Commerce, Larry Ivory –

President/CEO, is ready to assist in the implementation of Section 3. We will give our chapters in the Chicago area technical assistance in showing public housing facilities how to organize and move as one progressive and organized network. HUD will provide assistance but is limited in its budget (for manpower). We are nonprofit with a mission to assist in projects like this. The NBCC is the largest Black business association in the world and we have been advocating the compliance of Section 3 since our beginning in 1993. **Please do not hesitate in having your people contact our office. Here's to a better Chicago.**

Sincerely,

Harry C. Alford
President/CEO

Cc: **Larry Ivory**, President/CEO, Illinois Black Chamber of Commerce
Mr. Alford is the co-founder, President/CEO of the National Black Chamber of Commerce®.

P.S. The People at GoProSection3 are in Total Agreement with the NBCC and the ILBCC!

From: Bass, Deana
Sent: Tuesday, April 25, 2017 10:03 AM
To: Holmes, Gregory A; Munir, Rafiq A
Cc: Gruson, Barbara
Subject: Re: More on Section 3 in Chicago

Rafiq! THANKS.
I've worked with Harry Alford. Let me know if you think I should reach out to him when we have our plan of action.
db

Deana Bass
Deputy Chief of Staff
U.S. Department of Housing and Urban Development
C: (b) (6) | Email: deana.bass@hud.gov

From: Holmes, Gregory A
Sent: Tuesday, April 25, 2017 10:00:04 AM
To: Munir, Rafiq A
Cc: Gruson, Barbara; Bass, Deana
Subject: Re: More on Section 3 in Chicago

Wow. Thanks for sharing

Sent from my iPhone

On Apr 25, 2017, at 9:36 AM, Munir, Rafiq A <Rafiq.A.Munir@hud.gov> wrote:

> This is a recycled message I received earlier this morning dated February **2013.**
> Section 3 has been on the hearts and minds of many advocates as a solution for troubled urban communities for a long time.
>
> Rafiq A. Munir, Economic Opportunity Division FHEO | US Dept. of Housing and Urban Development | 451 7th Street, S.W., Room 5236| Washington, DC 20410
> ☎ 202-402-5860 | rafiq.a.munir@hud.gov
>
> ---
>
> **From:** Ranoule Tatum [mailto:ranoule@(b) (6) com]
> **Sent:** Tuesday, April 25, 2017 6:51 AM
> **To:** Munir, Rafiq A <Rafiq.A.Munir@hud.gov>
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February 21, 2013

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Office of the Mayor
121 North LaSalle St, 4th Floor
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Re: Increasing Jobs / Decreasing Crime

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From: Munir, Rafiq A
Sent: Tuesday, April 25, 2017 10:15 AM
To: Bass, Deana; Holmes, Gregory A
Cc: Gruson, Barbara
Subject: RE: More on Section 3 in Chicago

Sure, Harry Alford has been advocating for Section 3 for a long time.

Rafiq A. Munir, Economic Opportunity Division FHEO | US Dept. of Housing and Urban Development | 451 7th Street, S.W., Room 5236| Washington, DC 20410
☎ 202-402-5860 | rafiq.a.munir@hud.gov

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Sent: Tuesday, April 25, 2017 10:03 AM
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Deputy Chief of Staff
U.S. Department of Housing and Urban Development
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From: Office of Bishop Wellington Boone <bishopsoffice@wellingtonboone.com>
Sent: Wednesday, April 26, 2017 10:28 AM
To: Bass, Deana
Cc: Fleischer, Laura A; Gribbin, Anne H
Subject: Bishop Boone's Request to Meet with Secretary Carson during May 14-29
Attachments: Adam Harrell and Gerald Carter of Harrell and Chambliss.pdf; Garland Hunt Esq VP Fellowship of Intl Churches.pdf; George Keith Martin of McGuire Woods.pdf

Deana and others,

Bishop Wellington Boone will be in Washington, DC, from May 14-29. We are requesting an appointment with Secretary Ben Carson during that time.

Bishop Boone wants to include in this meeting four seasoned Christian attorneys who are men of integrity and have decades of prestigious experience, including HUD and the criminal justice system. I am attaching their resumes again.

- Adam Harrell, Jr. (co-managing partner of Harrell & Chambliss, former law partner to Virginia Governor Douglas Wilder)
- Gerald Carter (partner at Harrell & Chambliss)
- George Keith Martin (managing partner, Richmond office of McGuire Woods)
- Garland R. Hunt, Sr. (vice president of Fellowship of International Churches, former Chairman of Board of Pardons and Paroles and Commissioner of Juvenile Justice under Georgia Governor Sonny Perdue, who is now Secretary of Agriculture)

We will coordinate with these attorneys once you set an appointment.

Bishop Boone's bio is at this link: http://wellingtonboone.com/about

Secretary Carson and Bishop Boone communicated briefly when they were both in Miami recently but they were not able to get together for some personal time.

We appreciate your willingness to facilitate this meeting!

Blessings,

Cynthia Ellenwood

Wellington Boone Ministries
Cell: (b) (6)
Email: BishopsOffice@WellingtonBoone.com

From: Office of Bishop Wellington Boone [mailto:bishopsoffice@wellingtonboone.com]
Sent: Wednesday, March 15, 2017 1:55 PM
To: 'Bass, Deana' <Deana.Bass@hud.gov>; 'bishop@wellingtonboone.com' <bishop@wellingtonboone.com>
Cc: 'Fleischer, Laura A' <Laura.A.Fleischer@hud.gov>; 'Gribbin, Anne H' <Anne.H.Gribbin@hud.gov>
Subject: RE: Follow Up - Meeting with Secretary Carson

Deana,

Thank you for your email to Bishop Wellington Boone following up on his email to Secretary Ben Carson. Bishop Boone and the Richmond attorneys are looking forward to meeting with Secretary Carson at his earliest convenience.

I will be your contact person to coordinate the meeting.

Bishop Boone has some commitments through this coming weekend but after that he is free for the following two weeks. We could arrange a meeting with the attorneys in Richmond, Virginia, at the law offices of Harrell & Chambliss, which Bishop Boone thought might be advantageous to Secretary Carson, or they can meet in Washington, DC.

I am in contact with Adam Harrell, Jr., and we will be able to coordinate the schedule with the others through him once we know your timeframe.

Thanks again, and I look forward to hearing from your office at any time, day or night. I have given you my cell number below.

Blessings,

Cynthia Ellenwood

Wellington Boone Ministries
Cell: (b) (6)
Email: BishopsOffice@wellingtonboone.com

From: Bass, Deana [mailto:Deana.Bass@hud.gov]
Sent: Wednesday, March 15, 2017 3:37 AM
To: bishop@wellingtonboone.com
Cc: Fleischer, Laura A <Laura.A.Fleischer@hud.gov>; Gribbin, Anne H <Anne.H.Gribbin@hud.gov>
Subject: Follow Up - Meeting with Secretary Carson

Bishop Boone,

I hope this email finds you well.

Secretary Carson asked that I follow up with you to schedule a meeting with you and the group of attorney's from Richmond that you referenced. Please let me know the best person on your team to facilitate getting this on the calendar.

Also, I will reach out to Garland Hunt and make sure that he is in touch with the appropriate people on Secretary Carson's staff.

Best and Blessings,

Deana Bass

(b) (6)

Deana Bass
Deputy Chief of Staff | Office of the Secretary
U.S. Department of Housing and Urban Development, Suite 10226

HARRELL & CHAMBLISS LLP

Attorneys at Law

PROFILE AND RESUME

Eighth and Main Building, 10th Floor
707 East Main Street, Suite 1000
Richmond, Virginia 23219

Phone: (804) 643-8401
Fax: (804) 648-2707

11815 Fountain Way, Suite 300
One City Center
Newport News, Virginia 23606

Phone: (757) 926-5350
Fax: (804) 915-2356

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PROFILE

SHORT BACKGROUND: Harrell & Chambliss LLP, formerly Wilder & Gregory, is a full service minority owned law firm founded in 1982 by former Virginia Governor L. Douglas Wilder and Judge Roger L. Gregory of the United States Court of Appeals for the Fourth Circuit. The Firm has ten (10) lawyers who have the professional depth and the technical support necessary to provide the highest caliber of legal services. The Firm is engaged in the general practice of law with a diverse client base that includes several large corporations and public sector entities.

OVERVIEW OF FIRM PRACTICE

PUBLIC FINANCE AND STRUCTURED FINANCE TRANSACTIONS: Harrell & Chambliss LLP offers extensive experience in public finance and structured finance transactions. In 1991, the Firm was the first minority-owned law firm in Virginia with the distinction of being listed among the municipal bond law firms in The Bond Buyer's Municipal Marketplace (the "Red Book"). The Firm also provides legal services in connection with structured finance securities transactions.

BANKING: The Firm provides advice and counsel with respect to matters concerning banking regulations (state and federal), employment issues, commercial transactions, creditors' rights and bankruptcy in its general counsel representation of a full service bank in Richmond and other representation of financial institutions.

CORPORATE/BUSINESS and TAX: Business services include consulting with clients concerning organizational structure, drafting and revising articles of incorporation and bylaws, advising corporations on duties and liabilities of directors and officers, preparation of documents relating to Subchapter S election, stock subscriptions and shareholder agreements and other matters relating to business operations, negotiation of contracts and sale of a business. The tax practice of the Firm is made up of a diverse

group of clients with interesting and challenging issues and transactions. In many instances, the work performed by the Firm's tax practice is performed concurrently with the services provided in the Business Service area, the Real Estate Service area and the Public Finance Service area of the Firm.

CONTRACT, PROCUREMENT and EDUCATION SERVICES: Attorneys at H&C have extensive experience in assisting clients with drafting and reviewing contracts and procurement transactions, education legal services in school board and administration matters, education related litigation, worker's compensation, transactions and in numerous other matters.

COMMERCIAL LITIGATION AND INSURANCE DEFENSE: H&C's trial attorneys have substantial experience in various areas of specialized litigation and routinely appear in Federal and state courts throughout Virginia. The Firm has over ten years experience in defending auto, general liability and worker's compensation claims. The Firm represents several companies in insurance defense litigation and has previously handled product liability litigation for corporations and other similar types of disputes.

REAL ESTATE: H&C's real estate attorneys have extensive experience in real estate acquisition, development, financing and disposition services on behalf of municipal and business clients. In the Firm's representation of all of its clients, H&C has provided a broad range of real estate law services, including residential and commercial closings and foreclosures, performance of title searches, legal negotiations for the acquisition or sale of properties and preparation of financing instruments and agreements.

EDUCATION LAW: The Firm has served as general counsel to the Richmond City Public Schools for nearly twenty years. In the last seven years, the Firm has committed itself to growing this practice area, and now serves as general counsel and/or regularly provides legal services to more than fifteen public school districts and private schools in the Commonwealth of Virginia. The practice includes all forms of representation for school districts, including, but not limited to, matters regarding employment, students, special education, policy, real estate, public procurement, general governance and matters impacting public bodies, such as the Virginia Freedom of Information Act.

EMPLOYMENT LAW: The Firm's attorneys regularly represent corporate clients involved in employment litigation in federal and state courts and advise clients with respect to labor and employment related matters. The firm's practice covers the wide spectrum of labor and employment litigation, arbitration, and administrative practice before the EEOC.

ADMINISTRATIVE/LEGISLATIVE: Clients frequently call upon H&C to advise them with regard to the Freedom of Information Act, Conflicts of Interest Act, Administrative Process Act, Privacy Protection Act and Virginia Public Procurement Act as well as

federal and state laws relating to real estate and employment.

CREDITORS' RIGHTS, BANKRUPTCY AND FORECLOSURES: As counsel to our financial institution and public sector clients, H&C represents them in matters pertaining to Creditors' Rights and Bankruptcy and Foreclosures. The Firm has extensive experience in loan workouts under various loan programs and in conducting non-judicial foreclosures for numerous financial institutions.

TELECOMMUNICATION AND INFORMATION TECHNOLOGY: H&C has advised clients with respect to open access and internet service matters. The Firm's attorneys have experience in drafting and negotiating computer contracts for the purchase or sale of hardware, software and other services incident thereto.

HARRELL & CHAMBLISS LLP

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RESUME

CAPACITY AND RESOURCES

Harrell & Chambliss LLP ("H&C" or the "Firm") is a full service minority-owned law firm founded in 1982 by minority attorneys, The Honorable L. Douglas Wilder, former Governor of the Commonwealth of Virginia and The Honorable Roger L. Gregory. In January 2001, the Firm's name changed due to the appointment of our partner Roger L. Gregory to the United States Court of Appeals for the Fourth Circuit. The Firm's offices are located in Downtown Richmond, Virginia and in Newport News, Virginia. The Firm currently has ten (10) attorneys. The Firm is engaged in the general practice of law with a diverse client base that includes several large corporations, nationally recognized insurers, nationally recognized non-profits and foundations and public sector entities.

The Firm has access to a full range of resources such as Westlaw, an internet legal research system, and other subscription services, such as the Federal Taxation of Municipal Bonds Deskbooks, which provides us with the most up-to-date information in all areas of the law.

H&C has a Microsoft NT File Server with dual drives and a Microsoft Exchange Server. The Firm utilizes Microsoft Word to create all documents, legal memoranda and correspondence generated by the Firm. Our software programs include Microsoft Windows, Microsoft Office Professional, Microsoft Outlook, Microsoft Excel and Microsoft PowerPoint, Abacus Case Management Software, Timeslips and Billing. Our case management software tracks clients, schedules appointments, reminders, etc. and manages files, matters, cases and documents. H&C's automated time and billing and case management systems are responsible for timekeeping and billing, management reporting, trust accounting, conflict avoidance, general ledger and accounts payable for the Firm. H&C maintains easy access for clients by providing e-mail access through all

of its employee computer terminals in the office and internet access for all employees to obtain more and easier information in serving our clients.

GENERAL FIRM PRACTICE DESCRIPTION

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Public Finance and Structured Transactions Services

H&C has extensive experience in debt and revenue financings. Since 1991, the Firm has been listed among municipal bond law firms in **The Bond Buyer's Municipal Marketplace**, formerly known as **The Bond Buyer's Directory of Municipal Bond Dealers of the United States** (the "Red Book"). H&C’s municipal and public finance experience extends to numerous areas, including airports, general obligation financings for traditional municipal projects, housing, health care financings, university financings and industrial development. The Firm's lead attorney for public finance and structured transactions services, Nancy Griffin Chambliss, Co-Managing Partner of the Firm, has over twenty-five (25) years of experience in public finance transactions as bond, underwriter’s and issuer’s counsel in bond financings for issuers in various states.

Bond Counsel Experience. H&C attorneys have served as bond counsel or issuer's counsel in financings for numerous local issuers and housing authorities in Virginia, for several state or inter-jurisdiction issuers in Virginia and in Maryland and West Virginia, Massachusetts, District of Columbia, South Carolina, Florida and Pennsylvania. The Firm's attorneys have represented numerous financial institutions, companies, partnerships, developers and individuals in connection with tax-exempt financings. During the period 2010-2012, the Firm has completed over 20 debt issuance transactions in the issuance of over $1.9 billion of tax-exempt and taxable bonds. Attorneys in the Firm have participated as bond counsel, co-bond counsel, underwriters’ counsel, disclosure counsel and issuer’s counsel in over $9 billion of tax-exempt and taxable bond transactions.

Attorneys in the Firm have worked on financings involving complex and innovative financings techniques, including forward purchase obligations, interest rate

swap transactions, auction rate and commercial paper financings, FHMLC/mortgage-backed pass through securities, FHA multi-family mortgage programs, variable interest rate financings, bond financings involving collaterized and uncollaterized letters of credit and other credit enhancements, bond financings insured by municipal bond insurers such as MBIA, AMBAC and FGIC and bond financings involving syndications.

Firm Affiliation. In 1990, H&C and Lewis & Munday, Detroit, Michigan ("L&M"), formed an affiliation for the practice of public finance law. In addition to Richmond and Detroit, L&M has partnership/affiliate offices in Washington, D.C., Seattle, Chicago and Atlanta (collectively, the "Partnership"). The work of the Partnership in public finance law has been extensive nationally.

Structured Securities Transactions. H&C serves as co-legal advisor to Government National Mortgage Association (“Ginnie Mae”) to provide legal advisor services in connection with its multiclass securities program. The Firm provides such services as part of Ginnie Mae’s legal advisor team in connection with the issuance of over $14 billion of Ginnie Mae Guaranteed REMIC Pass-Through Securities and MX Securities.

Representative financings of attorneys at H&C, as bond counsel, co-bond counsel, underwriter’s, issuer's counsel, legal advisor with respect to taxable and tax-exempt revenue bonds and structured securities, are set forth in the Appendix.

Banking Services

H&C provides its financial institution clients with advice and counsel with respect to matters concerning banking regulations (state and federal), employment issues, commercial transactions, estate issues, creditors' rights and bankruptcy, foreclosure, collection and civil litigation as well as any other legal matter that H&C is requested to address for clients. As co-counsel to Richmond Redevelopment and Housing Authority ("RRHA"), the Firm has developed the loan documents for RRHA's various loan programs. Additionally, H&C has represented the Resolution Trust Corporation ("RTC") and SAMDA Contractors and represents RRHA in the real estate lending it makes to commercial and residential borrowers.

Corporate/Business Services

The Firm represents a diverse group of business clients in a full array of corporate/business transactions. Additionally, the Firm has been successful in developing a business practice, which spans from start up businesses to the representation of financial institutions. The Firm’s lead attorney for business services, Adam N. Harrell, Jr., Co-Managing Partner of the Firm, has over twenty (20) years of experience in representing corporate and business clients. The emphasis of the Firm's business practice is in providing general business and planning assistance to its clients,

including closely held and publicly owned entities, non-profit and tax-exempt organizations, churches and individuals. H&C has assisted its municipal and business clients including Southside Community Development and Housing Corporation ("SCDHC") in the formation and operation of subsidiary corporations and partnerships as well as the syndication of limited partnership interests in connection with the purchase, acquisition and ownership of multifamily residential rental housing developments. Two (2) projects in which such expertise was necessary are SCDHC's acquisition of the 1286 unit residential rental development, Southside Village Apartments and New Chicago Avenue Associates, L.P.'s acquisition and rehabilitation of Chicago Manor apartments located in Richmond, Virginia.

Entities – Commercial, Non-profit and Churches. H&C's business services include consulting with clients concerning the organizational structure of businesses, preparing entity documents for businesses, preparing and negotiating contracts for businesses and providing legal advice to businesses as to how they can best serve the needs of their clients. The Firm advises businesses on the duties, responsibilities and liabilities of owners and principals and other matters that arise in the on going operations of the businesses. The Firm attends annual meetings and other periodic meetings of the clients, as requested. The Firm represents clients in the sale of assets of a business or in any merger, acquisition or consolidation that affects their business. The Firm represents its clients in any other business matter that involves legal implications against the business, non-profit organization or individual. The Firm has advised churches in connection with all forms of property acquisitions and transactions and any legal exposure that may exist because of the transaction. The Firm provides legal advice regarding the expansion of church ministries and initiatives under the umbrella of the church and within the realm of the tax-exempt purpose of the church.

Telecommunication and Information Technology Services. H&C has advised clients with respect to open access and internet service matters. The Firm's attorneys have experience in drafting and negotiating computer contracts for the purchase or sale of hardware, software and other services incident thereto.

Tax Services

The tax practice of the Firm is made up of a diverse group of clients with interesting and challenging issues and transactions. The Firm's lead attorney for tax services, Gerald W.S. Carter, a partner in the Firm, has over ten (10) years of experience in representing clients in diverse tax matters. Before joining H&C in 1992, Mr. Carter attended New York University School of Law's Graduate Tax Program and obtained his Masters of Law Degree in Taxation.

In many instances, the work performed by the Firm's tax practice is performed concurrently with the services provided in the Business Service area, the Real Estate

Service area and the Public Finance Service area of the Firm. This usually stems from the advice given to closely held and publicly owned clients, non-profit and tax-exempt entities, churches and individuals where the essence of their transaction is tax driven or requires a detail tax analysis to determine the economics of the contemplated transaction.

In the formation of entities for business clients, H&C advises clients of the tax implications of the entities formed and the contemplated transaction or transactions of the business and what to expect based on the use of the chosen entity and transaction or transactions implemented. The services provided in the Firm's tax practice include tax matters relating to commercial and real estate transactions, formation and organizational structure of entities, tax implications of bankruptcy transactions, mergers, acquisitions and consolidations of businesses, sale of assets of businesses, administrative tax proceedings and appeals, tax litigation, estate planning, estate administration, non-profit and tax-exempt organizations, churches and public finance issues and transactions.

The Firm's tax practice was established in 1992 and has grown substantially since its formation. The tax practice has enabled the Firm to become more well-rounded in the legal services H&C provides to clients and better tooled and equipped to meet the needs and challenges of clients today and in the future. Our tax practice is an emerging area in the Firm and we expect it to continue to grow well into the twenty-first century.

Litigation Services

The Firm's trial attorneys have substantial experience in various areas of specialized litigation and routinely appear in Federal and state courts throughout Virginia. The litigation team has over thirty years of combined litigation and trial experience. Our trial attorneys' experience includes not only actual trial preparation and work, such as preparing and filing appropriate pleadings (including the appropriate memoranda of law and briefs), conducting discovery, evaluating investigative materials, arranging for independent medical examinations as required and preparing for trial and trying cases, but also providing advice and consultation with clients during all phases of the judicial process. In addition, the Firm's attorneys are familiar with and actively encourage the use of Alternative Dispute Resolution techniques such as mediation and arbitration.

The Firm's litigation attorneys handle in excess of 200 files on an annual basis. In over eighty percent (80%) of these matters, the Firm represents the defendant or one of the defendants in active litigation. A significant percentage of these cases settle, generally after aggressive and vigorous discovery. Of the litigation matters handled by the Firm's litigation team, approximately eighty-five percent (85%) settled prior to the

commencement of trial. As a result of the solid representation provided by the Firm's litigation team, each of the Firm's litigation attorneys in past years actually tried between eight (8) to ten (10) cases to a jury verdict on an annual basis.

Generally, the cases handled by the Firm's litigation team consist of civil litigation matters from the Firm's financial institution clients, the defense of automobile accident claims, premises liability claims, wrongful arrest and malicious prosecution claims, product liability matters, workers' compensation claims, employment and labor claims, eminent domain claims, contractual claims and commercial claims.

Insurance and Personal Injury. H&C has considerable experience in representing both plaintiffs and defendants in personal injury claims. The Firm's practice includes personal injury, property damage and insurance coverage and liability questions of all types. At the present time, the Firm represents State Farm Insurance, Kemper Insurance, Companion Property & Casualty, Grocers Insurance and other insurers defending civil litigation. The Firm has also represented a number of public bodies and their employees, including Richmond City Public Schools, RRHA and the City of Richmond.

Labor and Equal Employment. The Firm's attorneys regularly represent clients involved in labor litigation and advise clients with respect to labor and employment related matters. The Firm's practice covers the wide spectrum of labor and employment litigation, arbitration, mediation and administrative practice before the EEOC and applicable Courts and tribunals and providing legal advice in this area. Additionally, the Firm represents clients in worker's compensation claims and has appeared numerous times before the Workers' Compensation Commission in connection with such claims.

General Tort and Product Liability. H&C handles numerous tort claims. The Firm has previously defended manufacturers in product liability claims and numerous other related disputes.

Education Services

H&C has extensive experience in representing one of largest public school divisions in the Commonwealth of Virginia, the City of Richmond Public Schools. H&C also has provided representation to more than fifteen public school districts and private schools in the Commonwealth of Virginia, including the Carroll County, Montgomery County, Hanover County, Poquoson City, Hopewell City, King William County, Fauquier County, Mecklenburg County, Prince William County, New Kent County, Alexandria City, Louisa County, and Henrico County Public Schools, as well as the Mountain Vista Regional Governor's School and The Steward School. The Firm's lead attorney for education services is Jonnell Lilly in providing legal advice and opinions concerning

matters relating to the affairs of the school systems together with attendance at meetings of the school boards and their various committees. The Firm provides advice on the application of the Virginia Freedom of Information Act, the Virginia Public Procurement Act, and other state and federal laws pertaining to public elementary and secondary education and employment, including the Individuals with Disabilities Education Act and No Child Left Behind. Additionally, we draft, prepare and revise contracts and other legal documents and prosecute or defend legal and administrative proceedings in state and federal courts, and before governmental agencies or units such as the Virginia Employment Commission, the Equal Employment Opportunity Commission and the Office of Civil Rights.

H&C monitors state and federal legislation relating to education issues and its attorneys attend and present at education law conferences to stay abreast of the latest trends. The Firm has extensive experience in providing advice and counsel with respect to relevant state and federal regulations, statutes and court decisions relating to special education, and FAPE standards and represents the school division in due process hearings and other proceedings.

Attorneys at H&C have extensive experience in providing education legal services in contract and procurement transactions, education related litigation, worker's compensation matters and business transactions and in numerous other education matters.

Creditors' Rights, Bankruptcy and Foreclosure Services

Creditors' Rights and Bankruptcy. Along with representing financial institutions, H&C has been successful in developing a solid Creditors' Rights and Bankruptcy practice. H&C has invested a great deal of time in developing expertise in the Creditors' Rights and Bankruptcy area. As counsel to our financial institution clients, H&C represents them in all matters pertaining to Creditors' Rights and Bankruptcy and Commercial Litigation. Further, H&C represents RRHA, a political subdivision of the Commonwealth dedicated to residential rehabilitation and the development of affordable housing and commercial real estate, in many areas of Creditors' Rights and Bankruptcy. H&C has represented the RTC in various practice areas, including Creditors' Rights and Bankruptcy and Commercial Litigation

Foreclosures. H&C attorneys have experience in loan workouts and foreclosures of multifamily residential rental housing developments. Additionally, H&C has been certified as a foreclosure commissioner by the Department of Housing and Urban Development ("HUD") and has conducted numerous foreclosure sales of multifamily residential rental housing developments. H&C handles all of the foreclosures for

Consolidated and RRHA and assists Consolidated and RRHA with workouts under its numerous loan programs. Moreover, H&C represents numerous financial institutions including Premier Bank and SunTrust Bank and personal lenders where it is called upon to assist its clients with workouts and non-judicial foreclosures. H&C's real estate attorneys have extensive experience in conducting non-judicial foreclosures. Furthermore, H&C has conducted numerous non-judicial foreclosure sales for the Resolution Trust Corporation ("RTC") Atlanta Office as well as other RTC offices and SAMDA Contractors.

Real Estate Services

H&C real estate attorneys have extensive experience in real estate acquisition, development, financing and disposition services on behalf of municipal and business clients. The Firm has experience in eminent domain law, principally through its representation of RRHA, the Commonwealth of Virginia (Virginia Department of Transportation), the Virginia Biotechnology Research Park Authority (the "Biotech Park Authority") and the Greater Richmond Convention Center Authority. The Firm is co-counsel to the RRHA and the Biotech Park Authority, which entities undertake a substantial volume of development and redevelopment projects in the City of Richmond. The Firm also is counsel to Petersburg Redevelopment and Housing Authority which is undertaking significant development and redevelopment projects in the City of Petersburg.

The Firm is general counsel to the Southside Community Development and Housing Corporation ("SCDHC"). SCDHC has been involved with many significant and sophisticated real estate development and multifamily residential real estate transactions in Richmond's Southside area over the past ten (10) years. The Firm has been involved with SCDHC from its formation.

In the Firm's representation of all of its clients, H&C has provided a broad range of real estate law services, including residential and commercial closings and foreclosures, performance of title searches, legal negotiations for the acquisition or sale of properties and preparation of financing instruments and agreements.

Administrative/Legislative Services

H&C serves as general counsel to RRHA and the Biotech Park and as such our lawyers attend the respective meetings of the Boards of Commissioners. As general counsel we advise our clients as to matters of federal and state law applicable to their various programs and operations. These clients frequently call upon H&C to advise them with regard to the Freedom of Information Act, Conflicts of Interest Act, Administrative Process Act, Privacy Protection Act and Virginia Public Procurement Act

as well as federal and state laws relating to real estate entities, securities, and employment. In addition to developing the documents for RRHA loan programs, H&C advises RRHA regarding federal and state law relating to mortgage lending and housing such as Truth-in-Lending, RESPA and fair housing legislation. H&C also provides such advice to its financial institution clients. Further, H&C has extensive experience in residential and commercial real estate closings.

The Firm's attorneys practice regularly before state agencies, including the Alcoholic Beverage Control Board, Workers' Compensation Commission of Virginia and the State Corporation Commission. H&C also assists professional organizations, business trade groups and individual business entities in developing strategies for interfacing with the Virginia General Assembly, public service commissions, local government officials and various interest groups. In addition, H&C monitors proposed legislation by the Virginia General Assembly. The Firm digests, analyzes and disseminates to the client such proposals relevant to the client's interests.

The Firm provides legal advice and opinions concerning matters relating to the affairs of public bodies together with attendance at meetings and conferences relating to those matters. Our attorneys attend board meetings, draft, prepare and revise contracts and other legal documents. Additionally, we prosecute or defend legal actions or arbitration proceedings, including judicial, administrative or other proceedings before governmental agencies or units.

QUALIFICATIONS

All of the Firm's attorneys are in good standing with the bar(s) to which they are admitted and their licenses have never been suspended or revoked. Credentials of attorneys of the Firm are set forth below.

Nancy Griffin Chambliss

Nancy Griffin Chambliss, Co-Managing Partner with H&C, with primary practice areas in public and municipal finance, structured securities finance transactions, contracts and procurement law. Ms. Chambliss is a graduate of Virginia Polytechnic Institute and State University (B.S.) and the University of Virginia School of Law (J.D.). She has over 25 years of practice experience in public finance law and was formerly associated with Hunton & Williams in its public finance section. Ms. Chambliss, who is the partner in charge of public and municipal finance and the structured securities practice of the firm, has extensive experience in the issuance of over $9 billion of tax-exempt and taxable bonds and in the issuance of over $14 billion in multiclass securities. She is a member of the Virginia State Bar, the National Association of Bond Lawyers and the American Bar Association. Ms. Chambliss has served as a member of the Virginia State Bar's Fee Arbitration Dispute Panel and the Finance Committee for the Richmond Bar Association. Ms. Chambliss has served as the program chairman and moderator for a municipal finance program presented to the Local Government Attorneys of Virginia and as a panelist for programs on creative financing sponsored by the Old Dominion Bar Association and the Virginia Business Opportunity Fair. She also has served as Vice Chairman of the Virginia Small Business Financing Authority and as a Director of the Metropolitan Business Foundation.

Adam N. Harrell, Jr.

Adam Nelson Harrell, Jr., Co-Managing Partner of H&C, with primary practice areas in business, banking, creditors' rights, foreclosure, and real estate. Mr. Harrell is a graduate of the University of Virginia (B.A.) (With Distinction) and the University of Pennsylvania School of Law (J.D.) and served as an Editor of the University of Pennsylvania School of Law's Black Law Journal. He has worked closely with financial institution clients for over twenty-five (25) years and has served as the partner in charge of the firm's representation of business clients for over twenty (20) years. His practice areas include real estate, creditors' rights, foreclosure, business and banking. Mr. Harrell is active in his church and several community organizations in Richmond. He is actively involved with the following professional associations: Member: Hill Tucker Bar Association, Richmond Chapter (Former Member, Executive Committee); Virginia State Bar (Member, Lawyers Helping Lawyers Committee, Former Member Third District Committee). He also has been involved with the following organizations: Former

Member, Virginia Board for Asbestos Licensing and Lead Certification; Former Member, Board of Directors of the Greater Richmond Chapter of the American Red Cross; Former Member, Board of Directors of the Richmond Chapter of National Council for Community and Justice; Former Member Board of Directors of the Richmond Christian Leadership Initiative; Member of the Executive Committee of Venture Richmond; and Member of the 2016 Class of the Fellows of the Virginia Law Foundation. In 2016, Mr. Harrell was named to Virginia Business Magazine's "Legal Elite" list.

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Gerald W. S. Carter

Gerald W. S. Carter, a partner in the Firm, is a graduate of the College of William & Mary (B.B.A.) and New York University School of Law (J.D.). Mr. Carter, who is the partner in charge of the firm's tax practice, received his Masters of Law (LL.M.) Degree in Taxation from New York University School of Law and focuses on creditors' rights and bankruptcy, business/tax, estate planning, tax issues in municipal finance transactions and real estate. Mr. Carter is a Certified Public Accountant and worked for Ernst & Whinney (now Ernst & Young) as a Senior Accountant before attending law school. Mr. Carter was an Adjunct Professor of Law, University of Richmond School of Law and is a member of the Virginia State Bar and the Hill Tucker Bar Association. Mr. Carter served as a member of the Virginia Bar Association (Committee on Honoring Members and Judges). Mr. Carter was selected as one of the leading lawyers in Virginia as reflected in an article entitled "The Legal Elite," in the December 2000 issue of the Virginia Business Magazine.

Godfrey T. Pinn, Jr.

Godfrey T. Pinn, Jr. is a partner with H&C. Mr. Pinn received his Bachelor's Degree from Hampton University in Mass Media Arts and his Juris Doctorate from the University of Virginia School of Law. Mr. Pinn is a civil litigator with experience in several substantive areas of the law, including, insurance defense, products liability, commercial litigation, health risk management, professional malpractice, regulatory compliance, and both residential and commercial landlord-tenant. In addition to the Virginia State Bar, Mr. Pinn is an active member of the Richmond and Hill Tucker Bar Associations and a volunteer with the Virginia Legal Aid Justice Center's Pro Bono Housing Clinic. Mr. Pinn is an active member of the community through his involvement in a number of social and civic organizations and non-profit boards.

Jonnell P. Lilly

Jonnell P. Lilly is a partner with H&C and her practice areas include education and employment law. She is a graduate of the University of Richmond (B.S.) and the T. C. Williams School of Law (J.D.). Ms. Lilly is a member of the Virginia State Bar, the Hill Tucker Bar Association and the Virginia School Boards Association Council of School Attorneys.

Aubrey W. Fountain III

Aubrey W. Fountain, III, is a graduate of the University of Virginia (B.S.) and the University of North Carolina School of Law (Joint Degree J.D./M.R.P.). Mr. Fountain was the former Director of Real Estate Development for Southside Community Development & Housing Corporation ("SCDHC"), a nonprofit CDC in South Richmond, Virginia, and was also engaged in the private practice of Real Estate and Affordable Housing Law. As Director of Real Estate Development for SCDHC, Mr. Fountain piloted the development of over 100 single family detached homes for low income families including the coveted "Governors Award for Excellence" for the Paradise Place subdivision; a 75 unit renovation of a drug infested apartment in the Blackwell Community; the acquisition and renovation of the largest multi-family apartment complex in the country (1,286 units) by a nonprofit organization using tax exempt bond financing; the development of a 45 unit adaptive reuse senior living community combining an intricate and complex layering of over 10 sources of financing and equity syndication including Low Income Housing Tax Credits, Federal and State Historic Tax Credits, Virginia Housing Fund and Virginia Partnership permanent financing, soft financial support from the Local Initiatives Support Corporation, an Affordable Housing Partnership award, and several other grants and award subsidies; a 100 unit new construction senior living community; and several other development initiatives including a Business Incubator for start up Minority Business Enterprises, a local community center, and a potential cultural arts center. Mr. Fountain's background lends itself greatly to the physical, social, and economic needs of development initiatives in the low wealth areas of our communities. Aubrey is a current member of the Virginia State Bar, the American Bar Association, the Virginia Bar Association, the Richmond Community Development Alliance, the Institute for Professional Executive Developers, the National Business Incubator Association and the Board of Directors for the Coalition for Greater Richmond and is licensed to practice before the Supreme Court of the United States, as well as serving as an Adjunct Professor and Guest Lecturer at Virginia Commonwealth University's Graduate School of Urban Studies and Virginia Union University's School of Theology.

Caryl Stephens Johnson

Caryl Stephens Johnson, an associate with H&C, is a graduate of Tufts University (B.A), New School University (M.A.) and the University of Richmond School of Law (J.D.). Ms. Johnson is a member of the Virginia State Bar. Ms. Johnson's practice areas include public finance, corporate law and tax, procurement and contracts. Prior to joining H&C Ms. Johnson's practiced focused on tax exempt financing for educational institutions, not-for-profits, health care facilities, developers and manufacturers. Ms. Johnson has served as bank counsel, underwriters' counsel and bond counsel on complex financing structures including variable rate demand bonds, private placements, public offerings and 265(b) transactions. In addition, Ms. Johnson has experience working for clients who have tax controversies with federal and state taxing authorities. Ms. Johnson's prior work experience includes serving as Assistant Vice President of the Financial Services Corporation of New York City, program administrator of the New York City Industrial Development Authority, Vice President of DSL Capital Corporation, financial advisor to the Virginia Small Business Financing Authority's pooled bond program, and budget analyst and regulatory policy analyst for the Commonwealth of Virginia Department of Planning and Budget.

Nicole Thompson Stock

Nicole Thompson Stock is an associate at Harrell & Chambliss with areas of expertise in education law and criminal law. She is a graduate of LaSalle University (B.A.) and Duquesne University School of Law (J.D.). Ms. Thompson has been involved in all aspects of a special education case, including drafting an IEP, representing clients during due process hearings, and drafting pleadings for the federal court. Prior to specializing in education law, Ms. Thompson practiced criminal law as Public Defender in Chester County, Pennsylvania, where she represented clients during felony and misdemeanor jury trials, pre-trial and post trial motions, preliminary hearings, and appeals. Ms. Thompson is a member of the Virginia State Bar and the Pennsylvania Bar.

Stacy E. Lee

Stacy E. Lee is an associate attorney with H&C and her practice areas include criminal and civil litigation. She is a graduate of the College of William & Mary (B.A.) and North Carolina Central University School of Law (J.D.). Ms. Dunn is a member of the Virginia State Bar, Metro Richmond Women's Bar Association and the Richmond Criminal Bar Association. She also is President of the Hill Tucker Bar Association and Executive Member of the Old Dominion Bar Association.

Franklin D. McFadden, Jr.

Franklin D. McFadden, Jr., an associate with Harrell & Chambliss, received his Bachelor of Arts degree in Sociology from the College of William and Mary and his Juris Doctor degree from the University of Richmond School of Law. Frank's primary areas of practice are civil and criminal litigation. Early in his career, Frank developed his skills as a criminal defense attorney, handling countless matters before judges and juries before state and federal courts in the Commonwealth of Virginia. Prior to joining Harrell & Chambliss, and under the tutelage of one of Virginia's preeminent civil litigators, Frank honed his skills as a steadfast advocate for those aggrieved by violations of their civil rights and liberties. In 2014 and 2016, Frank was named to Virginia Business Magazine's "Legal Elite" list.

EQUAL OPPORTUNITY EMPLOYER

The Firm is a minority owned business enterprise and it is the policy of H&C to provide equal employment opportunities for all persons regardless of race, creed, color, religion, sex, age, political affiliation, national origin or physical disabilities. This policy is intended to apply to recruiting, hiring, promotions, compensation, benefits, termination and all other privileges, terms and conditions of employment.

GARLAND RAPHAEL HUNT, ESQ.

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CHIEF EXECUTIVE OFFICER / SENIOR EXECUTIVE

25+ years Senior Executive Experience / Government & Non-Profit Agencies / Annual Budgets of $50 to $316 million / Public, Private and Community Strategist

A visionary senior executive with extensive experience in complex organization oversight, strategic planning, project management, and process reengineering. A knowledgeable professional who possesses a unique combination of skills, abilities, and experiences that facilitates effective and efficient problem-solving resulting from the quick grasp of complex concepts and issues. A seasoned leader with a demonstrated record of successfully motivating high-functioning professionals and creating and sustaining diverse, collaborative relationships and strategic alliances.

EXECUTIVE EXPERIENCE

PRISON FELLOWSHIP MINISTRIES, Lansdowne, VA **July 2011- Sept 2013**
President
Appointed by the Board of Directors of Prison Fellowship Ministries, as President of Prison Fellowship ***with a staff of 2 V P's and 100 employees*** to plan and execute its strategic and operational objectives. (Annual operational budget of $13,750,000 for FY2013)

- Negotiated new and enhanced strategic agreements with the Federal Bureau of Prisons and numerous state correctional departments leading to three-times the evangelistic and discipleship opportunities for over 21,000 prisoners in local, state and federal penal institutions.
- Facilitated programming, including the Angel Tree program in 86% of secured prisons.
- Expanded outreach to approximately 400,000 children through PF's Angel Tree program addressing the needs of children of incarcerated men and women through successful collaborations with public, private and non-profit organizations.
- Strengthened PF's efforts to facilitate the successful re-entry of thousands of former prisoners into society, most notably through the recent expansion of a collaborative agreement with Goodwill Industries.
- Provided executive oversight for the Office of the President, the Program Development and Program Delivery divisions consisting of 100 employees in an effort to meet organizational objectives and increase volunteer and church engagement.
- Enhanced and expanded PF's sphere of influence and presence to a national audience as an engaging collaborator, conference speaker, and hands-on administrator who encouraged donors, volunteers, collaborators, and church leadership to support the prisoner, ex-prisoner and their families.

GEORGIA DEPARTMENT OF JUVENILE JUSTICE, Atlanta, GA **May 2010 – Jan 2011**
Commissioner

- Appointed by Governor Sonny Perdue as the executive officer of the Georgia Department of Juvenile Justice that provides supervision, detention and a wide range of treatment and educational services for youths referred to the Department by the Juvenile Courts;
- Oversaw a staff 7 direct reports and 4,300 employees with an annual operating budget of approximately $316 million.

GEORGIA DEPARTMENT OF JUVENILE JUSTICE, Atlanta, GA
Commissioner , cont.

- Supervised the care of 52,000 youths served annually, including youths who are placed on probation, sentenced to short-term incarceration, or committed to the Department's custody by Juvenile Courts.
- Provided assistance and/or delinquency prevention services for at-risk youths through collaborative efforts with other public, private and community entities.
- Managed programs, services and facilities throughout the state.

GEORGIA STATE BOARD OF PARDONS AND PAROLES, Atlanta, GA **Jan 2004 – May 2010**
Chairman of the Board (2006-2008)
Vice-Chairman of the Board (2004-2006)
Board Member (2004-2010)

- Appointed by Governor Sonny Perdue to serve a seven-year term as one of the five-member executive board authorized to grant paroles, pardons, reprieves, remissions, commutations, and to restore civil and political rights for persons incarcerated by the Georgia Department of Corrections. The State Board of Pardons and Paroles has the sole constitutional authority to commute, or reduce, a death sentence to life without parole.
- Managed an annual operating budget of approximately $50 million.
- Developed the recently enacted Parole Decision Guidelines grid that changed the manner in which Board evaluates offenders for cases considered after January 1, 2008.
- Oversaw the implementation of the *CLEMENCY ONLINE NAVIGATION SYSTEM* which converted paper-driven business processes into electronic data and images using a work flow management system, allowing multiple users access to the data.
- Created a statewide faith-based initiative providing community support for the re-entry of ex-offenders.

CONCURRENT MINISTRIES: FROM 2004 -PRESENT
LEADERSHIP ROLES WITH THE FATHER'S HOUSE, FELLOWSHIP OF INTERNATIONAL CHURCHES AND WELLINGTON BOONE MINISTRIES

THE FATHER'S HOUSE, Norcross, GA **1999 - 2016**
Executive Pastor

- Grew a vibrant growing body of Christian believers from start up to an average of 400 worshipers providing leadership development, training, and supervision of pastoral staff; pastoral counseling; preaching and teaching.

FELLOWSHIP OF INTERNATIONAL CHURCHES, Norcross, GA **1997 – 2011**
Executive Vice-President, General Counsel

- Ensured efficient and effective management of a fellowship consisting of 40 international and domestic congregations including strategic planning, leadership development, and conference planning.

WELLINGTON BOONE MINISTRIES, Norcross, GA **1997 - 2011**
Executive Vice-President

- Developed, implemented, and evaluated several community-based initiatives including Global Outreach (outreach to college students); Making of Champions (outreach to high school and college athletes); and ProVision Publishing (faith-based materials and books).

RALEIGH INTERNATIONAL CHURCH, Raleigh, NC **1993 - 1999**
Founder, Senior Pastor

- Founded and nurtured a body of believers (from 10 to 500 within five years) into a strong and influential ministry committed to racial reconciliation that influenced the Raleigh metropolitan area through (1) leadership development, training, and supervision of pastoral staff; (2) pastoral counseling; and (3) preaching and teaching.

RALEIGH INTERNATIONAL CHURCH (CONT'D)

- Hosted or co-hosted media programming including ***Reconciling Raleigh*** (radio programming) and co-hosted ***The Gospel in Black and White*** (television programming).
- Oversaw the effective and efficient management of the Raleigh International Church.

NEW GENERATION CAMPUS MINISTRIES, Richmond, VA **1985 - 1993**
National Director

- Identified, trained and nurtured college students on 35 campuses into godly leaders through leadership development and training; supervision of student leadership teams and staff; and executing local, regional, and national conferences.
- Collaborated with university administrators to create and sustain NGM chapters.
- Oversaw the effective and efficient management of NGM.

LEGAL EXPERIENCE

UNITED STATES COURT OF APPEALS, FOURTH CIRCUIT, Richmond, VA **1983 - 1985**
Judicial Law Clerk/Staff Attorney

- Provided advice to the Judge on problem areas, complex legal issues, and recommended outcomes of individual issues and disposition of appeals.
- Drafted per curium opinions, orders, and memoranda under the direction of the Judge.

EDUCATION

HOWARD UNIVERSITY SCHOOL OF LAW, Washington, DC
Juris Doctor **1983**
Academic Honors: Howard University Law Review, Executive Articles Editor (1982-83)
Legal Clerkships: Federal Energy Regulatory Commission, Law Clerk (1982-83)
Internships: Institute for the Study of Educational Policy, Research Associate (1982-83)

HOWARD UNIVERSITY, Washington, DC **1980**
Bachelor of Arts, Political Science

PROFESSIONAL AND COMMUNITY AFFILIATONS

- Member, Georgia Bar Association
- Member, Bar of Supreme Court of Georgia

- Member, Bar of Court of Appeals of Georgia
- Member, Bar of United States Court of Appeals for the Fourth Circuit
- Member, Bar of United States District Court, Northern District of Georgia
- Recipient, The Ben Baer Award, Association of Paroling Authorities International (2009)
- Recipient, The Association of Paroling Authorities International President's Award (2008)
- Vice-President, Association of Paroling Authorities International (2008 - 2010).
- Governor's Appointee, Commission on Family Violence (2004 -2010)
- Inductee, Who's Who in Black Atlanta (2007)
- Alumnus, Leadership Georgia (2006)
- Class President, Coverdell Leadership Institute (2004)

George Keith Martin

Partner

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PRACTICES

Real Estate and Land Use
Banking and Finance
Public Finance

INDUSTRIES

Construction
Food and Beverage
Education
Community Banking
Real Estate Services

George is managing partner of the firm's Richmond office. He practices construction, commercial real estate and local government law. He has represented public and private entities on numerous real estate projects, including construction, acquisition and disposition of real property, and redevelopment and adaptive re-use.

His construction practice focuses on representing owners, design professionals, contractors and subcontractors with negotiating and drafting design and construction contracts. He has more than 20 years of experience handling construction-related transactions, including joint ventures, public-private partnerships and project finance transactions.

George has negotiated and drafted numerous construction-related agreements, including design-build, construction, construction management (agency and at-risk), design, program management, project management, and development agreements. Project examples include luxury hotels; convention centers; office buildings and corporate headquarters campus projects; environmental remediation; museums and exhibit contracts; multifamily housing and mixed-finance development; water and sewer projects; road construction; hospitals and ambulatory surgery centers; roasting plants; manufacturing and distribution plants; luxury homes; and retail.

He also has extensive experience negotiating and drafting comprehensive development agreements for public-private partnerships and has worked on bond financings to fund construction of those projects.

Throughout his career, George has been involved in firm management. He has served on the firm's advisory, pension and recruiting committees.

EXPERIENCE

- Representation of Fortune 100 financial services company in all aspects of design and construction for various projects including new corporate campus.
- Representation of educational institutions in connection with public private partnerships for the development of off balance sheet student housing.
- Representation of Fortune 500 company in connection with various construction contracts related to design and construction of major manufacturing facilities.
- Representation of college related foundations in connection with various construction projects, including student housing, dining facility, urban campus and golf course.
- Representation of regional authority in connection with major convention center expansion.
- Representation of redevelopment authorities in connection with various public private partnerships, including office buildings, parking garages, and mixed income housing.
- Representation of various owners in connection with design and construction of major hotel projects.

- Representation of economic development authorities in connection with public private partnerships for development of jet engine manufacturing facility and wetlands mitigation bank.

EDUCATION

- Howard University School of Law, JD; Member and Managing Editor, *Howard Law Journal*, 1978
- University of Virginia, BA, 1975

ADMISSIONS

- Virginia
- U.S. Supreme Court
- U.S. Tax Court

HONORS

- AV-Rated, Martindale-Hubbell
- Fellow, Virginia Law Foundation
- Recipient, American Jurisprudence Award in Administrative Law
- Recipient, Virginia Bar Association LexisNexis Award for Leadership and Public Service, 2014
- Named a "Lawyer of the Year," Municipal Law, Richmond, *The Best Lawyers in America*, 2013
- Selected for inclusion in *The Best Lawyers in America*, Construction Law, Municipal Law, Real Estate Law, Woodward/White, Inc., 2008-2016
- Named to "Legal Elite," Construction, 2009-2012, 2014, 2015, 2016; Profiled for Construction, 2015, *Virginia Business*

PUBLICATIONS

- Author, "The Construction Process from the Owner's Perspective," Client Strategies for Working with Construction Firms, Chapter in Aspatore Books, 2008

EVENTS

- Speaker, "Public Private Partnerships," Virginia Association of Housing Development Officials
- Speaker, "Eminent Domain Legislation in Virginia," Virginia Association of Housing and Development Officials
- Speaker, "Construction Contracts," Virginia Association of Housing Development Officials
- Speaker, "Brownfields Development," Virginia Association of Housing Development Officials
- Speaker, "Brownfields Development," National Association of Housing and Redevelopment Officials
- Speaker, "Public Private Partnerships," Local Government Attorneys Association
- Speaker, "Redevelopment Projects," Housing and Development Law Institute
- Speaker, "HUD General Conditions in Construction Contracts," Housing and Development Law Institute
- Moderator, "Eminent Domain after KELO," Housing and Development Law Institute
- Moderator, "Investing In South Africa," American Bar Association

- Speaker, "Public Private Partnerships and Major Infrastructure Construction," Lorman Seminars, 2010-2011
- Speaker, "Fundamentals of Construction Contracts," Lorman Seminars, August 2011
- Speaker, "When the Going Gets Tough, Owners Have Remedies," Association of Corporate Counsel Real Estate Committee, July 2011
- Speaker, "Public Private Partnerships and Major Infrastructure Construction," Lorman Seminars, June 2009, December 2009 and October 2010
- Speaker, "Public Private Partnerships," Lorman Seminars, February 2008

AFFILIATIONS

- Member (Appointed by Virginia Supreme Court), Virginia Board of Bar Examiners, 1991-2001
- Member (Appointed by Governor of Virginia), James Madison University Board of Visitors, 1999-2003
- Member (Appointed by Governor of Virgina), Governor's Blue Ribbon Commission on Higher Education, 1998-1999
- Commissioner in Chancery, (Appointed by Richmond Circuit Court)
- Rector; Member, Board of Visitors, 2011-2015, The University of Virginia
- Member, Board of Visitors, Regent University School of Law, 2002-present
- Affiliate Member, American Institute of Architects
- Member; Board of Directors; Former Secretary/Treasurer and Executive Committee, Housing and Development Law Institute
- Member; Section on State and Local Government Law; Section on Real Estate Law; Forum Committee on Construction; Forum Committee on Affordable Housing, American Bar Association
- Member, Section on Construction and Public Contracts; Section on Real Estate, Virginia Bar Association
- Member, Old Dominion Bar Association
- Member, National Association of Bond Lawyers
- Member, Lex Mundi Construction and Infrastructure Practice Group

Real Estate Projects for Housing Authorities in Virginia

McGuireWoods has extensive experience representing public housing authorities on real estate-related transactions. We currently serve as general counsel or counsel to the Richmond Redevelopment and Housing Authority, Alexandria Redevelopment and Housing Authority, and Hampton Redevelopment and Housing Authority on various real estate-related projects. These projects have included multifamily and single-family housing projects, mixed-income projects and mixed-use projects, as well as funding from numerous sources, including HOPE VI grants, Federal Home Loan Bank funds, private financing (bridge, construction and permanent), equity from the sale of various tax credits, grant funds and loans from local governmental entities, funding from VHDA, HOME funds and CIP funds. We have also assisted with land assemblage and condemnation matters. Further, in the past we have also represented the Roanoke Redevelopment and Housing Authority and the Petersburg Redevelopment and Housing Authority. We also represent similar organizations outside of Virginia, including the Housing Authority of Cook County, Ill.

As a result of McGuireWoods' representation of public housing authorities on real estate-related projects like those referenced above, the firm has vast experience drafting and negotiating the various documentation required and assisting our public housing authority clients with establishing ownership and financing structures. In addition, the firm has extensive experience working with HUD, VHDA and local governmental entities to identify and obtain all of the approvals required for these types of projects. Finally, the firm understands and appreciates the array of legal and political issues involved, and we have a proven track record of working with our public housing authority clients to resolve those issues.

Representative Projects

Baltimore County, Maryland. McGuireWoods represented a developer in the acquisition and redevelopment of a 200-unit affordable development in Baltimore County. The project was financed in part by the issuance of short-term tax-exempt bonds and a long-term taxable 221(d)(4) insured loan, low-income housing tax credits, and a housing assistance project based voucher contract that was restructured through the RAD-2 program. Alan Sun was lead counsel on this transaction and the firm's work included: (i) reviewing and negotiating HUD required evidentiary documents and the RAD required documentation; (ii) reviewing tax credit equity documents; (iii) reviewing and negotiating tax-exempt bond documents and verifying compliance with the tax-exempt bond documents; (iv) reviewing construction contracts and proposed construction and operating budgets; (v) negotiating and drafting a payment in lieu of taxes agreement; (vi) reviewing property management agreements; (vii) coordinating closing with HUD; and (viii) rendering the required HUD, lender and tax credit equity opinions.

Howard County, Maryland. Bond counsel for bonds issued by a housing authority that financed the refinance of the acquisition and a portion of the construction of approximately 60 mixed-income units and the portion of the costs of improvements to 50 public housing units that were being transitioned to the RAD program. The firm's work included: (i) drafting all required bond and tax documents; (ii) drafting disclosure documents and reviewing compliance with disclosure requirements; (iii) conducting tax due diligence and drafting tax compliance agreement; (iv) reviewing housing authority financial statements and outstanding indebtedness for disclosure; and (v) rendering all required opinions.

Richmond Redevelopment and Housing Authority's Townes at River South Project. This project consisted of 161 multifamily, mixed-income units constructed on a former public housing site as part of RRHA's HOPE VI Project. The project was constructed in two phases and was financed with HOPE VI grant funds, tax credit equity, Federal Home Loan Bank funds and private financing

(bridge, construction and permanent). The firm's work on both phases included: (i) assisting RRHA in obtaining disposition approvals from HUD; (ii) assisting RRHA with structuring the ownership entities for each phase; (iii) preparing and negotiating a development agreement with RRHA's development partner for each phase; (iv) preparing and negotiating required HOPE VI evidentiary documents for each phase; (v) submitting required HOPE VI evidentiary documents to HUD for each phase; (vi) reviewing and negotiating construction and permanent loan documents for each phase; (vii) preparing and negotiating loan documents for RRHA loans to the ownership entities for each phase; (viii) reviewing and negotiating tax credit equity documents for each phase; (ix) preparing and negotiating ground leases for each phase; (x) reviewing and negotiating construction contracts and architectural agreements for each phase; (xi) rendering required HUD, lender and tax credit equity opinions for each phase; and (xii) preparing and reviewing property management agreements for each phase.

Richmond Redevelopment and Housing Authority's Fulton Village II Project. This project consisted of 26 single-family units designated for sale to purchasers with area median incomes of 50-115 percent and constituted the final phase of the off-site for-sale component of RRHA's HOPE VI Project. The units in this project are to be constructed by the developer over a two-year period, subject to market demand. Construction of the units is financed through a combination of private financing and HOPE VI grant funds. The firm's work on this project included: (i) assisting RRHA with structuring the transaction; (ii) preparing and negotiating a development agreement with RRHA's development partner; (iii) assisting RRHA with addressing title and environmental issues with respect to the project site; (iv) preparing and negotiating required HOPE VI evidentiary documents, including, without limitation, documents evidencing the HOPE VI subsidies to be provided to each qualified purchaser; (v) submitting required HOPE VI evidentiary documents to HUD and submittal of required real estate documents to HUD's field office; (vi) reviewing developer's construction loan documents; (vii) preparing and negotiating a ground lease for the project site; (viii) preparing form conveyance documents to be used to convey completed units to purchasers; (ix) preparing and negotiating covenants, conditions and restrictions for the project; and (x) rendering the required HUD opinion for closing.

Alexandria Redevelopment and Housing Authority's Chatham Square Project. This project consisted of 100 for-sale market-rate units and 52 assisted units and constituted the on-site component of ARHA's HOPE VI Project. The proceeds from the sale by ARHA to its development partner of the property for the 100 for-sale market-rate units was used to finance a portion of the cost of constructing the 52 assisted units. The other sources for funding the construction of the 52 assisted units were HOPE VI grant funds, private financing and tax credit equity. The firm's work included: (i) reviewing and negotiating HUD required evidentiary documents; (ii) reviewing and negotiating tax credit equity documents; (iii) reviewing and negotiating loan documents; (iv) reviewing and negotiating construction contracts; (v) reviewing proposed construction and operating budgets; (vi) negotiating required guarantees; (vii) reviewing and negotiating a Master Declaration for project; (viii) reviewing and negotiating property management agreements; (ix) coordinating closing with HUD; and (x) rendering the required HUD, lender and tax credit equity opinions.

Alexandria Redevelopment and Housing Authority's Glebe Park and James Bland Project. This project consists of a multiphase, multiyear redevelopment of two of ARHA's public housing projects. To date, three of seven phases have closed. The firm's work has thus far included: (i) preparing and negotiating a pre-development agreement; (ii) preparing and negotiating a master purchase, sale and development agreement; (iii) assisting ARHA with structuring the overall transaction; (iv) preparing conveyance documents for each phase; (v) addressing title and survey issues for each phase; (vi) reviewing project budgets and schedules; (vii) preparing and negotiating project guarantees and guarantees for each phase; (viii) reviewing and negotiating a Master Declaration and condominium

documents for the project; (ix) reviewing tax credit equity solicitations and proposals; (x) reviewing and negotiating construction and architect agreements; and (xi) reviewing and negotiating loan documents with the city and other funding sources.

Tax Exempt Bond Financing

Our attorneys are public finance experts and assist and advise the entire spectrum of participants in of bond issues, including qualified 501(c)(3) bonds, residential rental bonds, including 4% LIHTC credit transactions, and other types of bond issues (including tax increment financing) that can be used to develop housing. We regularly serve as counsel to owners, lenders, bond purchasers, borrowers, whether for-profit developers or non-profit entities, issuers, underwriters, and banks in the entire range of tax-exempt bond transactions.

Nonprofit Organizations

We represent a number of tax-exempt organizations throughout the country whose missions are to promote affordable housing. We assist in the formation of the entities; in the representation of the entities throughout the application process, which has included appearing before the IRS; and in the continued representation of those organizations in structuring joint ventures with other nonprofit organizations and for-profit developers. We also have experience responding to IRS audits of these organizations.

Workouts Involving Tax Credit Transactions

We also represent clients in workouts and foreclosures involving tax credit and tax-exempt bond transactions. We work with all parties involved in a transaction including lenders, developers and equity investors, and offer structured solutions to under-performing or non-performing LIHTC developments. We often restructure the financing and ownership of these transactions, as well as communicate with the appropriate allocating agencies to obtain consents and other relief from them. We represent trustees, bondholders and borrowers in tax-exempt bond workouts. We also deal with foreclosures, receiverships and deed-in-lieu of foreclosure matters, and provide post-transition compliance advice.

Other Subsidy Programs

In addition to the LIHTC program, we are experienced in most subsidized housing programs, including those involving tax-exempt financing. We represent both developers as well as the implementing governmental agencies. We provide the advice and expertise necessary to allow all parties to maximize the investment in the housing development, while minimizing the adverse effects, including tax consequences to investors, which can be associated with some subsidies.

We assist clients in state and federal subsidy programs, including but not limited to HOME Funds, AHP grants, §221(d)(4), §221(d)(3), HOPE and HUD programs. We represent developers in connection with these subsidy programs, which includes assisting them throughout the application process, dealing with the applicable agency or other entities, and providing compliance advice, and governmental agencies in awarding such subsidies.

86457040_1

From: All2 See <all2see@gmail.com>
Sent: Friday, April 28, 2017 11:26 AM
To: Bass, Deana; Hughes, Andrew
Subject: Fwd: Our complaint against the Omaha Housing Authority (OHA) for Retaliation and ongoing Discrimination for John & Christine Spanyers
Attachments: Our Compete HUD Complaint.docx

---------- Forwarded message ----------
From: **All2 See** <all2see@gmail.com>
Date: Fri, Apr 28, 2017 at 3:52 AM
Subject: Fwd: Our complaint against the Omaha Housing Authority (OHA) for Retaliation and ongoing Discrimination for John & Christine Spanyers
To: Janet.M.Golrick@hud.gov

---------- Forwarded message ----------
From: **All2 See** <all2see@gmail.com>
Date: Sat, Mar 11, 2017 at 8:58 PM
Subject: Our complaint against the Omaha Housing Authority (OHA) for Retaliation and ongoing Discrimination for John & Christine Spanyers
To: "Patterson, Gordon F" <Gordon.F.Patterson@hud.gov>, Gayle.E.Bohling@hud.gov, "Betty.Bottiger@hud.gov" <betty.bottiger@hud.gov>, "King, Gregory B" <Gregory.B.King@hud.gov>, "Amaya, Kathryn A" <Kathryn.A.Amaya@hud.gov>, "shila.c.hernandez@hud.gov" <shila.c.hernandez@hud.gov>, "Radcliff, Connie S" <Connie.S.Radcliff@hud.gov>, "earl.e.redrick@hud.gov" <earl.e.redrick@hud.gov>, Denise.E.Gipson@hud.gov, "hotline@hudoig.gov" <hotline@hudoig.gov>
Cc: "May, Anthony L" <Anthony.L.May@hud.gov>, "Kutty, Nandinee K" <Nandinee.K.Kutty@hud.gov>

To: Gordon Patterson, Gayle Bohling, Betty Bottiger, Gregory King, Kathryn Amaya, Shila Hernandez, Connie Radcliff, Earl Redrick, Denise Gipson, hotline@hudoig.gov, and CC to Anthony May,and Nandinee Kutty

We are sending this complaint written in the email below as well as sending an attachment of this complaint to the above said individuals, since we were unable to file this on line at:
https://portal.hud.gov/FHEO903/Form903/Form903Start.action
Unfortunately this site will not allow us to submit this, so we are sending this to you directly as so we can get this filed in a timely manner.

John & Christine Spanyers

We are filing a complaint against the Omaha Housing Authority (OHA) for Retaliation and ongoing Discrimination.

After we had rejected a conciliation offer Katherine Amaya, local FHEO HUD, had written up, the OHA forced us to move into an OHA (b) (6) housing unit over our repeated objections or face eviction even though a more appropriate housing unit was available being the unit offered us by Ms. Amaya in the conciliation offer. The reason(s) why we rejected this offer was:

A “reasonable accommodation” is a change, exception, or adjustment to a rule, policy, practice, or service that may be necessary for a person with a disability to have an equal opportunity to use and enjoy a dwelling, including public and common use spaces. Since rules, policies, practices, and services may have a different effect on persons with disabilities than on other persons, treating persons with disabilities exactly the same as others will sometimes deny them an equal opportunity to use and enjoy a dwelling. The Act makes it unlawful to refuse to make reasonable accommodations to rules, policies, practices, or services when such accommodations may be necessary to afford persons with disabilities an equal opportunity to use and enjoy a dwelling.

A provider has an obligation to provide prompt responses to reasonable accommodation requests. **An undue delay in responding to a reasonable accommodation request may be deemed to be a failure to provide a reasonable accommodation.**

The following is from the Housing Authority of the City of Omaha ACOP. These are OHA's Guidelines found at URL:

http://www.ohauthority.org/images/stories/pdfs/ACOP2011revised5-24-11.pdf

Under:

CHAPTER 6: DETERMINATION OF TOTAL TENANT PAYMENT

V. Annual Income

B. Amounts Excluded from Annual Income HUD requires OHA to exclude certain types of income from annual income. The OHA will work to ensure its employees are familiar with excluded income types, and will check periodically to determine whether new HUD directives have been issued. The following amounts are to be excluded from annual income under current HUD regulations:

16. Amounts specifically excluded by any other Federal statute from consideration as income for purposes of determining eligibility or benefits under a category of assistance programs that includes assistance under any program to which the exclusions set forth in **24 CFR 5.609(c)** apply.

The following is the Federal statute **24 CFR 5.609(c)**, in which the exclusions OHA follows are set forth in:

(16) Amounts specifically excluded by any other federal statute from consideration as income for purposes of determining eligibility or benefits under a category of assistance programs that includes assistance under any program to which the exclusions set forth in 24 CFR 5.609(c) apply. A notice will be published in the Federal Register and distributed to housing owners identifying the benefits that qualify for this exclusion. Updates will be published and distributed when necessary.

(e) Payments or allowances made under the Department of Health and Human Services' Low-Income Home Energy Assistance Program (42 U.S.C. 8624[f]);

The OHA was in direct Violation of their own Policy (ACOP) by counting our payment from the Nebraska Dept. of Health and Human Services' Low-Income Home Energy Assistance Program (LIHEAP) against OHA's portion of a Higher Utility Allowance for our household. This act was a direct Violation of our Fair Housing Rights.

As a part of HUD's FHEO alleged good faith proposed drafted conciliation agreement, the FHEO written up by Kathryn A. Amaya in both RELIEF FOR COMPLAINANT as well as RELIEF IN THE PUBLIC INTEREST that we would receive what we were already entitled lawfully under Federal Statues.

Issues not addressed by Kathryn A. Amaya FHEO alleged good faith proposed drafted conciliation agreement were:

1. That we have been displaced three times by the respondents due to no fault of our own from being placed in mold conditions by the respondents.

2. It did not address the unnecessary delays in transfers to remove us from these conditions.

3. It did not address the coercion and the retaliatory acts committed by the respondents.

4. It did not address the pain and suffering that we have endured by the respondent.

5. It did not address the public humiliation that we have been made to suffer by the respondent.

6. It did not address that we were forced to live in bedbugs for nearly nine months due to the respondent refusing to treat our unit for bedbugs without the use of chemicals in accordance with the reasonable accommodations signed by our doctor.

7. It did not address that we had been forced to wrongfully pay rent for substandard living/housing conditions by the respondent since February 2011.

8. It did not address in any manner compensation for the above said, (#1 thru #7)

9. There was nothing in the RELIEF FOR COMPLAINANT nor in the RELIEF IN THE PUBLIC INTEREST to safe guard or prevent the respondent from doing this again in the future to ourselves or others in the future.

10. In the RELIEF FOR COMPLAINANT concerning the Federal LIHEAP, the respondent only agreed to allow, what is already MANDATORY UNDER LAW and which is also required by established by law regarding the extra utility allowance concerning LIHEAP and our Reasonable Accommodations.

Why would anyone sign an agreement to receive what we are already fully entitled to under Federal Law and that which HUD under Federal Law should had been enforced by HUD to begin with? Why did the HUD's FHEO refuse to acknowledge our Title VIII of the Civil Rights Act of 1968, as amended by the Fair Housing Amendments Act of 1988 and Section 504 of the Rehabilitation Act of 1973 as well as Title III of the ADA RIGHTS?

The OHA then placed us in a hostile environment when we were relocated to the back to the OHA (b) (6) housing unit located at (b) (6) After the OHA forced us to be relocated to the (b) (6) Units, we notified the OHA of ACOP violations that were occurring at the (b) (6) Units. We wrote the following complaint to the OHA Management:

I am contacting you regarding on going conditions being generated by a fellow resident "(b) (6)that lives at (b) (6) ((b) (6) Apartments) and her live in boyfriend known as using the name "(b) (6)

This last weekend on June 19th 2016, I witnessed at 11:30pm at night (b) (6)disassemble the east porch railing at (b) (6) . After disassembling the rail I witnessed (b) (6)applying foam on the porch.. When I asked him if he had permission from OHA to make alteration and repairs he was doing he stated that OHA has given him and (b) (6)permission to make any installations or repairs as they deem necessary for both our building as well as the building attached to ours. I then asked (b) (6)if he was a contractor or employee of OHA. He stated that no he was not. I then asked exactly whom with the OHA, gave him and (b) (6)this permission or authority. He stated that it was "on the need to know basis and that it was between him (b) (6)and OHA. It was then that I pointed out that the OHA is obligated to maintain OHA's units and in a safe condition,

and to make all necessary repairs to our units such as he was attempting to do in the middle of the night. He then stated "You need to get back in your place and mind your own business or else".

I would also like point out as I shared with you on the phone that this is the same household that claims that OHA designated their house hold to exclusive control over the usage of the outside water faucets. I am concerned with the statements being made by this household. I even pointed out to this household that if what they were saying to all of us was true, it would mean that what they are stating about the OHA is tantamount to saying that the OHA is practicing discriminatory policies against all of the other residents here at (b) (6) in favor of their household and that I would be inquiring about this since it would be discrimination if in fact it was true.

How and why this household is being allowed to use the commons of our community to store their personal belongings in the entrance hall to our front door, the laundry room, the laundry room closet, and everything on the grounds in front from their unit to the end of the adjoining building as seen in the youtube link gives the appearance that what they are saying has merit, even if it's not true. Heaven forbid if a fire broke out in their unit or the adjoining building in front because as you can see everyone would be in danger due to the impediments and obstacles that the emergency service will be forced to encounter because this households personal property. Also as you can see it also prevents the OHA open access to these areas.

Earlier this week I spoke with the Blue Jay Technician when he was here on site to spray for bugs at (b) (6) I had asked him if with all these plants being so close to the building whether or not they were contributing factors to the insect infestation, and He said absolutely . I would like to respectfully ask that you speak with him as so you can appreciate and understand what the behavior of this household is generating not only for the residents but also for Blue Jay and OHA.

It is my understanding from Part 1 Terms and Conditions of Lease as well as The Admission and Continued Occupancy Policy (ACOP) that may be located at http://ohauthority.org/public-documents that the photo's I am sharing with you are in clear violations of the set policy and procedure of the OHA for all of the OHA tenants and is not UNIFORM with the property design, nor is it uniform with the neighborhood.

I would also like to share with you that they are the only household that drives up on the front lawn with an unlicensed vehicle to load and unload their personal property and apparatus's that is being spread out two buildings long.

Please note that our new maintenance team were compelled to throw out some of (b) (6) and (b) (6) belongings they were storing in the laundry room. Our new team went ahead and left the contents in the closet as well as their sheet of glass that they have stored next to the wash basin in the laundry room. Our new team did a great job of removing these from our commons.

As you can see from Part 1 Terms and Conditions of Lease as well as The Admission and Continued Occupancy Policy (that the photos and video are in opposition to Part 1 Terms and Conditions Of Lease as well as The Admission and Continued Occupancy Policy. (See Below)

To remove from OHA property any vehicle without valid registration and inspection stickers. To refrain from parking any vehicles in any right-of-way or fire-lane designated and marked by OHA. Any inoperable or unlicensed vehicle as described above will be removed from OHA property at Tenant's expense. Automobile repairs are not permitted on the project
site http://imgur.com/(b) (6) http://imgur.com/(b) (6) http://imgur.com/(b) (6)

To avoid obstructing sidewalks, areaways, galleries, passages, elevators, or stairs, and to avoid using these for purposes other than going in and out of the dwelling
unit. http://imgur.com/(b) (6) http://imgur.com/(b) (6)

Pets must be maintained within the resident's unit. When outside of the unit (within the building or on the grounds) dogs and cats must be kept on a leash or carried and must be under the control of the resident or other responsible individual at all times.

An area of the development grounds has been designated as the area in which to exercise animals and to permit dogs to relieve themselves of bodily wastes. This area will be identified in pet agreement. Residents may not exercise pets or permit pets to deposit waste on the project premises outside of the areas designated for such purposes.

Pets are not permitted in common areas including lobbies, community rooms and laundry areas except for those common areas which are entrances to and exits from the building. In addition, pets are not permitted in OHA playgrounds, day care centers, management offices, community centers and/or recreation center areas.

Dogs may only be kept in Towers, and/or in designated Scattered Site dwelling units with an enclosed yard space. As with other animals, dogs may not be tethered or chained outside the dwelling unit.

No animals may be tethered or chained outside or inside the dwelling
unit. http://imgur.com/(b) (6) http://imgur.com/(b) (6)

To refrain from placing signs of any type in or about the dwelling except those allowed under applicable zoning ordinances and then only after having received written permission of
OHA. http://imgur.com/(b) (6) http://imgur.com/(b) (6)

To use only in a reasonable electrical, manner all sanitary, heating, ventilating, air conditioning, and other facilities and appurtenances including elevators. This includes, but is not limited to, refraining from splicing, stealing, running extension cords or other wiring throughout the property to connections.produce utility

http://imgur.com/(b) (6) http://imgur.com/(b) (6) http://imgur.com/(b) (6) http://imgur.com/(b) (6) http://imgur.com/(b) (6)

To use reasonable care to keep the dwelling unit in such condition as to ensure proper health and sanitation standards for Tenant, household members and neighbors. TENANT SHALL NOTIFY OHA PROMPTLY OF A KNOWN REPAIR NEEDED TO THE DWELLING UNIT, and of known unsafe or unsanitary conditions in the dwelling unit or in common areas and grounds of the project. Tenant's failure to report the need for repairs in a timely manner shall be considered to contribute to damage that occurs

To make no alterations or repairs to the interior of the dwelling unit or to the equipment, nor to install additional equipment or major appliances without written consent of OHA. To make no changes to locks or install new locks on exterior doors without OHA's written approval. To use no nails, tacks, screws, brackets, or fasteners on any part of the dwelling unit (with the exception of a reasonable number of picture hangers) without authorization by OHA;

http://imgur.com/(b) (6) http://imgur.com/(b) (6) http://imgur.com(b) (6) http://imgur.com/(b) (6) (b) (6) http://imgur.com/(b) (6)

Yards should be free of debris, trash, and abandoned cars. Exterior walls should be free of graffiti;

Porches (front and rear) should be clean and free of hazards. Any items stored on the porch shall not impede access to the unit http://imgur.com/(b) (6)

http://imgur.com/(b) (6) http://imgur.com/(b) (6) https://youtu.be/(b) (6)

Ms. Gilroy & Ms. Consentino:

We want to point out to the OHA that we were moved to our current OHA rental unit over our objections. As such, the OHA insisted we had to move here or lose our affordable housing. Again, we were moved into an OHA unit in which we have NO PRIVACY and we are being treated differently than other (b) (6) Apartment tenants.

The issues going on here involve multiple OHA ACOP Violations being committed by tenants (b) (6) and (b) (6) These individuals are targeting us because we had brought this concern to the OHA. Further, these individuals walk around with a cigarette in their mouths in the apartment building. This is a violation of the lease; however, these violations are continuing without intervention.

All of the issues we have brought up concerning these tenants and the (b) (6) property have been in the best interest and benefit of the OHA to help protect the property and to assure tenants are following the OHA ACOP and their lease. Further, Ms. (b) (6) and Mr. (b) (6) have plants on the outside of the (b) (6) apartment building blocking the windows to apartments. Why is it we aren't allow to block the windows on the inside of the apartment, but Ms. (b) (6) and Mr. (b) (6) are being allowed to block the windows on the outside of the apartment buildings? Again, this hinders Emergency Services from getting to tenants. This is being allowed to continue.

Signed,

John & Christine Spanyers

After we notified the OHA of these ACOP violations, the OHA knowing and purposely allowed their tenants to harass us and abuse us relentlessly at the (b) (6) Apartments for our reporting the OHA 'S ACOP violations and possible housing composition fraud by (b) (6) household. The OHA repeatedly ignored our multiple requests asking for intervention to stop the tenants from harassing us and abusing us. We had asked the OHA to transfer us from the (b) (6) unit due to the abuse, but the OHA ignored our request to be transferred.

Additionally we notified the OHA the following:

Ms. Gilroy & Ms. Consentino:

We have contacted you concerning the tenant, Ms. (b) (6) who resides above us at (b) (6) and who is violating City Code of Ordinances. We have reported to you that Ms. (b) (6) is storing trash on her unit porch in which is unsanitary and attracts rodents, pests and vermin. We had previously brought this to your attention; however, it still continues. As such, the following excerpt is found at this link:

- **Chapter 18 - NUISANCES[1]**
- **ARTICLE I. - IN GENERAL[2]**
- **Sec. 18-1. - Extraterritorial jurisdiction.**

The provisions of this chapter shall be applicable to all that property within the city and all property within three miles of the city limits.

(Code 1980, § 18-1; Ord. No. 37950, § 2, 1-8-08)

- **Sec. 18-2. - Definition.**

For the purposes of this chapter, a nuisance exists when a person fails to perform a duty or permits any condition or thing to exist, which act, omission, condition or thing either:

(a)

Injures or endangers the comfort, repose, health or safety of others;

(b)

Offends decency;

(c)

Is offensive to the senses;

(d)

Unlawfully interferes with, obstructs or tends to obstruct or renders dangerous for passage any public or private street, alley, highway, sidewalk, stream, ditch or drainage;

(e)

In any way renders other persons insecure in life or the use of property; or

(f)

Essentially interferes with the quiet enjoyment of life and property, or tends to depreciate the value of the property of others.

(Code 1980, § 18-2)

Cross reference— Definitions and rules of construction generally, § 1-2.

- **Sec. 18-3. - Illustrative enumeration.**

The maintaining, using, placing, depositing, leaving or permitting to be or remain on the public or private property of any of the following items, conditions or actions is hereby declared to be and to constitute a nuisance; however, this enumeration shall not be deemed or construed to be conclusive, limiting or restrictive:

(a)

Any condition which provides harborage for rats, mice, snakes and other vermin.

(b)

Any building or other structure which is in such a dilapidated condition that it is unfit for human habitation, or kept in such an unsanitary condition that it is a menace to the health of people residing in the vicinity thereof, or presents a fire hazard in the vicinity where it is located.

(c)

All unnecessary or unauthorized noises and annoying vibrations, including but not limited to animal noises.

(d)

All disagreeable or obnoxious gases, odors and/or fumes, as well as the conditions, substances or other causes which give rise to the emission or generation of such gases, odors and/or fumes.

(e)

The dressed or undressed carcasses of fish, animals or fowl, wild game or domestic animals, not disposed of, processed, or removed from the general public view.

(f)

The pollution of any public well or cistern, stream, lake, canal or body of water by sewage, dead animals, creamery or industrial wastes, or other substances.

(g)

Any building, structure or location wherein or upon which any activity which is in violation of local, state or federal law is conducted, performed or maintained.

(h)

Any accumulation of stagnant water permitted or maintained on any lot or property.

(i)

Dense smoke, noxious fumes, gas, soot or cinders, in unreasonable quantities.

(j)

Any method of human excreta disposal which does not conform to the provisions of this chapter, state law or city ordinance, rule or regulation.

(k)

Leaking or defective water pipes, sewer pipes, hydrants, cisterns, wells, gutters, drains, rain spouts or seepage in or about any structure used for human occupancy or the surrounding earth.

(l)

Any abandoned or open wells, cisterns or cellars.

(m)

The discharge of any filthy or offensive water, swill, liquid or waste from any commercial establishment into or on any street, alley, sidewalk, gutter, vacant lot, stream or river.

(n)

The keeping or maintaining of any hives or boxes used or occupied or for the purpose of housing or occupation by bees within the city limits, except as hereinafter provided. The keeping of bees shall not be prohibited in agricultural zones, provided no box or hive containing bees permitted to fly at large shall be kept within 100 feet of any dwelling except the dwelling of the owner of such bees, or within 50 feet of any exterior boundary within which the box or hive is kept.

(o)

The parking or storage of any vehicle or machine or parts thereof in violation of any municipal code, state statute or federal law.

(p)

Any building or structure, including the ground on which it sits, that is used for the unlawful manufacture, cultivation, growth, production, processing, sale, possession, or storage of any controlled substance as defined in R.R.S. 1943, § 28-401 et seq.

(q)

Any gathering of five or more persons after 1:00 a.m. but before 6:00 a.m. which results in criminal activity, excessive noise that is the subject of complaints from others, or creates a result in violation ofsection 18-2(f).

(r)

Any open or exposed surface or substrata in any dwelling which is coated with, consists of or contains any lead-based paint or other lead-based coating material is declared to be a hazard and a nuisance if such surface, substrata, or generated debris is accessible or may become accessible to ingestion or inhalation by any person, but particularly children under the age of six, or may become accessible as a result of a remediation, repair, or construction and is flaking, cracking, peeling, scaling, blistered, chipped or loose, and is present on or in any interior or exterior surface, including but not necessarily limited to any porches or their steps, decking, banisters or railing, walls, windows and sills, doors and jambs, ceilings, exterior trim, boarding, or fascia.

(s)

Any building, structure or dwelling which has upholstered or other furniture which is designed or manufactured primarily for indoor use, including but not limited to upholstered chairs, upholstered couches, appliances, and mattresses used or left on unenclosed exterior porches, balconies or in an exposed open area including but not limited to decks, patios, roofs, yards, driveways or walkways.

(t)

Every other act or thing done, made, permitted, allowed or continued on any property, whether public or private, detrimental to the health or likely to injure any of the inhabitants of the city or its extraterritorial jurisdiction.

(Code 1980, § 18-3; Ord. No. 38290, § 1, 11-18-08; Ord. No. 38334, § 1, 12-23-08; Ord. No. 39545, § 1, 12-18-12)

- **Sec. 18-4. - Prohibited.**

It shall be unlawful for any person to cause, permit, maintain or allow the creation of a nuisance.

(Code 1980, § 18-4)

- **Sec. 18-5. - Penalty.**

In addition to such other sanctions imposed by law, any person who violates the provisions of this chapter shall, upon conviction, be punished as provided in section 1-10 of this Code. Every such person shall be deemed guilty of a separate offense for every day on which such violation shall continue.

(Code 1980, § 18-5)

Further, we are being forced to endure loud noises occurring above us in our rental unit coming from Ms. (b) (6) unit in which is disturbing our peace. It sounds like bowling balls falling over our head occurring in spurts throughout the day. This is disturbing our peace and enjoyment. We had previously brought this to your attention; however, it still continues.

- We have put the OHA on notice of the ongoing actions of Ms. (b) (6) who resides at (b) (6)

- Signed,

John & Christine Spanyers

We were being harassed by the tenant above us and across the hall from us. As such, the tenant across the hall from us placed cameras on our unit and looking into our unit windows of which these cameras were positioned on the tenant's porch. The tenant's name who resided across the hall from us is (b) (6) who resides at (b) (6) The tenant above us kept jumping up and down above us every day disturbing our peace. The tenant throw trash down in front of our unit on a regular basis and they threw cigar innards on our rental unit porch. We had written Cease & Desist letters to the tenant of which the

OHA received copies of. The tenant's name who resided above us is (b) (6) who resides at (b) (6)

The following are the Cease and Desist letters:

July 15, 2016

John & Christine Spanyers

(b) (6)

(b) (6)

(b) (6)

RE: Cease & Desist Letter

Ms. (b) (6)

This is a legal demand that you immediately Cease & Desist the causing of loud and disturbing noise and ruckus (i.e. banging, slamming, jumping up and down, music, etc.) your household continuously causes our household to endure. We have attempted to discuss this matter with you to no avail. We had contacted the landlord being the Omaha Housing Authority (OHA) concerning this matter. Further, we had contacted the Omaha Police Department (OPD) in which they had intervened on our behalf to address this matter with you. Even so, you continue to disturb our peace which is in violation of Nebraska Statute 28-1322.

Signed,

John Spanyers

Christine Spanyers

Cc: The Omaha Housing Authority Legal Department

July 15, 2016

John & Christine Spanyers

(b) (6)

(b) (6)

(b) (6)

RE: Cease & Desist Letter

Ms. (b) (6)

This is a legal demand that you immediately Cease & Desist the piling of trash on your outdoor unit porch as this is a rodent, pest and vermin attraction. Further, your regular practice of piling trash on your outdoor unit porch has been releasing a fluid overhead onto our unit porch. We demand that you immediately Cease & Desist throwing cigarette butts down onto our unit porch and the grounds around our unit porch as this is a fire hazard. We demand that you immediately stop throwing your cigar innards onto our unit porch. We had contacted the landlord being the Omaha Housing Authority (OHA) concerning this matter. Your actions constitute the violation of the Omaha, Nebraska City Code of Ordinances under Chapter 18 – Nuisances, Article I. – In General, Sec. 18-3. – Illustrative enumeration.

Signed,

John Spanyers

Christine Spanyers

Cc: The Omaha Housing Authority Legal Department

Additionally we notified the OHA the following:

Ms. Gilroy & Ms. Consentino:

We have done everything we can to address and STOP the ONGOING loud disturbing noise from the household of (b) (6) who resides above our unit at (b) (6) to NO AVAIL!!!

The OHA HAS BEEN NOTIFIED of this ONGOING issue via certified mail, emails and conversations yet we are continually being abused by the household of (b) (6) with loud disturbing noises to include Loud Music w/Bass as occurred over our heads yesterday, repeated jumping up and down which is now occurring over our heads, startling Slamming and Banging which is now occurring over our heads. We are at the mercy of (b) (6) household as to when we can sleep or not and whether or not we are going to be startled with Slamming and Banging coming from the household of (b) (6) We are AGAIN informing the OHA that we are being abused with Loud Noises coming from the household of (b) (6) in which is disturbing our peace and Violating State and City Laws. It appears we were made to relocate from an OHA unit in with an undisclosed Death and "Toxc Mold" to a unit in which we are continuously being tortured by OHA tenants as the OHA has NOT stopped this ongoing torture from occurring to us. We can only assume this is meant to occur to us to attempt to run us out of affordable housing!

Signed,

John & Christine Spanyers

We even attempted to get a protection order from the Court but was denied. After we attempted to get a protection order, the (b) (6)household went and filed for one and the complete transcribed transcripts and evidence allowed for submission may be viewed by your investigators at the Clerk of District Court on the 3rd Floor at the Douglas County Court.

It will be found by the investigator (HUD or DOJ) that the testimony by (b) (6) and (b) (6) was conflictive and that I had not broken rules or guidelines set forth by HUD. It will also be found whom directed (b) (6) and (b) (6) (i.e. the OHA).

Andrea Freeny the Official Court Reporter transcribed and notified me of the following after it was completed.

Mr. Spanyers,

Please be advised the bill of exceptions you have inquired about in re: (b) (6) v. Spanyers, Douglas County District Court Case No. CI16-5577, was filed 9/30/16 as required. My duties in this matter are thus concluded.

Kind regards,

Andrea Freeny, CSR, CRR
Official Court Reporter
Fourth Judicial District
Pottawattamie County Courthouse
227 South 6th Street

On October 12th, 2016 the OHA had us evicted us to the streets through a court decree but allowed us to stay at the unit until midnight in October 31st, 2016. Exactly one week later, unbeknown to us, the OHA rushed and requested on November 7th, 2016 from HUD's Enforcement Center a review to have our complaints dismissed without notifying HUD that they had evicted us. Additionally we did not know if the OHA disclosed that owed us a year of utility reimbursement when they had asked for this review.

It will be clear to the investigators that we were targeted by the OHA for filing HUD Complaints as well for filing a civil lawsuit in District Court.

On August 8th, 2016 Doug Novotny our Legal Counsel filed:

Filed in Douglas District Court

... EFILED.....

Case Number: D01CI160006708
Transaction ID: 0004095700

IN THE DISTRICT COURT OF DOUGLAS COUNT^MfiSM 80^2016 04:01:22 PM CDT

JOHN SPANYERS and CHRISTINE SPANYERS,

Plaintiff,

vs.

OMAHA HOUSING AUTHORITY, a Political Subdivision of the State of Nebraska

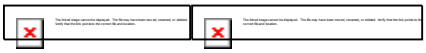
Defendants.

COMES NOW, the Plaintiffs, by and through their counsel, Douglas R. Novotny, and for their Complaint against the Defendant, Omaha Housing Authority, alleges and states the following:

1. Plaintiffs are residents of Omaha, Douglas County, Nebraska and have been residents of said state and county for all times relevant to this lawsuit.

2. The Defendant, Omaha Housing Authority (Hereinafter "OHA"), is a political subdivision of the State of Nebraska. That at all times material herein, this Defendant contracts with HUD to provide low and moderate income individuals with housing in the Omaha metro area, including Douglas County, Nebraska.

3. That pursuant to the Nebraska Political Subdivisions Tort Claims Act, Neb. Rev. Stat. §13-901, et seq., Plaintiffs filed two separate claims with the Defendant. The first claim was submitted to the OHA, via e-mail and Certified Mail on January 14, 2015 (Exhibit A pgs. 1-5). A second claim was submitted to the OHA, via e-mail and Certified Mail, on January 19, 2016. (Ex. B pgs. 1-7). That six months have passed since Plaintiffs filed their claim and no final disposition has been determined. That as a consequence on July 28, 2016, Plaintiffs' counsel sent Defendant a letter withdrawing his tort claim from consideration from the OHA, a copy which is attached hereto and marked as Exhibit "C".



4. That the Plaintiffs have been tenants of the OHA for a number of years and resided at (b) (6)

5. The OHA owns the property, including the apartment complex, located at (b) (6)

6. That in August of 2014, the OHA retained an exterminator to inspect the apartment complex located at (b) (6)

7. During that August 2014 inspection, it is believed the exterminator advised the OHA that he found evidence of bed bugs within the Plaintiffs apartment, located at (b) (6)

8. Due to John Spanyers suffering from respiratory issues, including COPD, it is the Plaintiffs belief that the pest inspector advised the OHA to conduct heat treatment to eradicate the bed bugs in the Plaintiffs' apartment located at (b) (6)

9. Subsequently in September of 2015 a second inspector, retained by the OHA, went to the Plaintiffs apartment and found evidence of bed bugs.

10. Without action being taken by the OHA, The Plaintiffs wrote a letter to the OHA, on or about September 19, 2014 requesting their apartment undergo heat treatment to eradicate the bed bugs.

11. On September 22, 2014, Plaintiffs went to their physician to treat for bed bug bites. Pathology reports on September 23, 2014 confirmed bed bugs, and their physician recommended treatment of the apartment.

12. On or about November 3, 2014, Mike Wolski, of Wolski Pest Control, inspected the Plaintiffs apartment, at the Plaintiffs request, and found evidence of bed bugs inside the premises. Mr. Wolski drafted a letter indicating the presence of bed bugs and recommended heat treatment be used to eradicate the bed bugs due to Mr. Spanyers respiratory issues.

13. A request for heat treatment to eradicate the bed bug issue within the Spanyers apartment was made to Clifford Scott, the then director of the OHA, on November 6, 2014. On November 13, 2014, in response to said request, the OHA refused to conduct heat treatment and would only authorize chemical treatments to eradicate the bed bugs inside the Plaintiffs apartment.

14. Further requests were made to the OHA to heat treat the apartment, with the OHA either ignoring or denying the requests.

15. On February 12, 2015, the OHA finally agreed to conduct heat treatment to eradicate the bed bugs within the Spanyers apartment. However, because mold was found in the apartment at around the same time, heat treatment was never conducted. By this time, the Plaintiffs had endured over six months of being exposed to bed bugs, suffering bites and being under a great deal of mental distress.

16. During this time between August 2014 through February of 2015, the Spanyers also began noticing allergic and respiratory issues.

17. On February 18, 2015 the OHA retained a company to conduct a Limited Mold Assessment and Testing. The inspection and testing showed fungal/mold growth within the furnace room and on the duct work. The fungus/mold was likely due to water intruding into the building due to a roof leak.

18. Due to Mr. Spanyers respiratory issues and Mrs. Spanyers allergies, the Plaintiffs, on February 19, 2015, requested the OHA transfer them to a new unit.

19. The OHA refused to transfer the Spanyers to a new unit until April of 2015 due to unrelated issues.

20. The OHA never conducted heat treatments of the Plaintiffs apartment located at (b) (6)

to eradicate the bed bugs. Accordingly, the Spanyers were exposed to bed bugs, suffering bites and being under a great deal of distress from August 2014 through April of 2015.

21. Further the OHA did not fix or remediate the mold issue at the apartment located at (b) (6) first discovered in February of 2015, while the Plaintiffs resided at said Apartment. Accordingly the Plaintiffs suffered from respiratory distress, allergic reactions and mental distress.

22. In April of 2015, the Plaintiffs were transferred to an OHA owned property located at 3712 Frances Street. Plaintiffs became tenants of that property with the OHA being its landlord.

23. Upon moving into the unit located at 3712 Frances Street, the Plaintiffs noticed a bulge in the bathroom wall and subsequently a bulge in the wall in the kitchen.

24. The Plaintiffs notified the OHA, via numerous written e-mail, of the bulges in the wall, but no action, other than cosmetic measures were taken to cover up the bulges.

25. After moving into the residence located at 3712 Frances Street in April of 2015 the Plaintiffs noticed respiratory issues, sinus and allergic reactions.

26. The Plaintiffs were concerned of possibly mold in their unit and made numerous written and verbal requests for their unit to be inspected.

27. The OHA did not respond to the Plaintiffs complaints until December of 2015. In the OHA's inspection by its maintenance crew in December of 2015, it found evidence of mold within the unit located at 3712 Frances Street.

28. On December 11, 2015 the Douglas County Health Department conducted a visual inspection of the unit located at 3712 Frances Street and found indications of mold.

29. The Plaintiffs retained a contractor to conduct an inspection of the area on December 17, 2015 and verified mold being within the unit located at 3712 Francis Street, including Stachybrotos and Aspergillus molds.

30. Due to these reports of mold, Plaintiffs physicians urged that the Plaintiffs be removed from the unit located at 3712 Frances Street.

31. The OHA transferred the Plaintiffs to the (b) (6) Apartment Complex, but not until the end of April, 2016. Accordingly from April 2015 through April of 2016, the Plaintiffs were subjected to leaving in a mold infested environment and suffering from respiratory distress, sinus and allergic reactions and mental distress.

32. Due to Plaintiffs financial condition and reliance on the OHA for housing, they could not break their lease with the OHA or find other housing.

33. Due to Plaintiffs financial condition and requirements under their lease agreement with the OHA they were unable to remediate either the bed bug issue or mold/fungus issues on their own.

COUNT I

THE OHA VIOLATED THE LANDLORD TENANT ACT

34. The Plaintiffs incorporate paragraphs 1-33 as if full set forth herein.

35. The OHA owned the properties located at 8306 Underwood Ave, Apt. 205 and 3712 Frances Street at all times material herein;

36. The Plaintiffs were tenants of the OHA at the properties located at 8306 Underwood Ave, Apt. 205 and 3712 Frances Street at all times material herein;

37. Pursuant to Neb. Rev. Stat. §76-1419, a landlord, such as the OHA , has certain duties including but not limited to:

a. Substantially comply, after written or actual notice, with the requirements of the applicable minimum housing codes materially affecting health and safety;

b. Make all repairs and do whatever is necessary, after written or actual notice, to put and keep the premises in a fit and habitable condition; and

c. Maintain in good and safe working order and condition all sanitary, ventilating and other facilities and appliances.

38. The OHA had both written and actual notice of bed bugs within the premises of (b) (6) and never remediated the situation, causing Plaintiffs to suffer from bed bug bites and extreme mental distress. Further the OHA did not transfer the Plaintiffs to a different unit until more than 8 months had passed from the first discovery of bed bugs within the apartment. Nor did the OHA do whatever was necessary to protect the Plaintiffs from being exposed to bed bugs or fixing the situation considering Plaintiffs physical ailments and conditions.

39. The OHA had both written and actual notice of fungus/mold in the units located at (b) (6) and 3712 Frances Street and either did not remediate the situation or take appropriate measures to do what was necessary to protect the Plaintiffs from being exposed to mold considering Plaintiffs physical ailments and conditions.

40. The Plaintiffs, due to their physical and financial conditions, were/are reliant on housing form the OHA and were unable to move or break its lease with the OHA. Further, due to their physical and financial conditions, Plaintiffs were unable to remediate the bed bugs or mold issues.

41. As a result of the Defendant's non-compliance with Neb. Rev. Stat. §76-1419, Plaintiffs incurred damages as follows:

a. Physical injuries from bed bug bites and respiratory, sinus and allergic conditions due to exposure to fungus/mold and other related injuries;

b. Medical bills related to bed beg bites and respiratory, sinus and allergic reactions and other related physical symptoms due to the mold/fungus exposure;

c. Extreme mental strain, distress and stress, anxiety and depression;

d. Out of pocket expenses for testing of mold;

e. Property damage and losses due to exposure to bed bugs and mold, the total amount to be determined at time of trial;

f. They are likely to continue to suffer long term effects, both mentally and physically, due to their exposure to the above conditions.

42. The actions of the OHA were willful in their non-compliance with Neb. Rev. Stat. §76-1419.

43. Further the Plaintiffs are entitled to recovery of attorney fees.

Wherefore, due to the Defendants willful action and in being in noncompliance with Neb. Rev. Stat. 76-1419, Plaintiffs request their special damages, general damages, to be determined at trial, along with recovery of reasonable attorney fees and costs.

COUNT 2 NEGLIGENCE

44. The Plaintiff incorporates Paragraphs 1-43 as if fully set forth herein.

45. The Defendants, as landlords of the Plaintiffs at (b) (6) and 3712 Francis Streets, owed a duty to maintain a habitable premises.

46. The OHA breached this duty in the following particulars:

a. Not properly and efficiently remediating or eradicating the bed bug infestation at the Plaintiffs premises located at (b) (6)

b. Not transferring the Plaintiffs from (b) (6) in a timely fashion and having them reside in a bed bug infested apartment for over 8 months;

c. Not doing whatever was reasonably necessary to accommodate the Plaintiffs and fix the bed bug infestation.

d. Not properly inspecting/treating the property for bed bugs.

e. Not properly and efficiently remediating or fixing the mold/fungus issues at both the properties located at (b) (6) and 3712 Francis Street.

f. Not properly inspecting/treating the properties for mold/fungus;

g. Not doing whatever was reasonable necessary to accommodate the Plaintiffs and fix the mold/fungus situation at both properties;

h. Not transferring the Plaintiffs from (b) (6) or 3712 Frances Street after notice of the mold situation, thereby subjecting Plaintiffs to physical harm, sickness and mental distress for a long period of time.

47. That as a direct and proximate result of the negligence of the Defendant, Plaintiffs have incurred the following damages:

a. Physical injuries from bed bug bites and respiratory, sinus and allergic conditions due to exposure to fungus/mold and other related injuries;

b. Medical bills related to bed beg bites and respiratory, sinus and allergic reactions and other related physical symptoms due to the mold/fungus exposure;

c. Extreme mental strain, distress and stress, anxiety and depression;

d. Out of pocket expenses for testing of mold;

e. Property damage and losses due to exposure to bed bugs and mold, the total amount to be determined at time of trial;

f. They are likely to continue to suffer long term effects, both mentally and physically, due to their exposure to the above conditions.

WHEREFORE, Plaintiff, prays for judgment against Defendant, for their special and general damages, together with the costs herein expended.

John & Christine Spanyers, Plaintiffs,

BY: /s/ JDougtlab rR- rPfovoiruj
Douglas R. Novotny #22703 Novotny Law 18025
Oak Street Suite B Omaha, NE. 68130 402-991-7643
doug@douglasnovotnylaw.com

This info is included for self-evident reasons and it reflects what HUD FHEO refused to investigate, refused to stop, and allowed the OHA to commit against us. It also reflects the retaliation we suffered at the hands of the OHA and their surrogates and was sanctioned by HUD's FHEO in Washington D.C., Kansas City Regional Office, Omaha FHEO Office as well as the Omaha Local HUD Office. Instead of recognizing that we are a protected class of disabled seniors we were asked to stop filing complaints and that HUD does not typically intervene with the general operations of their partners.

What we are informing you of is a Fact. The tenant in (b) (6) in our (b) (6) apartment building had a protection order upheld against her while she has resided here at (b) (6) As such, the OHA had elected to NOT EVICT her and instead allow her to continue living in public housing. Further, this tenant is a witness to the fact that (b) (6) has been residing with (b) (6) since she has been living in the unit across the hall from ours. (b) (6) had informed us that she has been living in that unit for 7 years now. (b) (6) also claims she lives alone as she had testified to under oath and had signed as a fact under penalty of perjury in her complaint against myself John Spanyers.

Since the OHA has elected to bypass an eviction process for an upheld protection order against the tenant in (b) (6) then we are being treated differently than other tenants and as such, the OHA is applying a double standard against our household which is a discriminatory act. It is important that we inform you of this fact.

Patrick Cohoon, an Attorney for Legal Aid of Nebraska whom represented us in this eviction matter noticed the clear conflictive testimony by (b) (6)and her Witnesses. He also recognized that I had done nothing that warranted an eviction that would rise to the level for such an eviction and that it is the first time that he had seen such harshness in a case like this. He also noted that we had kept the OHA informed as to why we were recording the violations.

It should be noted for the record that we also reported these activities to HUD's OIG Hotline as well as with Janet Blackman with the State Investigative Unit.

I wrote the following to Ms. Blackman:

Dear Ms. Blackman,

As promised back in June, I would contact you with more information if and when I had more information concerning (b) (6)Jo Doyon and (b) (6) that both reside at (b) (6) that is known as the '(b) (6) Apartments" that is managed by the Omaha Housing Authority.

As you can see by the attached information, we have been attempting to communicate to our landlord our concerns and questions regarding this household. To our knowledge our landlord has not addressed or followed thru on investigating this household for housing fraud. We have pointed out according to our understanding, ongoing violations of the admission and continued occupancy policy (ACOP), the Part 1 Terms and Conditions of Our Lease violations, the Violation - City Code Of Ordinances: (which may be located here https://www.municode.com/library/ne/omaha/codes/code_of_ordinances?nodeId=PTIIMUCO_CH18NU&showChanges=true), the cameras that they (not OHA), installed, the middle of the night property alterations they so frequently do under the cover of darkness, as well as the fact that that (b) (6) is living there.

Although we have been informed that they have been living together since 2009 we have only been able to establish that Mr. (b) (6) (thru public records) has claimed to be residing here at (b) (6) since 2011. The fact that his name is on the mail box here as a resident also reflects this. It might help for you to see what address he is using on his driver's license (which is "(b) (6) that is attached with the additional information in this email.

It is our understanding that you will be able to confirm more information thru the IRS (State & Federal), Social Security Administration, the Dept of Labor as well as the many other interface resources, that you have at your disposal, to confirm this individuals residence, employment, and resources.

Our life has been turned into living hell by this household and their friend that lives above us since our managers came and directed her to remove her plants from the hall way. We have been harassed, threatened, abused and have had lies stated upon us in a false fictitious (Under the Penalty of Perjury) Affidavit, for bringing to light what they are and have been doing.

As you know, we have been questioning the validity of their statements regarding their living composition and possible unreported income. The first red flag I had was why her caretaker was making in the middle of the night alterations, to the OHA managed property, and why was he driving and parking an unlicensed vehicle since he held a full time job. I think the biggest flag was why Ms. (b) (6)had or needed a live-in caretaker in a one room apartment when we were witnessing daily attending to all her flowers and plants without him out there. I have never known anyone that could attend to so many plants that required a live-in care taker.

Prior to us moving back to (b) (6) this is how it the front of our unit. These are Ms. (b) (6) fixtures and plants that she is outraged at me for wanting them removed.

https://youtu.be/(b) (6)

https://youtu.be/(b) (6)

https://youtu.be/(b) (6)

Why it has not raised flags with anyone as to how she has been able to tend for these plants if she is as she claims she is. Admittedly she does have a green thumb for gardening as you can see from the link below.

https://youtu.be/(b) (6)

We are hoping and praying that all the other investigators will coordinate with you to get to the bottom of what should not be occurring.

Again thank you for addressing this.

Respectfully,

John & Christine Spanyers

For the record as of today March 9th 2017 nothing has changed at the (b) (6) Apartment's. The (b) (6) Household still has their unlicensed and uninsured (b) (6) VIN # (b) (6) and is still parked on the back parking lot to (b) (6) It is apparent that the OHA is allowing these residents to break Omaha City Ordinances, violate the ACOP Rules pointed out in our complaints to the OHA. Rather than enforcing their own ACOP rules, it appears that the OHA's primary focus was to have us evicted and to allow and encourage criminal activity by their resident proxy as a reward for their help in getting us evicted from the OHA Program.

We will be respectfully asking our President, President Trump, our HUD Secretary, Dr. Ben Carson and our U.S. Attorney General, Attorney General Jeff Sessions to please investigate our complaints and to have all emails sent to/from us ((b) (6)@(b) (6) and (b) (6) @(b) (6)) and all emails sent by/ received from the following HUD Officials to our email address including all correspondence mailed to us from HUD's FHEO – Sara Pratt, Gordon Patterson, Gayle Bohling (Washington D.C.), Betty Bottiger, Gregory King, Antony May (Kansas City FHEO Office), Kathryn Amaya, Shila Hernandez, Connie Radcliff (Local Omaha FHEO Office), Earl Redrick, and Denise Gipson (Omaha Field Office), Omaha Field Office, HUD Hotline OIG, HUD online 503 Complaints filed as well as Nandinee Kutty from the HUD Enforcement Center in Washington D.C. recovered and reviewed from the National Archives and Records Administration.

These records will clearly show how discriminately cruel the FHEO and Local HUD Employees were toward our household and just how little these employee did for our household other than telling us to stop bothering them with complaints. It will also show that the FHEO singled us out and refused to process our complaints or give us proper due process.

This information will help our Administration and Dr. Carson understand why Betty Bottiger, Gregory King, (Kansas City FHEO Office), Kathryn Amaya, Shila Hernandez, Connie Radcliff (Local Omaha FHEO Office), Earl Redrick, and Denise Gipson (Omaha Field Office), Omaha Field Office should be termed immediately and why this PHA should be debarred and stripped of Federal Grant Monies. Additionally we will be asking that

copies be provided to the House Oversight Committee as well as the Senate Appropriations Committee to aid the members in deciding whether funding should be cut or suspended to this PHA organization.

Gregory King and Shila Hernandez both out right lied to us when they told us that this PHA is not allowed to retaliate against us for filing complaints. That is all this PHA has done to us since we filed our complaints. They have slandered and assassinated our character, accused us of committing computer crimes at board meetings forced us to live in substandard housing and to pay for rent this. They were allowed to cause irreparable harm to our mental and emotional health, caused undue hardship in an attempt to compel us to with draw our HUD complaints.

Even now they are requiring that in order to settle our state lawsuit they want us to sign an indemnify clause as so HUD will not come after them for damages and to release them on all State and Federal Tort Action before they will settle our State case. We are left wondering if this is another brain storm or joint operation by Betty Bottiger, Gregory King, (Kansas City FHEO Office), Kathryn Amaya, Shila Hernandez, Connie Radcliff (Local Omaha FHEO Office), Earl Redrick, and Denise Gipson (Omaha Field Office), Omaha Field Office and this PHA.

We were directed to stop filing complaints and stop sending email to which we complied. As a result of following these directive it allowed the OHA to have its way with us to put us in a very hostile environment and as so this PHA could use its resident proxies to have us removed from affordable housing and to have us removed from the program and thrown to the streets.

Even now we are fearful of Betty Bottiger, Gregory King, (Kansas City FHEO Office), Kathryn Amaya, Shila Hernandez, Connie Radcliff (Local Omaha FHEO Office), Earl Redrick, and Denise Gipson (Omaha Field Office), Omaha Field Office. These individuals were fully aware of what we were being subjected to by this PHA and they outright refused to take any action to protect us from these abuses such as filing a TRO and relocating us to another PHA. Instead of trying to eliminate housing discrimination these individuals by their actions promoted just the opposite and embolden this PHA to continue abusing us.

Although we both meet and exceed the criteria for a protected class in accordance with Federal Law and HUD'S FHEO standards, we unfortunately have learned that we do not meet the racial criteria with Betty Bottiger, Gregory King, (Kansas City FHEO Office), Kathryn Amaya, Shila Hernandez, Connie Radcliff (Local Omaha FHEO Office), Earl Redrick, and Denise Gipson (Omaha Field Office), Omaha Field Office to be given equal access and equal protection by their FHEO Office and local HUD Office. It should be added that we have emails and other evidentiary in support of this dual complaint.

Since we writing this email to our City Council…

Email written to Omaha City Council Members September 4th, 2012

Dear Distinguished and Honorable Members of the Omaha City Council,

I am writing to ask for your help with ongoing concerns and issues. I am afraid that unless our City Council intervenes, on behalf of ourselves and our City, this is going to continue. I know of no other Department in our City where the Board is ran by insubordinate's nor do I know of any other City that would allow, insubordinate's such as these to remain in a position of Public Trust. These insubordinates are costing our City.

We have, as best as we know how, have attempted to communicate every possible means our Housing Authority Board Member's the seriousness of our situation, and the consequences for ignoring them.

And yet nothing is done on their part. Unlike yourselves, they seem to behave as a puppet Board, rather than exercise the Powers given to them when they received the Privilege and Honor, to be appointment, by our Mayor and the Trust and Confidence of our Omaha Council Members, when they were appointed there to present position.

We want to apologize, for having to bother our City Council Member's, with concerns that should have been addressed long, long time ago. We feel that we are being forced to come to you, in order to stop the abuse and violations occurring at our Housing Authority. The fact that our Commissioners, are allowing these insubordinates to dictate and manipulate our Board Member's infuriates us beyond words. I do not feel our City needs the reputation or the disgrace that is occurring to our City now. You are our, most respected leaders, because we the citizen of Omaha trust you. This is something you have earned. When we the citizens go to the ballot box and cast a vote, we are saying, "You have earned our Trust, our Confidence, and our Knowing, you have earned our Vote!"

We the citizens trust your wisdom in all affairs of our City, Our Great and Beautiful City, the City of Omaha Nebraska. We trust that you will protect our City from harm. We trust that you will protect our City's Honor/Reputation. We trust that you will promote tourism, and business growth in our community. We trust that you will conduct and perform your Duties. We Trust You!!!

Without our Council Members, there would be no City. Our Council Members have created our order by passing laws to delegate how to protect and maintain our City from harm, as so we the citizens may have maintained safety from harm. It does not matter from which political party you subscribe. What is important is, that we Trust you and we the citizens have Confidence in your vision for our future. Trust is the seat of all of our commerce and business. In fact Trust is so important to our great nation that we have embedded "In God We Trust" up on our Currency that we use in our commerce and business. Trust is a wonderful thing. With Trust comes Honor, with Honor comes Respect. These three Vestments are, the Crown Jewels of Truth, upon which all Good Things Spring. Truth is what validates the core of our values. Are we not asked when we take a witness stand to make an oath, by swearing to tell the Truth, the whole Truth, and nothing but the Truth?

What happens when our core values, are brutally assaulted by acts of betrayal, cheating, cons, deceiving, double-cross, duping, finesse, flimflamming, hoodwinking, manipulating, play for a sucker, roping in, scamming, stringing along, suckering in, trickery, playing for a chump, baiting, with the beguiled acts, by insubordinates that all the while bait, bewitch, cajole, captivate, charm, come on, enchant, persuade, entrap, lead on, seduce, tempt, prevent, tantalize, coax, decoy, fascinate, entice, hook, threaten, turn on, sweep off feet, win over, and wile, all those that that seek an explanation of their acts , to prevent the truth from being known.

Does not our trust turn to disbelief, distrust and mistrust? Does not our honor turn to derision, humiliation, and disgrace? Does not our respect turn to scorn, condemnation, dishonor, disrespect, and disobedience? And does not our truth become falsehood, lies, deceitfulness and mendacity when we allow insubordinates to beguile us from our Cities, foundation of Trust, Honor, Respect, and Truth? When Haters and Deceivers take away our Truth; we are allowing them to take away our Respect.

When we allow them to take away our Respect; we are allowing them to take away our Honor. When we allow them to take away our Honor; we are allowing them to take away our Trust. When we allow them take away our Trust; we are allowing them to take away our Faith in Our City Government. So you see Trust Is Very Important, especially when it comes to our City Government, and our City Government Administrative Employees.

Throughout our ordeal we have made every attempt to possible, to be removed from our dilemma and express our concerns about what was occurring, within our Housing Authority, and how we were being treated. When it became apparent that we were getting nowhere, we elected to remain silent and except the hopelessness of our situation, as so often happens with residents within our Housing Authority, because of everything being stacked against us, because of our Housing Authority Administrators and Managers.

You can only imagine how delighted we were when Ben Gray invited us to come to the Omaha Housing Authority to share our concerns. We were especially excited because we were able to share this with our District Councilman so we could get resolve. We actually believed that Ben Gray cared for the Citizens of Omaha, and was working with both Honorable Mayor and our Distinguished City Council Members to make our City of Omaha a Safe and Healthy place for us to raise our families. Knowing Ben Gray had the personal ear of our Honorable Mayor gave us even greater confidence that our dilemma would soon be over, which is why we attended our Housing Authority Board meeting, on July 26th 2012. Please we invite each you our Distinguished Council Members to take some time to review this meeting. Here: http://youtu.be/(b) (6)

We attended this meeting even though our fellow resident and visitors insisted it, was nothing but a pure waste of our time. They argued that crime rate and violence in District Two is the Highest in our City and if Ben Gray did not care about the African Americans in his own District why would he careabout us. We were asked if we had contributed to his campaign, and were we politically news worthy enough to catapult his political ambitions. If not we were on dream time. When added to the fact fact that we were not African American, certainly guarantees nothing that nothing was going to happen.

Being a believer in our Country's values and the value of our City Government, I staunchly advocated that they were badly mistaken, and they would see that he was not someone whom gave lip service, just for the primary purpose of pandering to the voters, for the sole purpose for to further own selfish political career. What a complete fool I was, and I am ashamed of myself for not listening. It has been nothing less than a humiliating for me to go and sincerely apologize to every person that I spoke so highly too about Ben Gray.

It has been bad enough that we were made a complete laughing stock to everyone in our building since we were purposely placed in a unit that did not have the proper mold remediation and then forced to live in it, and then to have a Housing Board Member, and City Council Board Member tell us that he knew that the mold report was wrong but there is nothing he could do, and but he would look into it, has gave us no other choice but to file a proper complaints, to get to the bottom of what has been happening to us here at the Crown Tower since our move in. Clearly Ben Gray refuses to act individually in his own capacity as a Board Member of the Omaha Housing Authority, or individually in his official capacity as a Distinguished Member of our Omaha City Council. It is insulting that he does not understand or even appreciate his own position of Trust that has been bestowed upon him. I admit that I am poor, uneducated and disabled, but at least I do appreciate and have more revere respect to the positions that he is disgracing, a lot more than he understands what his responsibilities are in both these positions to our wonderful City of Omaha Nebraska.

I mean no disrespect to the most Honorable Offices that Ben Gray holds, nor do I want to offend the Officers of these positions, because I have the Highest Respect for these Distinguished and Honorable Office's. But to be frank I cannot respect the man, Ben Gray that holds these such offices, and I am more than confident that the voters, we the citizens, will not forget his actions (or lack thereof,) nor will they forgive his neglect of duties for years to come, concerning what has happened to us, and we are certain that it will inevitable haunt all of his political aspirations for years and years to come. This we are sure of!!! Trust is very important to all of us, we the citizens of our Great City, and more importantly to all of us, we the citizens of our Great State of Nebraska.

On February, 9th 2010,we came back from getting groceries, only to find our beloved family pet and my service pet, was found mutilated by (b) (6) This monster not only killed our beloved pet, he stated he was sorry that he did this out of family love. We informed him that we were going to file charges against him for his actions, and for what he did to our pet. It was then that he ran and grabbed a rifle and started shooting this

firearm in the house, yelling obscenities as to how he was going to kill every mother****er, my wife grabbed our pet while he chased after her and our mutilated pet that was in my wife's arms, he then coked the rifle three times and proceeded to aim it directly at her head, and then shot at our car where he thought I was. He kept yelling how a lot of people were going to die and started yelling all sorts of terroristic threats, and threatened to kill us. While the Police were on their way, (b) (6) was on the telephone calling his gang member brother, receiving instructions on what to do and what to say when the Police arrived. (b) (6) then proceeded to attempt to hide the weapons used in the commission of his crimes all the while communicating with his older gang member brother. This happened at my wife's father's place of resident. This was the very same home where my wife had grown up in, and was continuously abused. (b) (6) older brother (b) (6) is a lifelong THUG gang member of MBC in south Omaha. He has an arrest record for possession of drugs and was not happy that we were, as they called us "50 Callers" when it came to illegal activities. In fact we had no idea what we were confronting when we were trying stop the illegal activities occurring at her father's home. After the Police standoff, the Omaha Police Department searched and confiscated the firearms that my wife's father continuously allowed (b) (6) to use, so he could go rob our citizens and use the firearms toward the purpose of intimidation to get what he wanted when he wanted, throughout our City in the commission of crimes. Our Brave Omaha Police Department was finally able to arrest this psychopath by taking him into custody, from there he was placed it the adult day care facility for dysfunctional adults, better known as the Douglas County Jail. After learning that we were not killed, (b) (6) (his gang member name) became very upset that his brother was arrested and that our Omaha Police took away all the fire arms, so they were without their"Heat and Glocks" as he was known to call them. It was on my birthday that I found the weapon used to kill our pet Jasper. (please see attached)

Both my wife and I are eternally grateful to (b) (6) and his office for putting this monster in prison, where he belongs. Namely it was (b) (6) that finally put this monster in prison for 8 years and 8 months. To give you an idea of what we had to go through, after our family pet and my service pet was mutilated and murdered by (b) (6) we witnessed my wife's dad intentionally and purposely attempt to cover up his crimes. He knowingly and intentionally went out of his way to soak and then wash EVERY knife and screw driver in his house and garage in kerosene to remove any and all traces of blood because, he was unable, to confirm with (b) (6) where he hid them, before the police came the night he committed mutilated our pet. My wife's dad demanded that we let (b) (6) out of Jail because he was only playing with our cat and if we did not, help him to get out of Jail, then we were not a good Christians. He also explained that (b) (6) was only playing around when he aimed the rifle at my wife's head and shot up our car. My wife's father is an enabler in the worst way, he allows these thugs to do drugs and in his home and has allowed these thugs to illegally do construction work in his home without getting proper permits for installs such as his furnace, which by the way we are surprises has not blown up or caused carbon monoxide poisoning. These Thugs are constantly getting money from him for their illegal drugs or selling him stolen items. He has even witnessed (b) (6) rape a girl in his home and refuses to report what he witnessed. He has also witnessed a child being abused by (b) (6) and did nothing to stop what was happening. In fact both my wife and I had to go to the Federal Bureau of Investigation to report activities. Every one of these thugs that my wife's father knows and affiliates with, are nothing more than drug abusers. They come to his home, for the sole purpose just to get money from him so they can purchase and use a white substance called methamphetamines. It is the PARASITE DESTROYER !!! Whenever these THUGS want money for their poison the all go to "Grandpa" as he is known to get their cash. And when these THUGS can't get the cash out of him they turn around and rip off his home. Rather than criminally prosecuting them he instead just plays stupid so he can turn it into his insurance, for a higher price than what he really pays for it. The whole thing was just sickly repulsive. The only reason I could not go to my family for help is because all of my brother and sisters, we were all taken away from my parents for the brutal abuse I and my siblings were made to suffer at the hands of my parent. It was after I had my front teeth knocked out of my mouth and my ear and hearing permanently damaged, that anything was, actually done, to stop the abuse. In fact I had was placed in a hospital for the longest time, while the State placed my other siblings in foster homes, for adoption to other families in other States, in order to protect us from being abused. To this day I do not where any of my siblings are or if they are even alive. In fact my mother committed suicide on my brothers birthday when she learned we would never be coming back home. It was because of what my dad had

been doing to all of us, and her. It completely devastated her. To this day I am still suffering from effects of what I was made to suffer growing up. You see it was legislatures such as yourself on a State level that made it possible to make changes in laws as so culprits can't run off and not be accountable as my dad was able to do our mom and all of us kids. I share this with you as so you can better understand why I have so much faith in our Rules of Law and those that oversee the creation of them. Hopefully you will understand why we decided to live in our car rather than staying at my wife's fathers place. We came to our Housing Authority to seek refuge and escape abuse, not to be abused in our refuge.

We are no longer interested in more excuses. Nor are we any interested in the irrelevancy of whether it was right or wrong. What we are interested in, is whether or not it has been legal.

I do not know how to ask any clearer, or make it any simpler to our Housing Authority Board Member's, what their Responsibilities are to our City, and for them to fulfill them.

Below are the emails we have sent, and the responses.

Truly this is not good for our - City Omaha Nebraska.

I want to thank you addressing these matters,

Respectfully Your,

John and Christine Spanyers

(b) (6)

(b) (6)@(b) (6).com

(b) (6)

Jaun Perez with the Omaha World Herald reported - "OHA is required to repay $1.1 million in federal Section 8 voucher funds that were improperly used for the agency's operations last year. The agency also moved roughly $1.5 million in restricted money to fund Housing in Omaha."

http://www.omaha.com/article/20110924/NEWS01/709249866

Now look at those involved with our HUD complaints:

OHA CHIEF Former EXECUTIVE OFFICER – (Clifford Scott) An individual that acted insubordinate with his previous employer (back in Youngstown Ohio), and then came here to Omaha and overstated his previous pay. Was this to balloon the salary he was seeking and given?

http://www.vindy.com/news/2011/mar/17/ymha-executive-director-placedon-paid-l/ http://www.omaha.com/article/20110727/NEWS01/707279829/1003#ohachief-overstated-pay-OHA

After a paternity action was filed in District Court here in Omaha where we learned that prior to running here, Clifford Scott while married, had an extra marital relationship that fathered him a child and only offered a minimal gift card as child support payment to the mother.

http://www.omaha.com/news/metro/head-of-omaha-housing-authorityresigns/article_6dcd876a-0602-524a-bb6d-6d325bd20731.html

OHA Former Legal Counsel and now OHA Board Commissioner - (George B. Achola) and now present OHA Board Member:

http://www.noethics.net/News/index.php?option=com_content&view=article%20&id=2777%3Aatto%20rney-george-b-achola-of-omaha-thief-%20&catid=159%3Anebraska-attorney-misfits&Itemid=100%20OHA

Former Commissioner and City Council Member (Ben Gray) Last known is an individual that that owed the I.R.S. $49,000.00 in back taxes.

http://thehall.omaha.com/2013/01/10/ben-freddie-gray-owe-49k-in-backtaxes /

OHA Commissioner Chairman (Fred Conley) Was in fact both Freddie Gray's (Ben Gray's wife), and former Nebraska State Senator Brenda Council's campaign manager. Fred Conley, was once fine fined for misusing campaign funds for his own use.

http://www.omaha.com/article/20130122/NEWS/701239896 http://www.kmtv.com/news/local/170442876.html Former OHA Commissioner Chairman (Fred Conley) http://watchdog.org/213438/hud/

Resolution Removing Fred Conley as Chair of the Board of Governors:

https://www.mccneb.edu/getattachment/About-MCC-Nebraska/AboutMCC/Board-of-Governors/BOG-Meetings-on-Audio/Agendas-for-BoardMeetings/Board-Packet-08-02-16.pdf.aspx

Board of Governors unanimously accepts Fred Conley's resignation: http://www.omaha.com/news/metro/board-of-governors-unanimouslyaccepts-fred-conley-s-resignation/article_77501980-5be2-11e6-8834- f7a1a1508c24.html

As well as this is what we sent to: reportfraudinhud@hudoig.gov From: All2 See Date: Thu, Sep 20, 2012 at 5:04 AM Subject: 54383 operator 81 To: reportfraudinhud@hudoig.gov

This was reported by: Liz Dorland, ldorland@action3news.com. This is what our Honorable Nebraska State Senator Ernie Chambers has said about Two of our Housing Authority Board Members. I already have shared what I believe concerning, George B. Achola, Clifford Scott and Ben Gray with our other City Council Member of the Omaha Housing Authority. You will note that Fred Conley is the Chairman of the Omaha Housing Authority. These are four key individuals involved with our complaints and living conditions that our Omaha HUD Office has and have been working with concerning our issues. You may want to go look for yourself.

http://www.kmtv.com/news/local/170442876.html

Omaha, NE -- Ernie Chambers is taking no prisoners. The former Nebraska State Senator not only went after his opponent Senator Brenda Council, but anyone who's publicly supported her. Chambers used his weekly show to slam his District 11 opponent Brenda Council on the same day she admitted in court, to using her campaign funds at casinos. With just 48- days until voters head to the polls, State Senator Ernie Chambers is taking-off the gloves. He's not only going after Council, but her associates as well. Nebraska State Senator Brenda Council's guilty plea made national headlines in the Washington Post and The Huffington Post. While she isn't talking about how her conviction is impacting her campaign for re-election, Ernie Chambers wasted no time getting right to the point, on his weekly show on Cox CTI 22. "She is a self-confessed convicted criminal, and we have people saying that this community believes that we can be properly represented by a criminal," said State Senator Ermitus. Chambers didn't stop there. He also fired-off at Nebraska Attorney General John Bruning, claiming Council's crimes are felonies. He stated,"The Attorney General did not charge her with any violation of the campaign laws which she in-fact violated. That is how white men can orchestrate something to let a person off the hook when they want to." He also called out Council's supporters: Omaha City Councilman Ben Gray, OPS Board President Freddie Gray, County Commissioner Chris Rogers and Campaign Manager Fred Conley. Chambers sternly stated on his show, "They came to the defense of Freddie Gray who is established as a liar", "Ben Gray is a liar" and "Douglas County Commissioner Chris Rogers, who has done nothing for this community people have no idea who he is." Chambers also pointed out in 1992, Senator Council's campaign manager, Fred Conley, was fined big bucks for misusing campaign funds. Conley who is traveling to Washington D.C said, "I really think Chambers is beating a dead horse ... as far as the election, she (Council) wants to move forward on what she can do for the district, and I think Chambers needs to do the same." Fred Conley didn't argue the claim of misusing campaign money. He also said Senator Council is removing her name from the list of people who are able to sign campaign checks. KMTV contacted Attorney General John Bruning, and Commissioner Chris Rogers, but haven't heard back. We also asked to talk with Senator Council, but was told "she's not talking about it anymore". Reported By: Liz Dorland, ldorland@action3news.com Respectfully, John and Christine Spanyers Lastly Former U.S. Department of Housing and Urban Development Deputy Assistant Secretary for Enforcement and Programs (Sara K.Pratt).

http://www.dallasobserver.com/news/email-hints-at-hud-infighting-overdallas-desegregation-case-7606288

https://www.tdhca.state.tx.us/board/docs/books/130912-supplement- 130909.pdf

http://watchdog.org/series/ashford-hud-audit/

http://ladylibertysnews.com/audit-hud-discovers-billions-bookkeeping-discrepancies/

Lastly I shared this with Ms. Kutty with HUD'S Enforcement Center in an email titled "Unanswered and unresolved outstanding issues!!!" on January 23rd 2017.

The only time we ever met any investigator's was when Sheila Hernández and Gregory King came to the Crown Towers the second week of August 2013. In fact I sent you an email showing the molds spores witnessed growing by FHEO's Investigators Sheila Hernandez and Gregory King when they came and interviewed us the second week of August 2013.

This again was the ONLY time that any that the FHEO ever came in person to investigate. The whole time that we were being Tormented and Tortured with Bedbugs and mold including TOXIC MOLD the FHEO REFUSED to come witness and investigate the intolerable conditions we were being made to live in and forced to pay rent without investigating in person regarding the intolerable conditions we were being made to live in.

Rather than investigating and stopping the ongoing retaliatory acts of the OHA, the FHEO instead sent us three separate emails stating "As a matter of practice, HUD does not typically intervene with the general operations

of our partners," and refused to relocate us from the abuse and abusers and did absolutely nothing about what HUD CLEARLY knew was outright lies that we had crashed local HUD computers. Instead HUD allowed their partner to repeatedly retaliate on us and allowed their partner the free reign to torture us with bedbugs while they mocked and laughed openly in September of 2015 Board Meeting while they knew we were in mold conditions, dangerously high carbon dioxide air levels, while being eaten alive mercilessly by bedbugs.

If this hell wasn't bad enough, HUD's partner Susan Gilroy moved us into a unit where the previous tenant of 3712 Frances St had died in the front room on the carpet that was not replaced after his death and neither Susan Gilroy nor her site manager had the courtesy to inform us of this. This nondisclosure was both sick and cruel.

The unit we were placed by HUD's partner the OHA is where they refused for months to maintenance, properly and where we were forced to have a non-working faulty (13 year old) hot water heater that had to be replaced due to its malfunction and its age. In fact when we did our walk thru we pointed out the bulge in the walls and the leaking drain gutters. As a result after months of refusing and ignoring the issues we had to send the copy emails to Susan Gilroy, Jennifer Dexter and copied HUD and Senator Fischer's Office.

find me <findmeonetwo@gmail.com> 10/21/15
to jdexter, Susan, Kathryn, Brianne_Faulkn., bcc: me

Ms. Dexter & Ms. Gilroy:

We have repair issues that need to be addressed. Repair orders have previously been called into the OHA repair line. HUD is copied on this email due to the nature of these maintenance concerns.

1) One of the most pressing repair issues is the fact that the tempered glass on the front door of the oven keeps falling down / falling open and is in danger of falling off the stove / oven and possibly shattering. One could easily walk into the sharp edges of this large glass piece and seriously get hurt and as such, **the OHA has been put on notice of this danger and possible injury**. **This matter should be addressed as an Emergency**. The HEAVY glass oven door piece is taped on at this time in an attempt to keep the glass on the oven door. Due to this condition, the oven is unusable. Shawn with the OHA Maintenance Dept. had replaced the oven door gasket and it appears that the door wasn't properly reassembled. This occurrence with the door glass piece started last evening when we were cooking in the oven and was called into the OHA repair line this morning.

2) Another issue **again** is the gutter and drain pipe on the back side of our rental unit at Frances Court Apartments as whenever it rains, it causes LOUD SOUNDS off of the **defective** drain pipe and gutter which is close to our unit bedroom window and as such, it keeps us up and unable to properly sleep when we sleep in our unit bedroom affecting our tenant rights as is our understanding. We had called this repair order in a while back as you had instructed us to do after OHA Maintenance had failed to fix the problem in the first place from your work order and **to date, the OHA has not fixed this problem**. We had even previously discussed this matter with you via phone and also via email. Was awoken again this morning with the LOUD SOUND of the rain hitting the drain pipe and interrupting our right to sleep. The weather forecast includes daily rain for multiple days except this Saturday and Sunday. Does this mean that we will need to suffer ongoing without proper sleep for multiple days when trying to sleep in our bed due to **"no fault of our own"**? **This is another recorded attempt to address this maintenance need with the OHA**.

3) There appears to be significant bulging occurring that is causing a large crack and paint peeling at the upper wall / ceiling area over the kitchen cabinetry. This was previously discussed a while back with Shawn with OHA Maintenance and as such, Shawn was going to have a painter address this matter; however, **to date, this has not been done**. We had even made a work order request a while back concerning this matter; however, **to date this has not been addressed**. The concern is that **Christine is allergic to mold** and this could be a symptom of housing mold and as such, **we are again attempting to get this concern addressed by the OHA. This attempt becomes a matter of record**.

4) The gutter above our unit front door is **NOT PROPERLY SEALED**. Rain is coming through and drips on whoever is underneath the gutter in this area when it rains. Shawn with OHA Maintenance had replaced the front gutter, but it wasn't properly sealed and as such, this should be addressed. This work order request was called into the OHA. If this repair need isn't addressed prior to winter, then we are in danger of an ice build-up in front of our unit door and as such, **the OHA has been put on notice of this danger and cause of possible injury.** This concern was previously discussed with Shawn; however, he feels that he had properly sealed the gutter. We are being dripped on underneath the front door gutter and it is dripping through the front door gutter when it rains and as such, we pray that the OHA will fix this repair need.

5) We had made a work order a while back for weather stripping for the screen door and the front door as there doesn't appear to be any weather stripping under the screen door and the weather stripping under the front door is tearing off. This work order was called in a while back after discussing this issue with Shawn with OHA Maintenance as he had instructed us to call in a work order for weather stripping for the screen door and the front door of our rental unit. **To date, this has not been fixed**. Please note that we have asked the OHA for an extra utility allowance due to medical and weather stripping helps with utilities and protection against weather elements. When it is storming and raining out with a strong wind, the wind pulls the screen door wide open as it doesn't latch well and there doesn't appear to be any weather stripping under the screen door to help keep the door sealed. This is an old door. We were sent an application via mail for weatherization assistance for our rental unit and as such, it appears that this weatherization assistance application was sent to us by the State of Nebraska which is our understanding falls under the Federal LIHEAP energy program. We are in the process of sending this application in to SENCA for weatherization help. This will involve an evaluation of weatherization needs for our rental unit. It is our understanding that SENCA will also have the efficiency of our unit appliances checked to include the furnace and hot water heater. It is good that the OHA had elected to replace the inefficient hot water heater that was in our rental unit when we were first moved here. This was done after we had made multiple requests that the OHA fix the hot water heater problem.

We don't understand why our repair needs aren't being properly addressed. **This is an attempt to have our repair needs properly addressed and fixed**. We pray that our repair needs are addressed and fixed by the OHA.

Sincerely,

John & Christine Spanyers

It took until December 3rd, 2015 (seven months) before HUD's partner Susan Gilroy and her Site Manager came to our unit to address the bulge in the walls. When it was discovered toxic mold coming thru both sides of the wall (Bathroom & Kitchen) due to no fault of our own. Attached is the hand delivered ultimatum that Susan Gilroy hand delivered personally by hand the following day.

As you can see from the first email I sent you, the OHA refused to repair the gutters or the ice buildup that was occurring at our front door all because we did not want the OHA to do toxic mold remediation (with our belongings in the unit), or be placed back at the (b) (6) Apartments. It was then that the OHA legal Counsel approximately a month later Mr. Hansen sent the attached email to our State case legal counsel offering a suitable unit for us, PROVIDED we release the OHA from our discrimination complaints. We filed our complaints because of the never ending ongoing discriminative retaliatory actions and abuse that we had been made to suffer by the OHA all the while HUD was copied on and stood by thru out this abuse and did absolutely NOTHING to remove us from the harsh conditions that was being imposed on us. There is no doubt what so ever that this was being done to us, ALL because of our HUD Discrimination complaints that we had filed, on HUD's partner the OHA.

It's a fact that the OHA continued with the ongoing retaliation by NOT repairing the gutters or keeping the ice from our front door but rather singled us out and made sure everyone else (including their own on-sight office), was cleared of all ice and snow but repeatedly refused to do a single thing concerning our unit or our household to remove the ongoing sheets of ice in front of our unit in order to cause or create personal harm or injury.

As you can clearly see beyond any doubt that we did all that we could in order not to be placed back at the OHA (b) (6) Apartment. Even though HUD had full knowledge that we were being forced to go there or the streets rather than 3716 Frances Street which would have adequately met all of our reasonable accommodations, HUD instead presented us with FHEO alleged good faith proposed drafted conciliation agreement, that offered to give us Rights that HUD should have been enforcing unconditionally to begin with since it is the LAW. This with FHEO alleged good faith proposed drafted conciliation agreement drawn up by Kathryn A. Amaya was nothing less than insultingly shameful if not disgraceful. To HUD's credit it made abundantly apparent that HUD's part had been way more than complacent if not conjunctive in the ongoing abuse that we were made to suffer at the hands of HUD's partner the Omaha Housing Authority, which explains to us why HUD has never so much as did one a single thing to protect us, protect our class and our protected Rights given under Title VIII of the Civil Rights Act of 1968, as amended by the Fair Housing Amendments Act of 1988 and Section 504 of the Rehabilitation Act of 1973 as well as Title III of the ADA RIGHTS. But these violations were also in violation of our Equal Protection Rights as U.S. citizens, our U.S. Constitutional Bill of Rights, namely being our 8th and 14thAmendment.

We were directed by both HUD and its partner the OHA to stop filing complaints and to stop emailing, which we did accordingly. We have no misgivings that HUD was in fact instrumental in our placement back at the OHA (b) (6) Apartments rather than placing us at 3716 Frances Street because we would not with draw our complaints.

Ms. Kutty, we want you to know that we have EVERY email both sent and received, every document, every video, and every audio as well as every photo preserved and recorded since this started. Back when we were living at the towers one of the Managers stated that it wasn't personal against us, it was politics. We know that with our New Administration and our new Cabinet picks that it won't politics, it will be personal. Needless to say we very, very are anxiously waiting for our Administration's Cabinet to be sworn in as so we can go forward and be made whole again.

We have been punished repeatedly for whistle blowing and reporting those that are committing fraud and reporting it to HUD and HUD's partner the OHA concerning those tenant's that were committing these fraudulent acts as well as the violators of the OHA ACOPS Rules as is encouraged by the OHA. The only one made afflicted by this has been us all the while those committing fraud are rewarded with affordable housing while HUD's Partner Susan Gilroy looks the other way.

We have no doubt what so ever that we were placed back at the OHA (b) (6) Apartments as so we could be further abused for refusing to drop our discrimination complaints and thrown out the program as so HUD's partner the OHA could have all of our complaints dismissed. The HUD's FHEO alleged good faith proposed drafted conciliation agreement drawn up by Kathryn A. Amaya removes all doubt on this.

Lastly both my wife and myself have and had reasonable accommodation's stating that we cannot tolerate mold and that we were to avoid mold and yet we were placed in mold at EVERY location. This was a repeated and REPEATED over and over, even though it was in complete violation of our reasonable accommodations by HUD's Partner the OHA. A question we intend to get answered is why this happened and why did the Department allow this, but more importantly why did the Department omit these violations in our complaints even though we provided proof that this was occurring. Hopefully we will learn WHY the Department refused to aggravate this repeated offense. And what the Department's part was in this ongoing abuse.

Before we go we went ahead and already forwarded pertinent emails to you prior to this email

John & Christine Spanyers

(b) (6)

(b) (6)@(b) (6).com

(b) (6) @(b) (6).com

We have absolutely zero faith in the Washington D.C. FHEO Office, Kansas City, Kansas FHEO Office, as well as the Omaha Nebraska FHEO Field Office which is why we are now allowing the reporters copies of all of our emails, audio recordings, video recordings, and photographs as well as other evidentiary that we have retained.

I believe it will help the public understand why we feel that it is imperative that the Administration immediately cut funding's to those PHA Organization that steal from the America Tax Payers and the Government entity that oversees and protects these thieving Organizations and allows them to retaliate, discriminate and abuse disabled families like ours when reporting abuse and discriminatory practices.

Through the FOIA Act these reporters will also be able to find out what FHEO's part is as a contributor to coving up these acts as well what and how much the FHEO has contributed to or is responsible for some of the billions of dollars in discrepancies now being reported since they do not like to interfere with the operations of their partners by allowing and facilitating crimes against the most vulnerable that are disabled by their partners such as in our cases.

We are filing a complaint against the Omaha Housing Authority (OHA) for Retaliation and ongoing Discrimination.

After we had rejected a conciliation offer Katherine Amaya, local FHEO HUD, had written up, the OHA forced us to move into an OHA (b) (6) housing unit over our repeated objections or face eviction even though a more appropriate housing unit was available being the unit offered us by Ms. Amaya in the conciliation offer. The reason(s) why we rejected this offer was:

A "reasonable accommodation" is a change, exception, or adjustment to a rule, policy, practice, or service that may be necessary for a person with a disability to have an equal opportunity to use and enjoy a dwelling, including public and common use spaces. Since rules, policies, practices, and services may have a different effect on persons with disabilities than on other persons, treating persons with disabilities exactly the same as others will sometimes deny them an equal opportunity to use and enjoy a dwelling. The Act makes it unlawful to refuse to make reasonable accommodations to rules, policies, practices, or services when such accommodations may be necessary to afford persons with disabilities an equal opportunity to use and enjoy a dwelling.

A provider has an obligation to provide prompt responses to reasonable accommodation requests. **An undue delay in responding to a reasonable accommodation request may be deemed to be a failure to provide a reasonable accommodation.**

The following is from the Housing Authority of the City of Omaha ACOP. These are OHA's Guidelines found at URL:
http://www.ohauthority.org/images/stories/pdfs/ACOP2011revised5-24-11.pdf

Under:

CHAPTER 6: DETERMINATION OF TOTAL TENANT PAYMENT

V. Annual Income

B. Amounts Excluded from Annual Income HUD requires OHA to exclude certain types of income from annual income. The OHA will work to ensure its employees are familiar with excluded income types, and will check periodically to determine whether new HUD directives have been issued. The following amounts are to be excluded from annual income under current HUD regulations:

16. Amounts specifically excluded by any other Federal statute from consideration as income for purposes of determining eligibility or benefits under a category of assistance programs that includes assistance under any program to which the exclusions set forth in **24 CFR 5.609(c)** apply.

The following is the Federal statute **24 CFR 5.609(c)**, in which the exclusions OHA follows are set forth in:

(16) Amounts specifically excluded by any other federal statute from consideration as income for purposes of determining eligibility or benefits under a category of assistance programs that includes assistance under any program to which the exclusions set forth in 24 CFR 5.609(c) apply. A notice will be published in the Federal Register and distributed to housing owners identifying the benefits that qualify for this exclusion. Updates will be published and distributed when necessary.

(e) Payments or allowances made under the Department of Health and Human Services' Low-Income Home Energy Assistance Program (42 U.S.C. 8624[f]);

The OHA was in direct Violation of their own Policy (ACOP) by counting our payment from the Nebraska Dept. of Health and Human Services' Low-Income Home Energy Assistance Program (LIHEAP) against OHA's portion of a Higher Utility Allowance for our household. This act was a direct Violation of our Fair Housing Rights.

As a part of HUD's FHEO alleged good faith proposed drafted conciliation agreement, the FHEO written up by Kathryn A. Amaya in both RELIEF FOR COMPLAINANT as well as RELIEF IN THE PUBLIC INTEREST that we would receive what we were already entitled lawfully under Federal Statues.

Issues not addressed by Kathryn A. Amaya FHEO alleged good faith proposed drafted conciliation agreement were:

1. That we have been displaced three times by the respondents due to no fault of our own from being placed in mold conditions by the respondents.
2. It did not address the unnecessary delays in transfers to remove us from these conditions.
3. It did not address the coercion and the retaliatory acts committed by the respondents.
4. It did not address the pain and suffering that we have endured by the respondent.
5. It did not address the public humiliation that we have been made to suffer by the respondent.
6. It did not address that we were forced to live in bedbugs for nearly nine months due to the respondent refusing to treat our unit for bedbugs without the use of chemicals in accordance with the reasonable accommodations signed by our doctor.
7. It did not address that we had been forced to wrongfully pay rent for substandard living/housing conditions by the respondent since February 2011.
8. It did not address in any manner compensation for the above said, (#1 thru #7)
9. There was nothing in the RELIEF FOR COMPLAINANT nor in the RELIEF IN THE PUBLIC INTEREST to safe guard or prevent the respondent from doing this again in the future to ourselves or others in the future.
10. In the RELIEF FOR COMPLAINANT concerning the Federal LIHEAP, the respondent only agreed to allow, what is already MANDATORY UNDER LAW and which is also required by established by law regarding the extra utility allowance concerning LIHEAP and our Reasonable Accommodations.

Why would anyone sign an agreement to receive what we are already fully entitled to under Federal Law and that which HUD under Federal Law should had been enforced by HUD to begin with? Why did the HUD's FHEO refuse to acknowledge our Title VIII of the Civil Rights Act of 1968, as amended by the Fair Housing Amendments Act of 1988 and Section 504 of the Rehabilitation Act of 1973 as well as Title III of the ADA RIGHTS?

The OHA then placed us in a hostile environment when we were relocated to the back to the OHA (b) (6) housing unit located at (b) (6) After the OHA forced us to be relocated to the (b) (6) Units, we notified the OHA of ACOP violations that were occurring at the (b) (6) Units. We wrote the following complaint to the OHA Management:

I am contacting you regarding on going conditions being generated by a fellow resident "(b) (6)that lives at (b) (6) ((b) (6) Apartments) and her live in boyfriend known as using the name "(b) (6)

This last weekend on June 19th 2016, I witnessed at 11:30pm at night (b) (6)disassemble the east porch railing at 8312 Underwood Ave Apt. 110. After disassembling the rail I witnessed (b) (6)applying foam on the porch.. When I asked him if he had permission from OHA to make alteration and repairs he was doing he stated that OHA has given him and (b) (6)permission to make any installations or repairs as they deem necessary for both our building as well as the building attached to ours. I then asked Rick if he was a contractor or employee of OHA. He stated that no he was not. I then asked exactly whom with the OHA, gave him and (b) (6)this permission or authority. He stated that it was "on the need to know basis and that it was between him (b) (6)and OHA. It was then that I pointed out that the OHA is obligated to maintain OHA's units and in a safe condition, and to make all necessary repairs to our units such as he was attempting to do in the middle of the night. He then stated "You need to get back in your place and mind your own business or else".

I would also like point out as I shared with you on the phone that this is the same household that claims that OHA designated their house hold to exclusive control over the usage of the outside water faucets. I am concerned with the statements being made by this household. I even pointed out to this household that if what they were saying to all of us was true, it would mean that what they are stating about the OHA is tantamount to saying that the OHA is practicing discriminatory policies against all of the other residents here at (b) (6) in favor of their household and that I would be inquiring about this since it would be discrimination if in fact it was true.

How and why this household is being allowed to use the commons of our community to store their personal belongings in the entrance hall to our front door, the laundry room, the laundry room closet, and everything on the grounds in front from their unit to the end of the adjoining building as seen in the youtube link gives the appearance that what they are saying has merit, even if it's not true. Heaven forbid if a fire broke out in their unit or the adjoining building in front because as you can see everyone would be in danger due to the impediments and obstacles that the emergency service will be forced to encounter because this households personal property. Also as you can see it also prevents the OHA open access to these areas.

Earlier this week I spoke with the Blue Jay Technician when he was here on site to spray for bugs at (b) (6) I had asked him if with all these plants being so close to the building whether or not they were contributing factors to the insect infestation, and He said absolutely . I would like to respectfully ask that you speak with him as so you can appreciate and understand what the behavior of this household is generating not only for the residents but also for Blue Jay and OHA.

It is my understanding from Part 1 Terms and Conditions of Lease as well as The Admission and Continued Occupancy Policy (ACOP) that may be located at http://ohauthority.org/public-documents that the photo's I am sharing with you are in clear violations of the set policy and procedure of the OHA for all of the OHA tenants and is not UNIFORM with the property design, nor is it uniform with the neighborhood.

I would also like to share with you that they are the only household that drives up on the front lawn with an unlicensed vehicle to load and unload their personal property and apparatus's that is being spread out two buildings long.

Please note that our new maintenance team were compelled to throw out some of (b) (6)and (b) (6) belongings they were storing in the laundry room. Our new team went ahead and left the contents in the closet as well as their sheet of glass that they have stored next to the wash basin in the laundry room. Our new team did a great job of removing these from our commons.

As you can see from Part 1 Terms and Conditions of Lease as well as The Admission and Continued Occupancy Policy (that the photos and video are in opposition to Part 1 Terms and Conditions Of Lease as well as The Admission and Continued Occupancy Policy. (See Below)

To remove from OHA property any vehicle without valid registration and inspection stickers. To refrain from parking any vehicles in any right-of-way or fire-lane designated and marked by OHA. Any inoperable or unlicensed vehicle as described above will be removed from OHA property at Tenant's expense. Automobile repairs are not permitted on the project
site http://imgur.com/(b) (6) http://imgur.com/(b) (6) http://imgur.com/(b) (6)

To avoid obstructing sidewalks, areaways, galleries, passages, elevators, or stairs, and to avoid using these for purposes other than going in and out of the dwelling
unit. http://imgur.com/(b) (6) http://imgur.com/(b) (6)

Pets must be maintained within the resident's unit. When outside of the unit (within the building or on the grounds) dogs and cats must be kept on a leash or carried and must be under the control of the resident or other responsible individual at all times.
An area of the development grounds has been designated as the area in which to exercise animals and to permit dogs to relieve themselves of bodily wastes. This area will be identified in pet agreement. Residents may not exercise pets or permit pets to deposit waste on the project premises outside of the areas designated for such purposes.

Pets are not permitted in common areas including lobbies, community rooms and laundry areas except for those common areas which are entrances to and exits from the building. In addition, pets are not permitted in OHA playgrounds, day care centers, management offices, community centers and/or recreation center areas.

Dogs may only be kept in Towers, and/or in designated Scattered Site dwelling units with an enclosed yard space. As with other animals, dogs may not be tethered or chained outside the dwelling unit. No animals may be tethered or chained outside or inside the dwelling
unit. http://imgur.com/(b) (6) http://imgur.com/(b) (6)

To refrain from placing signs of any type in or about the dwelling except those allowed under applicable zoning ordinances and then only after having received written permission of
OHA. http://imgur.com/(b) (6) http://imgur.com/(b) (6)
To use only in a reasonable electrical, manner all sanitary, heating, ventilating, air conditioning, and other facilities and appurtenances including elevators. This includes, but is not limited to, refraining from splicing, stealing, running extension cords or other wiring throughout the property to connections.produce utility
http://imgur.com/(b) (6) http://imgur.com/(b) (6) http://imgur.com/(b) (6) http://imgur.com/(b) (6) http://imgur.com/(b) (6)
To use reasonable care to keep the dwelling unit in such condition as to ensure proper health and sanitation standards for Tenant, household members and neighbors. TENANT SHALL NOTIFY OHA

PROMPTLY OF A KNOWN REPAIR NEEDED TO THE DWELLING UNIT, and of known unsafe or unsanitary conditions in the dwelling unit or in common areas and grounds of the project. Tenant's failure to report the need for repairs in a timely manner shall be considered to contribute to damage that occurs
To make no alterations or repairs to the interior of the dwelling unit or to the equipment, nor to install additional equipment or major appliances without written consent of OHA. To make no changes to locks or install new locks on exterior doors without OHA's written approval. To use no nails, tacks, screws, brackets, or fasteners on any part of the dwelling unit (with the exception of a reasonable number of picture hangers) without authorization by OHA;
http://imgur.com/(b) (6) http://imgur.com/(b) (6) http://imgur.com/(b) (6) http://imgur.com/(b) (6) http://imgur.com/(b) (6)
Yards should be free of debris, trash, and abandoned cars. Exterior walls should be free of graffiti; Porches (front and rear) should be clean and free of hazards. Any items stored on the porch shall not impede access to the unit http://imgur.com/(b) (6)
http://imgur.com/(b) (6) http://imgur.com/(b) (6) https://youtu.be/(b) (6)

Ms. Gilroy & Ms. Consentino:

We want to point out to the OHA that we were moved to our current OHA rental unit over our objections. As such, the OHA insisted we had to move here or lose our affordable housing. Again, we were moved into an OHA unit in which we have NO PRIVACY and we are being treated differently than other (b) (6) Apartment tenants.

The issues going on here involve multiple OHA ACOP Violations being committed by tenants (b) (6) and (b) (6) These individuals are targeting us because we had brought this concern to the OHA. Further, these individuals walk around with a cigarette in their mouths in the apartment building. This is a violation of the lease; however, these violations are continuing without intervention.

All of the issues we have brought up concerning these tenants and the (b) (6) property have been in the best interest and benefit of the OHA to help protect the property and to assure tenants are following the OHA ACOP and their lease. Further, Ms. (b) (6)and Mr. (b) (6) have plants on the outside of the (b) (6) apartment building blocking the windows to apartments. Why is it we aren't allow to block the windows on the inside of the apartment, but Ms. (b) (6)and Mr. (b) (6) are being allowed to block the windows on the outside of the apartment buildings? Again, this hinders Emergency Services from getting to tenants. This is being allowed to continue.

Signed,
John & Christine Spanyers

After we notified the OHA of these ACOP violations, the OHA knowing and purposely allowed their tenants to harass us and abuse us relentlessly at the (b) (6) Apartments for our reporting the OHA 'S ACOP violations and possible housing composition fraud by (b) (6) household. The OHA repeatedly ignored our multiple requests asking for intervention to stop the tenants from harassing us and abusing us. We had asked the OHA to transfer us from the (b) (6) unit due to the abuse, but the OHA ignored our request to be transferred.

Additionally we notified the OHA the following:

Ms. Gilroy & Ms. Consentino:

We have contacted you concerning the tenant, Ms. (b) (6)who resides above us at (b) (6) and who is violating City Code of Ordinances. We have reported to you that Ms. (b) (6)is storing trash on her unit porch in which is unsanitary and attracts rodents, pests and vermin. We had previously brought this to your attention; however, it still continues. As such, the following excerpt is found at this link:

- **Chapter 18 - NUISANCES[1]**
- **ARTICLE I. - IN GENERAL[2]**

- **Sec. 18-1. - Extraterritorial jurisdiction.**

  The provisions of this chapter shall be applicable to all that property within the city and all property within three miles of the city limits.

(Code 1980, § 18-1; Ord. No. 37950, § 2, 1-8-08)

- **Sec. 18-2. - Definition.**

  For the purposes of this chapter, a nuisance exists when a person fails to perform a duty or permits any condition or thing to exist, which act, omission, condition or thing either:

  (a)

  Injures or endangers the comfort, repose, health or safety of others;

  (b)

  Offends decency;

  (c)

  Is offensive to the senses;

  (d)

  Unlawfully interferes with, obstructs or tends to obstruct or renders dangerous for passage any public or private street, alley, highway, sidewalk, stream, ditch or drainage;

(e)

In any way renders other persons insecure in life or the use of property; or

(f)

Essentially interferes with the quiet enjoyment of life and property, or tends to depreciate the value of the property of others.

(Code 1980, § 18-2)

Cross reference— Definitions and rules of construction generally, § 1-2.

- **Sec. 18-3. - Illustrative enumeration.**

The maintaining, using, placing, depositing, leaving or permitting to be or remain on the public or private property of any of the following items, conditions or actions is hereby declared to be and to constitute a nuisance; however, this enumeration shall not be deemed or construed to be conclusive, limiting or restrictive:

(a)

Any condition which provides harborage for rats, mice, snakes and other vermin.

(b)

Any building or other structure which is in such a dilapidated condition that it is unfit for human habitation, or kept in such an unsanitary condition that it is a menace to the health of people residing in the vicinity thereof, or presents a fire hazard in the vicinity where it is located.

(c)

All unnecessary or unauthorized noises and annoying vibrations, including but not limited to animal noises.

(d)

All disagreeable or obnoxious gases, odors and/or fumes, as well as the conditions, substances or other causes which give rise to the emission or generation of such gases, odors and/or fumes.

(e)

The dressed or undressed carcasses of fish, animals or fowl, wild game or domestic animals, not disposed of, processed, or removed from the general public view.

(f)

The pollution of any public well or cistern, stream, lake, canal or body of water by sewage, dead animals, creamery or industrial wastes, or other substances.

(g)

Any building, structure or location wherein or upon which any activity which is in violation of local, state or federal law is conducted, performed or maintained.

(h)

Any accumulation of stagnant water permitted or maintained on any lot or property.

(i)

Dense smoke, noxious fumes, gas, soot or cinders, in unreasonable quantities.

(j)

Any method of human excreta disposal which does not conform to the provisions of this chapter, state law or city ordinance, rule or regulation.

(k)

Leaking or defective water pipes, sewer pipes, hydrants, cisterns, wells, gutters, drains, rain spouts or seepage in or about any structure used for human occupancy or the surrounding earth.

(l)

Any abandoned or open wells, cisterns or cellars.

(m)

The discharge of any filthy or offensive water, swill, liquid or waste from any commercial establishment into or on any street, alley, sidewalk, gutter, vacant lot, stream or river.

(n)

The keeping or maintaining of any hives or boxes used or occupied or for the purpose of housing or occupation by bees within the city limits, except as hereinafter provided. The keeping of bees shall not be prohibited in agricultural zones, provided no box or hive containing bees permitted to fly at large shall be kept within 100 feet of any dwelling except the dwelling of the owner of such bees, or within 50 feet of any exterior boundary within which the box or hive is kept.

(o)

The parking or storage of any vehicle or machine or parts thereof in violation of any municipal code, state statute or federal law.

(p)

Any building or structure, including the ground on which it sits, that is used for the unlawful manufacture, cultivation, growth, production, processing, sale, possession, or storage of any controlled substance as defined in R.R.S. 1943, § 28-401 et seq.

(q)

Any gathering of five or more persons after 1:00 a.m. but before 6:00 a.m. which results in criminal activity, excessive noise that is the subject of complaints from others, or creates a result in violation ofsection 18-2(f).

(r)

Any open or exposed surface or substrata in any dwelling which is coated with, consists of or contains any lead-based paint or other lead-based coating material is declared to be a hazard and a nuisance if such surface, substrata, or generated debris is accessible or may become accessible to ingestion or inhalation by any person, but particularly children under the age of six, or may become accessible as a result of a remediation, repair, or construction and is flaking, cracking, peeling, scaling, blistered, chipped or loose, and is present on or in any interior or exterior surface, including but not necessarily limited to any porches or their steps, decking, banisters or railing, walls, windows and sills, doors and jambs, ceilings, exterior trim, boarding, or fascia.

(s)

Any building, structure or dwelling which has upholstered or other furniture which is designed or manufactured primarily for indoor use, including but not limited to upholstered chairs, upholstered couches, appliances, and mattresses used or left on unenclosed exterior porches, balconies or in an exposed open area including but not limited to decks, patios, roofs, yards, driveways or walkways.

(t)

Every other act or thing done, made, permitted, allowed or continued on any property, whether public or private, detrimental to the health or likely to injure any of the inhabitants of the city or its extraterritorial jurisdiction.

(Code 1980, § 18-3; Ord. No. 38290, § 1, 11-18-08; Ord. No. 38334, § 1, 12-23-08; Ord. No. 39545, § 1, 12-18-12)

- **Sec. 18-4. - Prohibited.**

It shall be unlawful for any person to cause, permit, maintain or allow the creation of a nuisance.

(Code 1980, § 18-4)

- **Sec. 18-5. - Penalty.**

  In addition to such other sanctions imposed by law, any person who violates the provisions of this chapter shall, upon conviction, be punished as provided in section 1-10 of this Code. Every such person shall be deemed guilty of a separate offense for every day on which such violation shall continue.

(Code 1980, § 18-5)

Further, we are being forced to endure loud noises occurring above us in our rental unit coming from Ms. (b) (6) unit in which is disturbing our peace. It sounds like bowling balls falling over our head occurring in spurts throughout the day. This is disturbing our peace and enjoyment. We had previously brought this to your attention; however, it still continues.

- We have put the OHA on notice of the ongoing actions of Ms. (b) (6)who resides at (b) (6)

- Signed,

  John & Christine Spanyers

We were being harassed by the tenant above us and across the hall from us. As such, the tenant across the hall from us placed cameras on our unit and looking into our unit windows of which these cameras were positioned on the tenant's porch. The tenant's name who resided across the hall from us is (b) (6) who resides at (b) (6) The tenant above us kept jumping up and down above us every day disturbing our peace. The tenant throw trash down in front of our unit on a regular basis and they threw cigar innards on our rental unit porch. We had written Cease & Desist letters to the tenant of which the OHA received copies of. The tenant's name who resided above us is (b) (6) who resides at (b) (6)

The following are the Cease and Desist letters:

July 15, 2016

John & Christine Spanyers

(b) (6)

(b) (6)

(b) (6)

RE: Cease & Desist Letter

Ms. (b) (6)

This is a legal demand that you immediately Cease & Desist the causing of loud and disturbing noise and ruckus (i.e. banging, slamming, jumping up and down, music, etc.) your household continuously causes our household to endure. We have attempted to discuss this matter with you to no avail. We had contacted the landlord being the Omaha Housing Authority (OHA) concerning this matter. Further, we had contacted the Omaha Police Department (OPD) in which they had intervened on our behalf to address this matter with you. Even so, you continue to disturb our peace which is in violation of Nebraska Statute 28-1322.

Signed,

John Spanyers

Christine Spanyers

Cc: The Omaha Housing Authority Legal Department

July 15, 2016

John & Christine Spanyers

(b) (6)

(b) (6)

(b) (6)

RE: Cease & Desist Letter

Ms. (b) (6)

This is a legal demand that you immediately Cease & Desist the piling of trash on your outdoor unit porch as this is a rodent, pest and vermin attraction. Further, your regular practice of piling trash on your outdoor unit porch has been releasing a fluid overhead onto our unit porch. We demand that you immediately Cease & Desist throwing cigarette butts down onto our unit porch and the grounds around our unit porch as this is a fire hazard. We demand that you immediately stop throwing your cigar innards onto our unit porch. We had contacted the landlord being the Omaha Housing Authority (OHA) concerning this matter. Your actions constitute the violation of the Omaha, Nebraska City Code of Ordinances under Chapter 18 – Nuisances, Article I. – In General, Sec. 18-3. – Illustrative enumeration.

Signed,

John Spanyers

Christine Spanyers

Cc: The Omaha Housing Authority Legal Department

Additionally we notified the OHA the following:

Ms. Gilroy & Ms. Consentino:

We have done everything we can to address and STOP the ONGOING loud disturbing noise from the household of (b) (6) who resides above our unit at (b) (6) to NO AVAIL!!!

The OHA HAS BEEN NOTIFIED of this ONGOING issue via certified mail, emails and conversations yet we are continually being abused by the household of (b) (6) with loud disturbing noises to

include Loud Music w/Bass as occurred over our heads yesterday, repeated jumping up and down which is now occurring over our heads, startling Slamming and Banging which is now occurring over our heads. We are at the mercy of (b) (6) household as to when we can sleep or not and whether or not we are going to be startled with Slamming and Banging coming from the household of (b) (6) We are AGAIN informing the OHA that we are being abused with Loud Noises coming from the household of (b) (6) in which is disturbing our peace and Violating State and City Laws. It appears we were made to relocate from an OHA unit in with an undisclosed Death and "Toxc Mold" to a unit in which we are continuously being tortured by OHA tenants as the OHA has NOT stopped this ongoing torture from occurring to us. We can only assume this is meant to occur to us to attempt to run us out of affordable housing!

Signed,
John & Christine Spanyers

We even attempted to get a protection order from the Court but was denied. After we attempted to get a protection order, the (b) (6)household went and filed for one and the complete transcribed transcripts and evidence allowed for submission may be viewed by your investigators at the Clerk of District Court on the 3rd Floor at the Douglas County Court.

It will be found by the investigator (HUD or DOJ) that the testimony by (b) (6) and (b) (6)was conflictive and that I had not broken rules or guidelines set forth by HUD. It will also be found whom directed (b) (6)and (b) (6)(i.e. the OHA).

Andrea Freeny the Official Court Reporter transcribed and notified me of the following after it was completed.

Mr. Spanyers,

Please be advised the bill of exceptions you have inquired about in re: (b) (6)v. Spanyers, Douglas County District Court Case No. CI16-5577, was filed 9/30/16 as required. My duties in this matter are thus concluded.

Kind regards,

Andrea Freeny, CSR, CRR
Official Court Reporter
Fourth Judicial District
Pottawattamie County Courthouse
227 South 6th Street

On October 12th, 2016 the OHA had us evicted us to the streets through a court decree but allowed us to stay at the unit until midnight in October 31st, 2016. Exactly one week later, unbeknown to us, the OHA rushed and requested on November 7th, 2016 from HUD's Enforcement Center a review to have our complaints dismissed without notifying HUD that they had evicted us. Additionally we did not know if the OHA disclosed that owed us a year of utility reimbursement when they had asked for this review.

It will be clear to the investigators that we were targeted by the OHA for filing HUD Complaints as well for filing a civil lawsuit in District Court.

On August 8th, 2016 Doug Novotny our Legal Counsel filed:

Filed in Douglas District Court
... EFILED .....
Case Number:
D01CI160006708
Transaction ID:
0004095700

IN THE DISTRICT COURT OF DOUGLAS COUNT^MfiSM80^2016 04:01:22 PM CDT

JOHN SPANYERS and CHRISTINE SPANYERS,

Plaintiff,

vs.

OMAHA HOUSING AUTHORITY, a Political Subdivision of the State of Nebraska

Defendants.

COMES NOW, the Plaintiffs, by and through their counsel, Douglas R. Novotny, and for their Complaint against the Defendant, Omaha Housing Authority, alleges and states the following:

1. Plaintiffs are residents of Omaha, Douglas County, Nebraska and have been residents of said state and county for all times relevant to this lawsuit.
2. The Defendant, Omaha Housing Authority (Hereinafter "OHA"), is a political subdivision of the State of Nebraska. That at all times material herein, this Defendant contracts with HUD to provide low and moderate income individuals with housing in the Omaha metro area, including Douglas County, Nebraska.
3. That pursuant to the Nebraska Political Subdivisions Tort Claims Act, Neb. Rev. Stat. §13-901, et seq., Plaintiffs filed two separate claims with the Defendant. The first claim was submitted to the OHA, via e-mail and Certified Mail on January 14, 2015 (Exhibit A pgs. 1-5). A second claim was submitted to the OHA, via e-mail and Certified Mail, on January 19, 2016. (Ex. B pgs. 1-7). That six months have passed since Plaintiffs filed their claim and no final disposition has been determined. That as a consequence on July 28, 2016, Plaintiffs' counsel sent Defendant a letter withdrawing his tort claim from consideration from the OHA, a copy which

is attached hereto and marked as Exhibit "C".

4. That the Plaintiffs have been tenants of the OHA for a number of years and resided at (b) (6)

5. The OHA owns the property, including the apartment complex, located at (b) (6)

6. That in August of 2014, the OHA retained an exterminator to inspect the apartment complex located at (b) (6)
7. During that August 2014 inspection, it is believed the exterminator advised the OHA that he found evidence of bed bugs within the Plaintiffs apartment, located at (b) (6)

8. Due to John Spanyers suffering from respiratory issues, including COPD, it is the Plaintiffs belief that the pest inspector advised the OHA to conduct heat treatment to eradicate the bed bugs in the Plaintiffs' apartment located at (b) (6)
9. Subsequently in September of 2015 a second inspector, retained by the OHA, went to the Plaintiffs apartment and found evidence of bed bugs.
10. Without action being taken by the OHA, The Plaintiffs wrote a letter to the OHA, on or about September 19, 2014 requesting their apartment undergo heat treatment to eradicate the bed bugs.
11. On September 22, 2014, Plaintiffs went to their physician to treat for bed bug bites. Pathology reports on September 23, 2014 confirmed bed bugs, and their physician recommended treatment of the apartment.
12. On or about November 3, 2014, Mike Wolski, of Wolski Pest Control, inspected the Plaintiffs apartment, at the Plaintiffs request, and found evidence of bed bugs inside the premises. Mr. Wolski drafted a letter indicating the presence of bed bugs and recommended heat treatment be used to eradicate the bed bugs due to Mr. Spanyers respiratory issues.
13. A request for heat treatment to eradicate the bed bug issue within the Spanyers apartment was made to Clifford Scott, the then director of the OHA, on November 6, 2014. On November 13, 2014, in response to said request, the OHA refused to conduct heat treatment and would only authorize chemical treatments to eradicate the bed bugs inside the Plaintiffs apartment.
14. Further requests were made to the OHA to heat treat the apartment, with the OHA either ignoring or denying the requests.

15. On February 12, 2015, the OHA finally agreed to conduct heat treatment to eradicate the bed bugs within the Spanyers apartment. However, because mold was found in the apartment at around the same time, heat treatment was never conducted. By this time, the Plaintiffs had endured over six months of being exposed to bed bugs, suffering bites and being under a great deal of mental distress.
16. During this time between August 2014 through February of 2015, the Spanyers also began noticing allergic and respiratory issues.
17. On February 18, 2015 the OHA retained a company to conduct a Limited Mold Assessment and Testing. The inspection and testing showed fungal/mold growth within the furnace room and on the duct work. The fungus/mold was likely due to water intruding into the building due to a roof leak.
18. Due to Mr. Spanyers respiratory issues and Mrs. Spanyers allergies, the Plaintiffs, on February 19, 2015, requested the OHA transfer them to a new unit.
19. The OHA refused to transfer the Spanyers to a new unit until April of 2015 due to unrelated issues.
20. The OHA never conducted heat treatments of the Plaintiffs apartment located at (b) (6) to eradicate the bed bugs. Accordingly, the Spanyers were exposed to bed bugs, suffering bites and being under a great deal of distress from August 2014 through April of 2015.
21. Further the OHA did not fix or remediate the mold issue at the apartment located at (b) (6) first discovered in February of 2015, while the Plaintiffs resided at said Apartment. Accordingly the Plaintiffs suffered from respiratory distress, allergic reactions and mental distress.
22. In April of 2015, the Plaintiffs were transferred to an OHA owned property located at 3712 Frances Street. Plaintiffs became tenants of that property with the OHA being its landlord.
23. Upon moving into the unit located at 3712 Frances Street, the Plaintiffs noticed a bulge in the bathroom wall and subsequently a bulge in the wall in the kitchen.
24. The Plaintiffs notified the OHA, via numerous written e-mail, of the bulges in the wall, but no action, other than cosmetic measures were taken to cover up the bulges.

25. After moving into the residence located at 3712 Frances Street in April of 2015 the Plaintiffs noticed respiratory issues, sinus and allergic reactions.
26. The Plaintiffs were concerned of possibly mold in their unit and made numerous written and verbal requests for their unit to be inspected.
27. The OHA did not respond to the Plaintiffs complaints until December of 2015. In the OHA's inspection by its maintenance crew in December of 2015, it found evidence of mold within the unit located at 3712 Frances Street.
28. On December 11, 2015 the Douglas County Health Department conducted a visual inspection of the unit located at 3712 Frances Street and found indications of mold.
29. The Plaintiffs retained a contractor to conduct an inspection of the area on December 17, 2015 and verified mold being within the unit located at 3712 Francis Street, including Stachybrotos and Aspergillus molds.
30. Due to these reports of mold, Plaintiffs physicians urged that the Plaintiffs be removed from the unit located at 3712 Frances Street.
31. The OHA transferred the Plaintiffs to the (b) (6) Apartment Complex, but not until the end of April, 2016. Accordingly from April 2015 through April of 2016, the Plaintiffs were subjected to leaving in a mold infested environment and suffering from respiratory distress, sinus and allergic reactions and mental distress.
32. Due to Plaintiffs financial condition and reliance on the OHA for housing, they could not break their lease with the OHA or find other housing.
33. Due to Plaintiffs financial condition and requirements under their lease agreement with the OHA they were unable to remediate either the bed bug issue or mold/fungus issues on their own.

COUNT I

THE OHA VIOLATED THE LANDLORD TENANT ACT

34. The Plaintiffs incorporate paragraphs 1-33 as if full set forth herein.
35. The OHA owned the properties located at 8306 Underwood Ave, Apt. 205 and 3712 Frances Street at all times material herein;
36. The Plaintiffs were tenants of the OHA at the properties located at 8306 Underwood Ave, Apt. 205 and 3712 Frances Street at all times material herein;

37. Pursuant to Neb. Rev. Stat. §76-1419, a landlord, such as the OHA , has certain duties including but not limited to:
    a. Substantially comply, after written or actual notice, with the requirements of the applicable minimum housing codes materially affecting health and safety;
    b. Make all repairs and do whatever is necessary, after written or actual notice, to put and keep the premises in a fit and habitable condition; and
    c. Maintain in good and safe working order and condition all sanitary, ventilating and other facilities and appliances.
38. The OHA had both written and actual notice of bed bugs within the premises of (b) (6) and never remediated the situation, causing Plaintiffs to suffer from bed bug bites and extreme mental distress. Further the OHA did not transfer the Plaintiffs to a different unit until more than 8 months had passed from the first discovery of bed bugs within the apartment. Nor did the OHA do whatever was necessary to protect the Plaintiffs from being exposed to bed bugs or fixing the situation considering Plaintiffs physical ailments and conditions.
39. The OHA had both written and actual notice of fungus/mold in the units located at (b) (6) and 3712 Frances Street and either did not remediate the situation or take appropriate measures to do what was necessary to protect the Plaintiffs from being exposed to mold considering Plaintiffs physical ailments and conditions.
40. The Plaintiffs, due to their physical and financial conditions, were/are reliant on housing form the OHA and were unable to move or break its lease with the OHA. Further, due to their physical and financial conditions, Plaintiffs were unable to remediate the bed bugs or mold issues.
41. As a result of the Defendant's non-compliance with Neb. Rev. Stat. §76-1419, Plaintiffs incurred damages as follows:
    a. Physical injuries from bed bug bites and respiratory, sinus and allergic conditions due to exposure to fungus/mold and other related injuries;
    b. Medical bills related to bed beg bites and respiratory, sinus and allergic reactions and other related physical symptoms due to the mold/fungus exposure;

c. Extreme mental strain, distress and stress, anxiety and depression;

d. Out of pocket expenses for testing of mold;

e. Property damage and losses due to exposure to bed bugs and mold, the total amount to be determined at time of trial;

f. They are likely to continue to suffer long term effects, both mentally and physically, due to their exposure to the above conditions.

42. The actions of the OHA were willful in their non-compliance with Neb. Rev. Stat. §76-1419.

43. Further the Plaintiffs are entitled to recovery of attorney fees.

Wherefore, due to the Defendants willful action and in being in noncompliance with Neb. Rev. Stat. 76-1419, Plaintiffs request their special damages, general damages, to be determined at trial, along with recovery of reasonable attorney fees and costs.

COUNT 2 NEGLIGENCE

44. The Plaintiff incorporates Paragraphs 1-43 as if fully set forth herein.

45. The Defendants, as landlords of the Plaintiffs at (b) (6) and 3712 Francis Streets, owed a duty to maintain a habitable premises.

46. The OHA breached this duty in the following particulars:

a. Not properly and efficiently remediating or eradicating the bed bug infestation at the Plaintiffs premises located at (b) (6)

b. Not transferring the Plaintiffs from (b) (6) in a timely fashion and having them reside in a bed bug infested apartment for over 8 months;

c. Not doing whatever was reasonably necessary to accommodate the Plaintiffs and fix the bed bug infestation.

d. Not properly inspecting/treating the property for bed bugs.

e. Not properly and efficiently remediating or fixing the mold/fungus issues at both the properties located at (b) (6) and 3712 Francis Street.

f. Not properly inspecting/treating the properties for mold/fungus;

g. Not doing whatever was reasonable necessary to accommodate the Plaintiffs and fix the mold/fungus situation at both properties;

h. Not transferring the Plaintiffs from (b) (6) or 3712 Frances Street after notice of the mold situation, thereby subjecting Plaintiffs to physical harm, sickness and mental distress for a long period of time.

47. That as a direct and proximate result of the negligence of the Defendant, Plaintiffs have incurred the following damages:

a. Physical injuries from bed bug bites and respiratory, sinus and allergic conditions due to exposure to fungus/mold and other related injuries;

b. Medical bills related to bed beg bites and respiratory, sinus and allergic reactions and other related physical symptoms due to the mold/fungus exposure;

c. Extreme mental strain, distress and stress, anxiety and depression;

d. Out of pocket expenses for testing of mold;

e. Property damage and losses due to exposure to bed bugs and mold, the total amount to be determined at time of trial;

f. They are likely to continue to suffer long term effects, both mentally and physically, due to their exposure to the above conditions.

WHEREFORE, Plaintiff, prays for judgment against Defendant, for their special and general damages, together with the costs herein expended.

John & Christine Spanyers, Plaintiffs,

BY: */s/* JDougtlab rR- rPfovoiruj

Douglas R. Novotny #22703 Novotny Law
18025 Oak Street Suite B Omaha, NE.
68130 402-991-7643
doug@douglasnovotnylaw.com

This info is included for self-evident reasons and it reflects what HUD FHEO refused to investigate, refused to stop, and allowed the OHA to commit against us. It also reflects the retaliation we suffered at the hands of the OHA and their surrogates and was sanctioned by HUD's FHEO in Washington D.C., Kansas City Regional Office, Omaha FHEO Office as well as the Omaha Local HUD Office. Instead of recognizing that we are a protected class of disabled seniors we were asked to stop filing complaints and that HUD does not typically intervene with the general operations of their partners.

What we are informing you of is a Fact. The tenant in (b) (6) in our (b) (6) apartment building had a protection order upheld against her while she has resided here at (b) (6) As such, the OHA had elected to NOT EVICT her and instead allow her to continue living in public housing. Further, this tenant is a witness to the fact that (b) (6) has been residing with (b) (6) since she has been living in the unit across the hall from ours. (b) (6) had informed us that she has been living in that unit for 7 years now. (b) (6) also claims she lives alone as she had testified to under oath and had signed as a fact under penalty of perjury in her complaint against myself John Spanyers.

Since the OHA has elected to bypass an eviction process for an upheld protection order against the tenant in (b) (6) then we are being treated differently than other tenants and as such, the OHA is applying a double standard against our household which is a discriminatory act. It is important that we inform you of this fact.

Patrick Cohoon, an Attorney for Legal Aid of Nebraska whom represented us in this eviction matter noticed the clear conflictive testimony by (b) (6)and her Witnesses. He also recognized that I had done nothing that warranted an eviction that would rise to the level for such an eviction and that it is the first time that he had seen such harshness in a case like this. He also noted that we had kept the OHA informed as to why we were recording the violations.

It should be noted for the record that we also reported these activities to HUD's OIG Hotline as well as with Janet Blackman with the State Investigative Unit.

I wrote the following to Ms. Blackman:

Dear Ms. Blackman,

As promised back in June, I would contact you with more information if and when I had more information concerning (b) (6)Jo Doyon and (b) (6) that both reside at (b) (6) that is known as the '(b) (6) Apartments" that is managed by the Omaha Housing Authority.

As you can see by the attached information, we have been attempting to communicate to our landlord our concerns and questions regarding this household. To our knowledge our landlord has not addressed or followed thru on investigating this household for housing fraud. We have pointed out according to our understanding, ongoing violations of the admission and continued occupancy policy (ACOP), the Part 1 Terms and Conditions of Our Lease violations, the Violation - City Code Of Ordinances: (which may be located here https://www.municode.com/library/ne/omaha/codes/code_of_ordinances?nodeId=PTIIMUCO_CH18NU&showChanges=true), the cameras that they (not OHA), installed, the middle of the night property alterations they so frequently do under the cover of darkness, as well as the fact that that (b) (6) is living there.

Although we have been informed that they have been living together since 2009 we have only been able to establish that Mr. (b) (6) (thru public records) has claimed to be residing here at (b) (6) since 2011. The fact that his name is on the mail box here as a resident also reflects this. It might help for you to see what address he is using on his driver's license (which is "(b) (6) that is attached with the additional information in this email.

It is our understanding that you will be able to confirm more information thru the IRS (State & Federal), Social Security Administration, the Dept of Labor as well as the many other interface resources, that you have at your disposal, to confirm this individuals residence, employment, and resources.

Our life has been turned into living hell by this household and their friend that lives above us since our managers came and directed her to remove her plants from the hall way. We have been harassed, threatened, abused and have had lies stated upon us in a false fictitious (Under the Penalty of Perjury) Affidavit, for bringing to light what they are and have been doing.

As you know, we have been questioning the validity of their statements regarding their living composition and possible unreported income. The first red flag I had was why her caretaker was making in the middle of the night alterations, to the OHA managed property, and why was he driving and parking an unlicensed vehicle since he held a full time job. I think the biggest flag was why Ms. (b) (6) had or needed a live-in caretaker in a one room apartment when we were witnessing daily attending to all her flowers and plants without him out there. I have never known anyone that could attend to so many plants that required a live-in care taker.

Prior to us moving back to (b) (6) this is how it the front of our unit. These are Ms. (b) (6) fixtures and plants that she is outraged at me for wanting them removed.

https://youtu.be/(b) (6)

https://youtu.be/(b) (6)

https://youtu.be/(b) (6)

Why it has not raised flags with anyone as to how she has been able to tend for these plants if she is as she claims she is. Admittedly she does have a green thumb for gardening as you can see from the link below.

https://youtu.be/(b) (6)

We are hoping and praying that all the other investigators will coordinate with you to get to the bottom of what should not be occurring.

Again thank you for addressing this.

Respectfully,

John & Christine Spanyers

For the record as of today March 9th 2017 nothing has changed at the (b) (6) Apartment's. The (b) (6)Household still has their unlicensed and uninsured (b) (6) VIN # (b) (6) and is still parked on the back parking lot to (b) (6) It is apparent that the OHA is allowing these residents to break Omaha City Ordinances, violate the ACOP Rules pointed out in our complaints to the OHA. Rather than enforcing their own ACOP rules, it appears that the OHA's primary focus was to have us evicted and to allow and encourage criminal activity by their resident proxy as a reward for their help in getting us evicted from the OHA Program.

We will be respectfully asking our President, President Trump, our HUD Secretary, Dr. Ben Carson and our U.S. Attorney General, Attorney General Jeff Sessions to please investigate our complaints and to have all emails sent to/from us ((b) (6)@(b) (6) and (b) (6) @(b) (6)) and all emails sent by/ received from the following HUD Officials to our email address including all correspondence mailed to us from HUD's FHEO – Sara Pratt, Gordon Patterson, Gayle Bohling (Washington D.C.), Betty Bottiger, Gregory King, Antony May (Kansas City FHEO Office), Kathryn Amaya, Shila Hernandez, Connie Radcliff (Local Omaha FHEO Office), Earl Redrick, and Denise Gipson (Omaha Field Office), Omaha Field Office, HUD Hotline OIG, HUD online 503 Complaints filed as well as Nandinee Kutty from the HUD Enforcement Center in Washington D.C. recovered and reviewed from the National Archives and Records Administration.

These records will clearly show how discriminately cruel the FHEO and Local HUD Employees were toward our household and just how little these employee did for our household other than telling us to stop bothering them with complaints. It will also show that the FHEO singled us out and refused to process our complaints or give us proper due process.

This information will help our Administration and Dr. Carson understand why Betty Bottiger, Gregory King, (Kansas City FHEO Office), Kathryn Amaya, Shila Hernandez, Connie Radcliff (Local Omaha FHEO Office), Earl Redrick, and Denise Gipson (Omaha Field Office), Omaha Field Office should be termed immediately and why this PHA should be debarred and stripped of Federal Grant Monies. Additionally we will be asking that copies be provided to the House Oversight Committee as well as the Senate

Appropriations Committee to aid the members in deciding whether funding should be cut or suspended to this PHA organization.

Gregory King and Shila Hernandez both out right lied to us when they told us that this PHA is not allowed to retaliate against us for filing complaints. That is all this PHA has done to us since we filed our complaints. They have slandered and assassinated our character, accused us of committing computer crimes at board meetings forced us to live in substandard housing and to pay for rent this. They were allowed to cause irreparable harm to our mental and emotional health, caused undue hardship in an attempt to compel us to with draw our HUD complaints.

Even now they are requiring that in order to settle our state lawsuit they want us to sign an indemnify clause as so HUD will not come after them for damages and to release them on all State and Federal Tort Action before they will settle our State case. We are left wondering if this is another brain storm or joint operation by Betty Bottiger, Gregory King, (Kansas City FHEO Office), Kathryn Amaya, Shila Hernandez, Connie Radcliff (Local Omaha FHEO Office), Earl Redrick, and Denise Gipson (Omaha Field Office), Omaha Field Office and this PHA.

We were directed to stop filing complaints and stop sending email to which we complied. As a result of following these directive it allowed the OHA to have its way with us to put us in a very hostile environment and as so this PHA could use its resident proxies to have us removed from affordable housing and to have us removed from the program and thrown to the streets.

Even now we are fearful of Betty Bottiger, Gregory King, (Kansas City FHEO Office), Kathryn Amaya, Shila Hernandez, Connie Radcliff (Local Omaha FHEO Office), Earl Redrick, and Denise Gipson (Omaha Field Office), Omaha Field Office. These individuals were fully aware of what we were being subjected to by this PHA and they outright refused to take any action to protect us from these abuses such as filing a TRO and relocating us to another PHA. Instead of trying to eliminate housing discrimination these individuals by their actions promoted just the opposite and embolden this PHA to continue abusing us.

Although we both meet and exceed the criteria for a protected class in accordance with Federal Law and HUD'S FHEO standards, we unfortunately have learned that we do not meet the racial criteria with Betty Bottiger, Gregory King, (Kansas City FHEO Office), Kathryn Amaya, Shila Hernandez, Connie Radcliff (Local Omaha FHEO Office), Earl Redrick, and Denise Gipson (Omaha Field Office), Omaha Field Office to be given equal access and equal protection by their FHEO Office and local HUD Office. It should be added that we have emails and other evidentiary in support of this dual complaint.

Since we writing this email to our City Council…

Email written to Omaha City Council Members September 4th, 2012

Dear Distinguished and Honorable Members of the Omaha City Council,

I am writing to ask for your help with ongoing concerns and issues. I am afraid that unless our City Council intervenes, on behalf of ourselves and our City, this is going to continue. I know of no other Department in our City where the Board is ran by insubordinate's nor do I know of any other City that

would allow, insubordinate's such as these to remain in a position of Public Trust. These insubordinates are costing our City.

We have, as best as we know how, have attempted to communicate every possible means our Housing Authority Board Member's the seriousness of our situation, and the consequences for ignoring them.

And yet nothing is done on their part. Unlike yourselves, they seem to behave as a puppet Board, rather than exercise the Powers given to them when they received the Privilege and Honor, to be appointment, by our Mayor and the Trust and Confidence of our Omaha Council Members, when they were appointed there to present position.

We want to apologize, for having to bother our City Council Member's, with concerns that should have been addressed long, long time ago. We feel that we are being forced to come to you, in order to stop the abuse and violations occurring at our Housing Authority. The fact that our Commissioners, are allowing these insubordinates to dictate and manipulate our Board Member's infuriates us beyond words. I do not feel our City needs the reputation or the disgrace that is occurring to our City now. You are our, most respected leaders, because we the citizen of Omaha trust you. This is something you have earned. When we the citizens go to the ballot box and cast a vote, we are saying, “You have earned our Trust, our Confidence, and our Knowing, you have earned our Vote!”

We the citizens trust your wisdom in all affairs of our City, Our Great and Beautiful City, the City of Omaha Nebraska. We trust that you will protect our City from harm. We trust that you will protect our City's Honor/Reputation. We trust that you will promote tourism, and business growth in our community. We trust that you will conduct and perform your Duties. We Trust You!!!

Without our Council Members, there would be no City. Our Council Members have created our order by passing laws to delegate how to protect and maintain our City from harm, as so we the citizens may have maintained safety from harm. It does not matter from which political party you subscribe. What is important is, that we Trust you and we the citizens have Confidence in your vision for our future. Trust is the seat of all of our commerce and business. In fact Trust is so important to our great nation that we have embedded "In God We Trust" up on our Currency that we use in our commerce and business. Trust is a wonderful thing. With Trust comes Honor, with Honor comes Respect. These three Vestments are, the Crown Jewels of Truth, upon which all Good Things Spring. Truth is what validates the core of our values. Are we not asked when we take a witness stand to make an oath, by swearing to tell the Truth, the whole Truth, and nothing but the Truth?

What happens when our core values, are brutally assaulted by acts of betrayal, cheating, cons, deceiving, double-cross, duping, finesse, flimflamming, hoodwinking, manipulating, play for a sucker, roping in, scamming, stringing along, suckering in, trickery, playing for a chump, baiting, with the beguiled acts, by insubordinates that all the while bait, bewitch, cajole, captivate, charm, come on, enchant, persuade, entrap, lead on, seduce, tempt, prevent, tantalize, coax, decoy, fascinate, entice, hook, threaten, turn on, sweep off feet, win over, and wile, all those that that seek an explanation of their acts , to prevent the truth from being known.

Does not our trust turn to disbelief, distrust and mistrust? Does not our honor turn to derision, humiliation, and disgrace? Does not our respect turn to scorn, condemnation, dishonor, disrespect, and disobedience? And does not our truth become falsehood, lies, deceitfulness and mendacity when we

allow insubordinates to beguile us from our Cities, foundation of Trust, Honor, Respect, and Truth? When Haters and Deceivers take away our Truth; we are allowing them to take away our Respect.

When we allow them to take away our Respect; we are allowing them to take away our Honor. When we allow them to take away our Honor; we are allowing them to take away our Trust. When we allow them take away our Trust; we are allowing them to take away our Faith in Our City Government. So you see Trust Is Very Important, especially when it comes to our City Government, and our City Government Administrative Employees.

Throughout our ordeal we have made every attempt to possible, to be removed from our dilemma and express our concerns about what was occurring, within our Housing Authority, and how we were being treated. When it became apparent that we were getting nowhere, we elected to remain silent and except the hopelessness of our situation, as so often happens with residents within our Housing Authority, because of everything being stacked against us, because of our Housing Authority Administrators and Managers.

You can only imagine how delighted we were when Ben Gray invited us to come to the Omaha Housing Authority to share our concerns. We were especially excited because we were able to share this with our District Councilman so we could get resolve. We actually believed that Ben Gray cared for the Citizens of Omaha, and was working with both Honorable Mayor and our Distinguished City Council Members to make our City of Omaha a Safe and Healthy place for us to raise our families. Knowing Ben Gray had the personal ear of our Honorable Mayor gave us even greater confidence that our dilemma would soon be over, which is why we attended our Housing Authority Board meeting, on July 26th 2012. Please we invite each you our Distinguished Council Members to take some time to review this meeting. Here: http://youtu.be/yeqWcTI1Isk

We attended this meeting even though our fellow resident and visitors insisted it, was nothing but a pure waste of our time. They argued that crime rate and violence in District Two is the Highest in our City and if Ben Gray did not care about the African Americans in his own District why would he careabout us. We were asked if we had contributed to his campaign, and were we politically news worthy enough to catapult his political ambitions. If not we were on dream time. When added to the fact fact that we were not African American, certainly guarantees nothing that nothing was going to happen.

Being a believer in our Country's values and the value of our City Government, I staunchly advocated that they were badly mistaken, and they would see that he was not someone whom gave lip service, just for the primary purpose of pandering to the voters, for the sole purpose for to further own selfish political career. What a complete fool I was, and I am ashamed of myself for not listening. It has been nothing less than a humiliating for me to go and sincerely apologize to every person that I spoke so highly too about Ben Gray.

It has been bad enough that we were made a complete laughing stock to everyone in our building since we were purposely placed in a unit that did not have the proper mold remediation and then forced to live in it, and then to have a Housing Board Member, and City Council Board Member tell us that he knew that the mold report was wrong but there is nothing he could do, and but he would look into it, has gave us no other choice but to file a proper complaints, to get to the bottom of what has been happening to us here at the Crown Tower since our move in. Clearly Ben Gray refuses to act individually

in his own capacity as a Board Member of the Omaha Housing Authority, or individually in his official capacity as a Distinguished Member of our Omaha City Council. It is insulting that he does not understand or even appreciate his own position of Trust that has been bestowed upon him. I admit that I am poor, uneducated and disabled, but at least I do appreciate and have more revere respect to the positions that he is disgracing, a lot more than he understands what his responsibilities are in both these positions to our wonderful City of Omaha Nebraska.

I mean no disrespect to the most Honorable Offices that Ben Gray holds, nor do I want to offend the Officers of these positions, because I have the Highest Respect for these Distinguished and Honorable Office's. But to be frank I cannot respect the man, Ben Gray that holds these such offices, and I am more than confident that the voters, we the citizens, will not forget his actions (or lack thereof,) nor will they forgive his neglect of duties for years to come, concerning what has happened to us, and we are certain that it will inevitable haunt all of his political aspirations for years and years to come. This we are sure of!!! Trust is very important to all of us, we the citizens of our Great City, and more importantly to all of us, we the citizens of our Great State of Nebraska.

On February, 9th 2010,we came back from getting groceries, only to find our beloved family pet and my service pet, was found mutilated by (b) (6) This monster not only killed our beloved pet, he stated he was sorry that he did this out of family love. We informed him that we were going to file charges against him for his actions, and for what he did to our pet. It was then that he ran and grabbed a rifle and started shooting this firearm in the house, yelling obscenities as to how he was going to kill every mother****er, my wife grabbed our pet while he chased after her and our mutilated pet that was in my wife's arms, he then coked the rifle three times and proceeded to aim it directly at her head, and then shot at our car where he thought I was. He kept yelling how a lot of people were going to die and started yelling all sorts of terroristic threats, and threatened to kill us. While the Police were on their way, (b) (6) was on the telephone calling his gang member brother, receiving instructions on what to do and what to say when the Police arrived. (b) (6) then proceeded to attempt to hide the weapons used in the commission of his crimes all the while communicating with his older gang member brother. This happened at my wife's father's place of resident. This was the very same home where my wife had grown up in, and was continuously abused. (b) (6) older brother (b) (6) is a lifelong THUG gang member of MBC in south Omaha. He has an arrest record for possession of drugs and was not happy that we were, as they called us "50 Callers" when it came to illegal activities. In fact we had no idea what we were confronting when we were trying stop the illegal activities occurring at her father's home. After the Police standoff, the Omaha Police Department searched and confiscated the firearms that my wife's father continuously allowed Matthew to use, so he could go rob our citizens and use the firearms toward the purpose of intimidation to get what he wanted when he wanted, throughout our City in the commission of crimes. Our Brave Omaha Police Department was finally able to arrest this psychopath by taking him into custody, from there he was placed it the adult day care facility for dysfunctional adults, better known as the Douglas County Jail. After learning that we were not killed, (b) (6) (his gang member name) became very upset that his brother was arrested and that our Omaha Police took away all the fire arms, so they were without their"Heat and Glocks" as he was known to call them. It was on my birthday that I found the weapon used to kill our pet Jasper. (please see attached)

Both my wife and I are eternally grateful to (b) (6) and his office for putting this monster in prison, where he belongs. Namely it was (b) (6) that finally put this monster in prison for 8 years and 8

months. To give you an idea of what we had to go through, after our family pet and my service pet was mutilated and murdered by (b) (6) we witnessed my wife's dad intentionally and purposely attempt to cover up his crimes. He knowingly and intentionally went out of his way to soak and then wash EVERY knife and screw driver in his house and garage in kerosene to remove any and all traces of blood because, he was unable, to confirm with (b) (6) where he hid them, before the police came the night he committed mutilated our pet. My wife's dad demanded that we let (b) (6) out of Jail because he was only playing with our cat and if we did not, help him to get out of Jail, then we were not a good Christians. He also explained that (b) (6) was only playing around when he aimed the rifle at my wife's head and shot up our car. My wife's father is an enabler in the worst way, he allows these thugs to do drugs and in his home and has allowed these thugs to illegally do construction work in his home without getting proper permits for installs such as his furnace, which by the way we are surprises has not blown up or caused carbon monoxide poisoning. These Thugs are constantly getting money from him for their illegal drugs or selling him stolen items. He has even witnessed (b) (6) rape a girl in his home and refuses to report what he witnessed. He has also witnessed a child being abused by (b) (6) and did nothing to stop what was happening. In fact both my wife and I had to go to the Federal Bureau of Investigation to report activities. Every one of these thugs that my wife's father knows and affiliates with, are nothing more than drug abusers. They come to his home, for the sole purpose just to get money from him so they can purchase and use a white substance called methamphetamines. It is the PARASITE DESTROYER !!! Whenever these THUGS want money for their poison the all go to "Grandpa" as he is known to get their cash. And when these THUGS can't get the cash out of him they turn around and rip off his home. Rather than criminally prosecuting them he instead just plays stupid so he can turn it into his insurance, for a higher price than what he really pays for it. The whole thing was just sickly repulsive. The only reason I could not go to my family for help is because all of my brother and sisters, we were all taken away from my parents for the brutal abuse I and my siblings were made to suffer at the hands of my parent. It was after I had my front teeth knocked out of my mouth and my ear and hearing permanently damaged, that anything was, actually done, to stop the abuse. In fact I had was placed in a hospital for the longest time, while the State placed my other siblings in foster homes, for adoption to other families in other States, in order to protect us from being abused. To this day I do not where any of my siblings are or if they are even alive. In fact my mother committed suicide on my brothers birthday when she learned we would never be coming back home. It was because of what my dad had been doing to all of us, and her. It completely devastated her. To this day I am still suffering from effects of what I was made to suffer growing up. You see it was legislatures such as yourself on a State level that made it possible to make changes in laws as so culprits can't run off and not be accountable as my dad was able to do our mom and all of us kids. I share this with you as so you can better understand why I have so much faith in our Rules of Law and those that oversee the creation of them. Hopefully you will understand why we decided to live in our car rather than staying at my wife's fathers place. We came to our Housing Authority to seek refuge and escape abuse, not to be abused in our refuge.

We are no longer interested in more excuses. Nor are we any interested in the irrelevancy of whether it was right or wrong. What we are interested in, is whether or not it has been legal.

I do not know how to ask any clearer, or make it any simpler to our Housing Authority Board Member's, what their Responsibilities are to our City, and for them to fulfill them.

Below are the emails we have sent, and the responses.

Truly this is not good for our - City Omaha Nebraska.

I want to thank you addressing these matters,

Respectfully Your,

John and Christine Spanyers

(b) (6)

(b) (6)@(b) (6).com

(b) (6)

Former Commissioner and City Council Member (Ben Gray) Last known is an individual that that owed the I.R.S. $49,000.00 in back taxes.

http://thehall.omaha.com/2013/01/10/ben-freddie-gray-owe-49k-in-backtaxes /

OHA Commissioner Chairman (Fred Conley) Was in fact both Freddie Gray's (Ben Gray's wife), and former Nebraska State Senator Brenda Council's campaign manager. Fred Conley, was once fine fined for misusing campaign funds for his own use.

http://www.omaha.com/article/20130122/NEWS/701239896
http://www.kmtv.com/news/local/170442876.html Former OHA Commissioner Chairman (Fred Conley)
http://watchdog.org/213438/hud/

Resolution Removing Fred Conley as Chair of the Board of Governors:

https://www.mccneb.edu/getattachment/About-MCC-Nebraska/AboutMCC/Board-of-Governors/BOG-Meetings-on-Audio/Agendas-for-BoardMeetings/Board-Packet-08-02-16.pdf.aspx

Board of Governors unanimously accepts Fred Conley's resignation:
http://www.omaha.com/news/metro/board-of-governors-unanimouslyaccepts-fred-conley-s-resignation/article_77501980-5be2-11e6-8834- f7a1a1508c24.html

As well as this is what we sent to: reportfraudinhud@hudoig.gov From: All2 See Date: Thu, Sep 20, 2012 at 5:04 AM Subject: 54383 operator 81 To: reportfraudinhud@hudoig.gov

This was reported by: Liz Dorland, ldorland@action3news.com. This is what our Honorable Nebraska State Senator Ernie Chambers has said about Two of our Housing Authority Board Members. I already have shared what I believe concerning, George B. Achola, Clifford Scott and Ben Gray with our other City Council Member of the Omaha Housing Authority. You will note that Fred Conley is the Chairman of the Omaha Housing Authority. These are four key individuals involved with our complaints and living conditions that our Omaha HUD Office has and have been working with concerning our issues. You may want to go look for yourself.

http://www.kmtv.com/news/local/170442876.html

Omaha, NE -- Ernie Chambers is taking no prisoners. The former Nebraska State Senator not only went after his opponent Senator Brenda Council, but anyone who's publicly supported her. Chambers used his weekly show to slam his District 11 opponent Brenda Council on the same day she admitted in court, to using her campaign funds at casinos. With just 48- days until voters head to the polls, State Senator Ernie Chambers is taking-off the gloves. He's not only going after Council, but her associates as well. Nebraska State Senator Brenda Council's guilty plea made national headlines in the Washington Post and The Huffington Post. While she isn't talking about how her conviction is impacting her campaign for re-election, Ernie Chambers wasted no time getting right to the point, on his weekly show on Cox CTI 22. "She is a self-confessed convicted criminal, and we have people saying that this community believes that we can be properly represented by a criminal," said State Senator Ermitus. Chambers didn't stop there. He also fired-off at Nebraska Attorney General John Bruning, claiming Council's crimes are felonies. He stated,"The Attorney General did not charge her with any violation of the campaign laws which she in-fact violated. That is how white men can orchestrate something to let a person off the hook when they want to." He also called out Council's supporters: Omaha City Councilman Ben Gray, OPS Board

President Freddie Gray, County Commissioner Chris Rogers and Campaign Manager Fred Conley. Chambers sternly stated on his show, "They came to the defense of Freddie Gray who is established as a liar", "Ben Gray is a liar" and "Douglas County Commissioner Chris Rogers, who has done nothing for this community people have no idea who he is." Chambers also pointed out in 1992, Senator Council's campaign manager, Fred Conley, was fined big bucks for misusing campaign funds. Conley who is traveling to Washington D.C said, "I really think Chambers is beating a dead horse ... as far as the election, she (Council) wants to move forward on what she can do for the district, and I think Chambers needs to do the same." Fred Conley didn't argue the claim of misusing campaign money. He also said Senator Council is removing her name from the list of people who are able to sign campaign checks. KMTV contacted Attorney General John Bruning, and Commissioner Chris Rogers, but haven't heard back. We also asked to talk with Senator Council, but was told "she's not talking about it anymore". Reported By: Liz Dorland, ldorland@action3news.com Respectfully, John and Christine Spanyers Lastly Former U.S. Department of Housing and Urban Development Deputy Assistant Secretary for Enforcement and Programs (Sara K.Pratt).

http://www.dallasobserver.com/news/email-hints-at-hud-infighting-overdallas-desegregation-case-7606288

https://www.tdhca.state.tx.us/board/docs/books/130912-supplement- 130909.pdf

http://watchdog.org/series/ashford-hud-audit/

http://ladylibertysnews.com/audit-hud-discovers-billions-bookkeeping-discrepancies/

Lastly I shared this with Ms. Kutty with HUD'S Enforcement Center in an email titled "Unanswered and unresolved outstanding issues!!!" on January 23rd 2017.

The only time we ever met any investigator's was when Sheila Hernández and Gregory King came to the Crown Towers the second week of August 2013. In fact I sent you an email showing the molds spores witnessed growing by FHEO's Investigators Sheila Hernandez and Gregory King when they came and interviewed us the second week of August 2013.

This again was the ONLY time that any that the FHEO ever came in person to investigate. The whole time that we were being Tormented and Tortured with Bedbugs and mold including TOXIC MOLD the FHEO REFUSED to come witness and investigate the intolerable conditions we were being made to live in and forced to pay rent without investigating in person regarding the intolerable conditions we were being made to live in.

Rather than investigating and stopping the ongoing retaliatory acts of the OHA, the FHEO instead sent us three separate emails stating "As a matter of practice, HUD does not typically intervene with the general operations of our partners," and refused to relocate us from the abuse and abusers and did absolutely nothing about what HUD CLEARLY knew was outright lies that we had crashed local HUD computers. Instead HUD allowed their partner to repeatedly retaliate on us and allowed their partner the free reign to torture us with bedbugs while they mocked and laughed openly in September of 2015 Board Meeting while they knew we were in mold conditions, dangerously high carbon dioxide air levels, while being eaten alive mercilessly by bedbugs.

If this hell wasn't bad enough, HUD's partner Susan Gilroy moved us into a unit where the previous tenant of 3712 Frances St had died in the front room on the carpet that was not replaced after his death and neither Susan Gilroy nor her site manager had the courtesy to inform us of this. This nondisclosure was both sick and cruel.

The unit we were placed by HUD's partner the OHA is where they refused for months to maintenance, properly and where we were forced to have a non-working faulty (13 year old) hot water heater that had to be replaced due to its malfunction and its age. In fact when we did our walk thru we pointed out the bulge in the walls and the leaking drain gutters. As a result after months of refusing and ignoring the issues we had to send the copy emails to Susan Gilroy, Jennifer Dexter and copied HUD and Senator Fischer's Office.

find me <findmeonetwo@gmail.com> 10/21/15

to jdexter, Susan, Kathryn, Brianne_Faulkn., bcc: me

Ms. Dexter & Ms. Gilroy:

We have repair issues that need to be addressed. Repair orders have previously been called into the OHA repair line. HUD is copied on this email due to the nature of these maintenance concerns.

1) One of the most pressing repair issues is the fact that the tempered glass on the front door of the oven keeps falling down / falling open and is in danger of falling off the stove / oven and possibly shattering. One could easily walk into the sharp edges of this large glass piece and seriously get hurt and as such, **the OHA has been put on notice of this danger and possible injury**. **This matter should be addressed as an Emergency**. The HEAVY glass oven door piece is taped on at this time in an attempt to keep the glass on the oven door. Due to this condition, the oven is unusable. Shawn with the OHA Maintenance Dept. had replaced the oven door gasket and it appears that the door wasn't properly reassembled. This occurrence with the door glass piece started last evening when we were cooking in the oven and was called into the OHA repair line this morning.

2) Another issue **again** is the gutter and drain pipe on the back side of our rental unit at Frances Court Apartments as whenever it rains, it causes LOUD SOUNDS off of the **defective** drain pipe and gutter which is close to our unit bedroom window and as such, it keeps us up and unable to properly sleep when we sleep in our unit bedroom affecting our tenant rights as is our understanding. We had called this repair order in a while back as you had instructed us to do after OHA Maintenance had failed to fix the problem in the first place from your work order and **to date, the OHA has not fixed this problem**. We had even previously discussed this matter with you via phone and also via email. Was

awoken again this morning with the LOUD SOUND of the rain hitting the drain pipe and interrupting our right to sleep. The weather forecast includes daily rain for multiple days except this Saturday and Sunday. Does this mean that we will need to suffer ongoing without proper sleep for multiple days when trying to sleep in our bed due to **"no fault of our own"**? **This is another recorded attempt to address this maintenance need with the OHA**.

3) There appears to be significant bulging occurring that is causing a large crack and paint peeling at the upper wall / ceiling area over the kitchen cabinetry. This was previously discussed a while back with Shawn with OHA Maintenance and as such, Shawn was going to have a painter address this matter; however, **to date, this has not been done**. We had even made a work order request a while back concerning this matter; however, **to date this has not been addressed**. The concern is that **Christine is allergic to mold** and this could be a symptom of housing mold and as such, **we are again attempting to get this concern addressed by the OHA. This attempt becomes a matter of record**.

4) The gutter above our unit front door is **NOT PROPERLY SEALED**. Rain is coming through and drips on whoever is underneath the gutter in this area when it rains. Shawn with OHA Maintenance had replaced the front gutter, but it wasn't properly sealed and as such, this should be addressed. This work order request was called into the OHA. If this repair need isn't addressed prior to winter, then we are in danger of an ice build-up in front of our unit door and as such, **the OHA has been put on notice of this danger and cause of possible injury.** This concern was previously discussed with Shawn; however, he feels that he had properly sealed the gutter. We are being dripped on underneath the front door gutter and it is dripping through the front door gutter when it rains and as such, we pray that the OHA will fix this repair need.

5) We had made a work order a while back for weather stripping for the screen door and the front door as there doesn't appear to be any weather stripping under the screen door and the weather stripping under the front door is tearing off. This work order was called in a while back after discussing this issue with Shawn with OHA Maintenance as he had instructed us to call in a work order for weather stripping for the screen door and the front door of our rental unit. **To date, this has not been fixed**. Please note that we have asked the OHA for an extra utility allowance due to medical and weather stripping helps with utilities and protection against weather elements. When it is storming and raining out with a strong wind, the wind pulls the screen door wide open as it doesn't latch well and there doesn't appear to be any weather stripping under the screen door to help keep the door sealed. This is an old door. We were sent an application via mail for weatherization assistance for our rental unit and as such, it appears that this weatherization assistance application was sent to us by the State of Nebraska which is our understanding falls under the Federal LIHEAP energy program. We are in the process of sending this application in to SENCA for weatherization help. This will involve an evaluation of weatherization needs for our rental unit. It is our understanding that SENCA will also have the efficiency of our unit appliances checked to include the furnace and hot water heater. It is good that the OHA had elected to replace the inefficient hot water heater that was in our rental unit when we were first moved here. This was done after we had made multiple requests that the OHA fix the hot water heater problem.

We don't understand why our repair needs aren't being properly addressed. **This is an attempt to have our repair needs properly addressed and fixed**. We pray that our repair needs are addressed and fixed by the OHA.

Sincerely,

John & Christine Spanyers

It took until December 3rd, 2015 (seven months) before HUD's partner Susan Gilroy and her Site Manager came to our unit to address the bulge in the walls. When it was discovered toxic mold coming thru both sides of the wall (Bathroom & Kitchen) due to no fault of our own. Attached is the hand delivered ultimatum that Susan Gilroy hand delivered personally by hand the following day.

As you can see from the first email I sent you, the OHA refused to repair the gutters or the ice buildup that was occurring at our front door all because we did not want the OHA to do toxic mold remediation (with our belongings in the unit), or be placed back at the (b) (6) Apartments. It was then that the OHA legal Counsel approximately a month later Mr. Hansen sent the attached email to our State case legal counsel offering a suitable unit for us, PROVIDED we release the OHA from our discrimination complaints. We filed our complaints because of the never ending ongoing discriminative retaliatory actions and abuse that we had been made to suffer by the OHA all the while HUD was copied on and stood by thru out this abuse and did absolutely NOTHING to remove us from the harsh conditions that was being imposed on us. There is no doubt what so ever that this was being done to us, ALL because of our HUD Discrimination complaints that we had filed, on HUD's partner the OHA.

It's a fact that the OHA continued with the ongoing retaliation by NOT repairing the gutters or keeping the ice from our front door but rather singled us out and made sure everyone else (including their own on-sight office), was cleared of all ice and snow but repeatedly refused to do a single thing concerning our unit or our household to remove the ongoing sheets of ice in front of our unit in order to cause or create personal harm or injury.

As you can clearly see beyond any doubt that we did all that we could in order not to be placed back at the OHA (b) (6) Apartment. Even though HUD had full knowledge that we were being forced to go there or the streets rather than 3716 Frances Street which would have adequately met all of our

reasonable accommodations, HUD instead presented us with FHEO alleged good faith proposed drafted conciliation agreement, that offered to give us Rights that HUD should have been enforcing unconditionally to begin with since it is the LAW. This with FHEO alleged good faith proposed drafted conciliation agreement drawn up by Kathryn A. Amaya was nothing less than insultingly shameful if not disgraceful. To HUD's credit it made abundantly apparent that HUD's part had been way more than complacent if not conjunctive in the ongoing abuse that we were made to suffer at the hands of HUD's partner the Omaha Housing Authority, which explains to us why HUD has never so much as did one a single thing to protect us, protect our class and our protected Rights given under Title VIII of the Civil Rights Act of 1968, as amended by the Fair Housing Amendments Act of 1988 and Section 504 of the Rehabilitation Act of 1973 as well as Title III of the ADA RIGHTS. But these violations were also in violation of our Equal Protection Rights as U.S. citizens, our U.S. Constitutional Bill of Rights, namely being our 8th and 14thAmendment.

We were directed by both HUD and its partner the OHA to stop filing complaints and to stop emailing, which we did accordingly. We have no misgivings that HUD was in fact instrumental in our placement back at the OHA (b) (6) Apartments rather than placing us at 3716 Frances Street because we would not with draw our complaints.

Ms. Kutty, we want you to know that we have EVERY email both sent and received, every document, every video, and every audio as well as every photo preserved and recorded since this started. Back when we were living at the towers one of the Managers stated that it wasn't personal against us, it was politics. We know that with our New Administration and our new Cabinet picks that it won't politics, it will be personal. Needless to say we very, very are anxiously waiting for our Administration's Cabinet to be sworn in as so we can go forward and be made whole again.

We have been punished repeatedly for whistle blowing and reporting those that are committing fraud and reporting it to HUD and HUD's partner the OHA concerning those tenant's that were committing these fraudulent acts as well as the violators of the OHA ACOPS Rules as is encouraged by the OHA. The only one made afflicted by this has been us all the while those committing fraud are rewarded with affordable housing while HUD's Partner Susan Gilroy looks the other way.

We have no doubt what so ever that we were placed back at the OHA (b) (6) Apartments as so we could be further abused for refusing to drop our discrimination complaints and thrown out the program as so HUD's partner the OHA could have all of our complaints dismissed. The HUD's FHEO alleged good faith proposed drafted conciliation agreement drawn up by Kathryn A. Amaya removes all doubt on this.

Lastly both my wife and myself have and had reasonable accommodation's stating that we cannot tolerate mold and that we were to avoid mold and yet we were placed in mold at EVERY location. This was a repeated and REPEATED over and over, even though it was in complete violation of our reasonable accommodations by HUD's Partner the OHA. A question we intend to get answered is why this happened and why did the Department allow this, but more importantly why did the Department omit these violations in our complaints even though we provided proof that this was occurring. Hopefully we will learn WHY the Department refused to aggravate this repeated offense. And what the Department's part was in this ongoing abuse.

Before we go we went ahead and already forwarded pertinent emails to you prior to this email

John & Christine Spanyers

(b) (6)

(b) (6)@(b) (6).com

(b) (6) @(b) (6).com

We have absolutely zero faith in the Washington D.C. FHEO Office, Kansas City, Kansas FHEO Office, as well as the Omaha Nebraska FHEO Field Office which is why we are now allowing the reporters copies of all of our emails, audio recordings, video recordings, and photographs as well as other evidentiary that we have retained.

I believe it will help the public understand why we feel that it is imperative that the Administration immediately cut funding's to those PHA Organization that steal from the America Tax Payers and the Government entity that oversees and protects these thieving Organizations and allows them to retaliate, discriminate and abuse disabled families like ours when reporting abuse and discriminatory practices.

Through the FOIA Act these reporters will also be able to find out what FHEO's part is as a contributor to coving up these acts as well what and how much the FHEO has contributed to or is responsible for some of the billions of dollars in discrepancies now being reported since they do not like to interfere with the operations of their partners by allowing and facilitating crimes against the most vulnerable that are disabled by their partners such as in our cases.

From: Forero, Jaime E
Sent: Friday, July 14, 2017 12:49 PM
To: Bass, Deana
Cc: Fleischer, Laura A; Joy, Johnson P; Coffey, Alexander; Costa, Alfonso A; Munir, Rafiq A; Bregon, Nelson R
Subject: Section 3 Task Force & Envision Center Meeting with SBA
Attachments: SBA Contacts Envision.pdf; HUD and SBA Small Contractor Initiative DRAFT MOU 6 29 2017 hak 2.docx

Deana, Thanks for including me in the meetings. Here is a summary of OFPM due outs/actions and status:

- Section 3 TF meeting, HUD (07/13)
  - Met with Merrie Nichols-Dixon, PIH. We confirmed that the Public Housing Authority is aware, that the PIH Program Director is aware and working with OFPM Field Office Director Mike Polsinelli. Action Completed.
  - "Field Trip" - Boys and Girls Club Alexandria. Mr. Bregon may be interested. However, if he does not attend I would like to have Holly Kelly go on our behalf as I will be on leave. Pending.
  - I reached out to Jim Cunningham and updated him on the meeting. He will follow up with Mike Polsinelli. Action Completed.
- Envision Center meeting, SBA (07/14)
  - Bonding Discussion – Holly Kelly is reaching out to Earnest Knott this afternoon. Will schedule a meeting to establish a relationship, scope out existing SBA programs and benchmark the Small Contractor Initiative bond component. Pending
  - Interagency Agreement Discussion – I have attached the updated agreement for your consideration. It has not been submitted to OGC for clearance. Pending
  - App Discussion – We will follow up and connect Zander (Last name unknow) from the SBA tech team with the app team here at HUD. Pending

Recommendations:

- That one of us set a follow-on discussion with Ryan Lambert, Office of Entrepreneurial Development to firm up that relationship and follow-up on his comments.
- That we consider a meeting with Treasury as the CDFI micro-lending component rests with them.
- That we follow up with Christopher Webb on the CDC Micro-Lenders ("First Level of Capital") discussion.
  (b) (5)

Please let us know if we can do anything else. What a great initiative this is.

Thanks, Jaime

202-402-6036 (desk)
(b) (6) (iPhone)

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ASSOCIATE ADMINISTRATOR
OFFICE OF CAPITAL ACCESS

U.S. SMALL BUSINESS ADMINISTRATION
409 3RD STREET, S.W.
WASHINGTON, D.C. 20416

TEL: (202) 205-6657
E-Mail: William.Manger@sba.gov
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Office of Capital Access

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U.S. SMALL BUSINESS ADMINISTRATION
OFFICE OF ENTREPRENEURIAL DEVELOPMENT

RYAN LAMBERT
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409 3RD STREET, S.W., 6TH FLOOR
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TEL: (202) 205-6710
RYAN.LAMBERT@SBA.GOV

HUD-17-0235-B-000251

Subject:	Monthly Ethics Briefing
Location:	Deputy Secretary's Conference Room
Start:	Wed 8/23/2017 10:00 AM
End:	Wed 8/23/2017 10:30 AM
Show Time As:	Tentative
Recurrence:	(none)
Meeting Status:	Not yet responded
Organizer:	Zorc, Bethany A
Required Attendees:	Hughes, Andrew; Coffey, Alexander; Barton, Victoria L; Bass, Deana; Beckles, Angela L; Bowes, Robert B; Byrd, David J; Fitzpatrick, Nora S; Greenwood, Sheila M; Gruson, Barbara; Holderfield, Stephanie A; Kasper, Maren M; McCall, Drew A; Patton, Lynne M; Petty, Timothy J; Youngblood, Richard A; Williams, Raphael L; Browning, Austin G; Gribbin, William J; Dendas, Michael W; DeFelice, Joseph J; Thompson, Amy C; Demarzo, Benjamin E; Delahoyde, Abigail M; Coressel, Jacie; Bacon, James A; Marzol, Adolfo F; Kurtz, R. Hunter; Burley, Michael N; Eagles, David T; Shosky, John E; Alexander, Mason; Gibbs, John; Gormley, Joseph M; Bourne, Christopher M; Joy, Johnson P; Hobbs, Benjamin R; Gaines, Ralph H; Mills, Allison F; Woll Jr, David C; Appleton, Seth D; Bright, Michael R; Ludlow, Ashley; Kelley, Michael J; Wade, Dana T; Brown, Christina M; Hunter, Matthew F; Roget, Gisele G

We will discuss FOIA, the Privacy Act, the Trade Secrets Act and other related confidentiality rules.

Subject: Panel at OGC's Field and HQs Managers Seminar
Location: Departmental Conference Room 10233

Start: Tue 9/12/2017 10:00 AM
End: Tue 9/12/2017 11:15 AM
Show Time As: Tentative

Recurrence: (none)

Meeting Status: Not yet responded

Organizer: Cruciani, Linda M
Required Attendees: Bass, Deana; Marzol, Adolfo F; Kurtz, R. Hunter; Bravacos, John G; Zorc, Bethany A

Hunter, Deana, John and Adolfo,

Thank you for agreeing to be on a panel to discuss the Secretarial initiatives with OGC's field and headquarters managers. I have attached the agenda.

Beth Zorc will introduce you as she is finishing up. Sheila will be speaking for the first 15 minutes at 9:00 and then leave. In addition to her substantive remarks, Beth will be giving out service pins and Distinguished Service Awards so there should be a lot of positivity in the room before you present.

I leave it to you to divide the time among you, but 15 minutes of remarks each would be good. That would leave 15 minutes for questions and answers. The audience will be friendly and engaging.

It would be great if you could send me a copy of your biographies so we can include them in the course materials and use them for Beth's introductions. If you have any materials that you would like us to include, we need them by COB on Wednesday, September 6.

Thank you,
Linda
x. 5108

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-0500

OFFICE OF GENERAL COUNSEL

DRAFT AGENDA
OGC FIELD AND HEADQUARTERS MANAGERS SEMINAR
WASHINGTON, D.C.
Locations vary by day and topic. See agenda below.
SEPTEMBER 12-15, 2017

Tuesday, September 12
Location: Departmental Conference Room, Room 10233
Participants: All Headquarters OGC and DEC Managers, Regional Counsel, Deputy Regional Counsel, Chief Counsel, DEC Satellite Office Directors
Dress: Business

9:00: Opening Remarks, Welcome and Recognitions
Sheila Greenwood, Chief of Staff
Beth Zorc, Acting General Counsel

10:00: Panel Discussion of Secretarial Initiatives
Deanna Bass, Deputy Chief of Staff
John Bravacos, Senior Advisor to the Secretary
Hunter Kurtz, Deputy Chief of Staff
Aldolfo Marzol, Senior Advisor to the Secretary
The panelists will showcase current and planned Secretarial initiatives; forecast impacts to the Department's employees, recipients and beneficiaries; and explain how field and headquarters counsel are being and may be asked to support these efforts.

11:15 Break

11:30 FORWARD!-Forging a New HUD Together
David Eagles, Acting Deputy Secretary and Chief Operating Officer

12:30 Lunch

2:00 Secretary Carson's Town Hall

3:00 Break

3:15 FORWARD! Tabletop Exercises and Discussions
Room assignments and discussion groups TBA

5:30 Dismissal

Wednesday, September 13
Location: Brooke Mondale Auditoriums A&B
Participants: All Headquarters OGC and DEC Managers, Regional Counsel, Deputy Regional Counsel, Chief Counsel, DEC Satellite Office Directors
Dress: Business

8:45: Announcements

9:00: Discussion on Handling Troubled Properties (CLE)
Moderators: Millicent Potts and David Woll
Discussion Leaders: Nancy Christopher, Geoff Patton, Gayle Bohling, Dane Narode, Derya Samadi, Hope File, James Beaudette
Enforcement of regulatory agreements and HAP contracts; recently added tools for troubled properties; data trends in REAC; litigation related to troubled properties; the new HAP assignment process; and tenant relocation.

10:30: Break

(DEC Breakout in OGC Conference Room 10114)

10:45: Discussion of VAWA Implications for HUD Programs (CLE)
Moderator: Althea Forrester
Discussion Leaders: Sharon Pitts, Bryan Varrieur, Meti Zegeye, Courtney Minor
The final rule for VAWA and its purpose and applicability; the role of OGC to ensure compliance with VAWA

Noon: Regional Lunches-Contact your Regional Counsel for more information

2:00 Discussion of Section 232 Healthcare Portfolios--Tools for Cross-Regional Cooperation (CLE)
Moderator: Millicent Potts
Panelists: Brenda Joseph Chambers, Judy Tucker, Jennifer Bulman, Tim Petty, Arnette Georges, Courtney Minor
The need for cross-regional cooperation in response to the Office of Healthcare's increasing approval of large regional insured loan portfolios consisting of nursing home owners and operators. We will examine the current tools currently utilized by OGC HQ and the Field such as SharePoint and other means to improve the process for improve closing execution. Targeting enforcement of Section 232 operators.

3:00 Break

3:15 Discussion of FOIA Processing and Appeals (CLE)
Moderators: Kevin Simpson and Gayle Bohling
Panelists: Deena Jih, John Shumway, Bion Vance, Lindsey Allen
Common FOIA issues that arise with whether to release information, especially in the context of Multifamily and its business documents. Resolving inconsistencies regarding the

handling of the release of information on the MF business documents. The FOIA appeal process and how it works. FOIA processing updates.

4:15 Discussion of PHA and Owner's Counsel's Opinions for RAD Transactions (CLE)
Moderator: Vickie Longosz
Panelists: Lora Han, Jan Elson, Sarah Pietragallo
HUD transactional attorneys have been experiencing a high number of revision requests for individual transactions despite clear language in the model forms. To be discussed are the range of permissible changes, consideration of preparation of a required PRA counsel's opinion form, lessons learned from Multifamily Counsel's Opinions experience, and possibility of convening a discussion with ABA Affordable Housing Forum.

5:15 Dismissal

5:30 Voluntary Social Gathering for all participants and friends at Mandarin Oriental Empress Lounge

Thursday, September 14 (Session meets Department-wide requirement for 8 hours of management "interpersonal soft skills" training for PACS employees)
Location: Brooke Mondale A & B
Participants: All Headquarters OGC and DEC Managers, Regional Counsel, Deputy Regional Counsel, Chief Counsel, DEC Satellite Office Directors
Dress: Business Casual

8:45: Announcements

9:00: Creating and Sustaining a Positive Culture; Leader as Gate Keeper of Culture
Bob Schout, USA Graduate School

Noon: Lunch on your own

1:00: Creating and Sustaining a Positive Culture; Leader as Gate Keeper of Culture
Bob Schout, USA Graduate School

5:15: Dismissal

Friday, September 15
Location: Brooke Mondale A & B
Participants: All Headquarters OGC and DEC Managers, Regional Counsel, Deputy Regional Counsel, Chief Counsel, DEC Satellite Office Directors
Dress: Business

8:45: Announcements

9:00: Secretary Benjamin S. Carson

9:30: Hurricane Harvey Recovery Efforts
Neal Rackleff, Assistant Secretary for Community Planning and Development

10:30 Evaluations

11:00 Dismissal. Employees wishing to attend Curry Awards board buses in front of the Robert Weaver Building

From: Holderfield, Stephanie A
Sent: Wednesday, September 13, 2017 3:52 PM
To: Bass, Deana
Subject: We do have a program

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Office of Hearings and Appeals
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Office of Strategic Planning & Management
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Small / Disadvantaged Business Utilization

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Voucher Program (Section 8)

Housing Discrimination
Housing Research and Data Sets
HUD Homes
HUD's Budget
Information for Disabled Persons
Information for Senior Citizens
Limited Denials of Participation
Open Government Initiative
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Integrated Disbursement & Information System (IDIS)
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HUD-17-0235-B-000259

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FOR RELEASE
Monday
April 25, 2016

D AND JUSTICE DEPARTMENT AWARD $1.75 MILLION TO HELP JUSTICE-INVOLVED YOUTH FIND JOBS AND HOUSING

e Reentry Assistance Program will reduce barriers to housing, jobs and education

N - In an effort to help young people involved in the justice system find jobs and .S. Department of Housing and Urban Development (HUD) and the Department of today announced $1.75 million for Public Housing Authorities (PHAs) and nonprofit rganizations to address the challenges justice-involved individuals face when trying to a place to call home. The grantees are listed below.

nile Reentry Assistance Program (JRAP), funded through DOJ's Second Chance Act d DOJ are teaming up to help young Americans who've paid their debt to society d reintegrate back into their communities. JRAP funding was awarded to Public Housing have a partnership with a nonprofit legal service organization with experience providing to juveniles. **Read local summaries of the grants.**

y Julián Castro and U.S. Attorney General Loretta Lynch announced the funding during nce with local leaders in Philadelphia today.

young people who've paid their debt to society to decent jobs and housing allows them e and become active, productive members of their communities," said Secretary Castro. offer a helping hand to those who deserve a second chance so they have a real reach their full potential."

our nation depends upon the future of our young people - including young people who nvolved with our justice system," said Attorney General Lynch. "By helping justice- find decent jobs and stable housing after they return home, these critical grants provide r a fresh start and offer a path towards productivity and purpose. In the months ahead, t of Justice will continue helping justice-involved youth enrich their lives and improve

ile or a criminal record can severely limit a person's ability to seek higher education, loyment or secure affordable housing. Today, there are nearly 55,000 individuals under nile justice facilities, and approximately 185,000 young adults aged 18 to 24 in state and . These collateral consequences create unnecessary barriers to economic opportunity and resident Obama and members of his Cabinet, via the Federal Interagency Reentry nue to take impactful steps to ensure those exiting the justice system become productive, tizens. Today's announcement is consistent with HUD's **recently released guidance** on of *Fair Housing Act* standards to the use of criminal records by providers of housing -related transactions, and the **recent guidance** for public housing authorities and owners sisted housing on excluding the use of arrest records in housing decisions.

te collateral consequences associated with a juvenile or criminal record, JRAP assists up to age 24 residing in public housing, or who would be residing in public housing but , by:

ing, sealing, and/or correcting juvenile or adult records; as permitted by state law;
g targeted youth in mitigating/preventing collateral consequences such as reinstating revoked ended drivers' licenses;
ling regarding legal rights and obligations in searching for employment;
g guidance for readmission to school; and
g or modifying child support orders and other family law services, and more.

###

is to create strong, sustainable, inclusive communities and quality affordable homes for all.

*nformation about HUD and its programs is available on the Internet at **www.hud.gov** and **http://espanol.hud.gov**.*

*an also connect with HUD on **social media** and follow Secretary Castro on Twitter and Facebook or sign up for news alerts on **HUD's Email List**.*

entry Assistance Program Grants

Recipient	City	Amount	Partner	*Matched Amount
uthority of the City eles	Los Angeles	$100,000	Public Counsel	$1,390,650
uthority of the City	Hartford	$100,000	Center for Children's Advocacy, Inc.	$25,000
ousing Authority	Chicago	$100,000	Bluhm Legal Clinic, Northwestern University School of Law	$55,216
uthority of Cook	Chicago	$100,000	LAF	$25,000
f East Chicago uthority	East Chicago	$100,000	Indiana Legal Services,Inc.	$172,000
uthority of the City ort	Shreveport	$100,000	Legal Services of North Louisiana, Inc.	$109,811
uthority of New	New Orleans	$100,000	Southeast Louisiana Legal Services	$240,463
using Authority	Boston	$100,000	Greater Boston Legal Services Inc.	$32,549
ousing Authority	St. Louis	$100,000	St. Louis School of Law Legal Clinic	$99,202
uthority of the City	Camden	$53,464	Rutgers Law School Reentry Clinic	$35,825
Housing Authority	Syracuse	$100,000	Center for Community Alternatives	$58,744
City Housing	New York	$100,000	Youth Represent, Inc.	$88,412
using Authority	Albany	$100,000	Legal Aid Society of Northeastern New York	$81,000
Metropolitan uthority	Cleveland	$100,000	Legal Aid Society of Cleveland	$123,200
ropolitan Housing	Akron	$100,000	University of Akron School of Law	$174,115
ia Housing Authority	Philadelphia	$100,000	Community Legal Services of Philadelphia	$25,000

ng Authority of the vidence	Providence	$100,000	Rhode Island Legal Services, Inc.	$27,161
uthority of the City ee	Milwaukee	$100,000	Legal Action of Wisconsin	$25,000
			TOTAL:	**$1,753,464**

considered for funding, all applicants were required to have in place at the time of grant irmly committed match contribution equivalent to at least 25% of the total grant amount

nce PDF Reader to view PDF files located on this site.

ación en Español | **Accessibility** | **Contact Info** | **Privacy Policy** | **FOIA** | **Web Management and Web Policies eral** | **No Fear Act** | **PaymentAccuracy.gov**

U.S. Department of Housing and Urban Development
451 7th Street S.W., Washington, DC 20410
Telephone: (202) 708-1112 TTY: (202) 708-1455
Find the address of the HUD office near you

Subject: HUD Boys & Girls Club/ SHF MOU
Location: Deana's Office 10226

Start: Mon 10/2/2017 4:30 PM
End: Mon 10/2/2017 5:00 PM
Show Time As: Tentative

Recurrence: (none)

Meeting Status: Not yet responded

Organizer: Bass, Deana
Required Attendees: Bass, Deana; Brown, Christina M; Holderfield, Stephanie A; Campbell, Cynthia F

From: Appleton, Seth D
Sent: Thursday, October 19, 2017 3:40 PM
To: Dendas, Michael W
Subject: FW: November 19, 2015 request

The Committee sent below. CIR and CPD both only have redacted copies. If we could find the unredacted, then we could meet with OGC to review the basis for the redactions. Don Sherman would be one name to search as he handled the original correspondence between the Department and the Committee. Other names we understand might be relevant are Scott Davis and Kevin Bush. Thanks.

From: Greenbaum, Elie [mailto:Elie.Greenbaum@mail.house.gov]
Sent: Friday, October 13, 2017 3:24 PM
To: Appleton, Seth D <Seth.D.Appleton@hud.gov>
Cc: Dillon, Sean <Sean.Dillon@mail.house.gov>; Dewey, Samuel <Samuel.Dewey@mail.house.gov>
Subject: November 19, 2015 request

Seth,

On November 19, 2015, Chairman Duffy sent a letter to Secretary Castro to request certain records relating to two competitions using funds from the CDBG-DR Program. Since making that request, HUD produced records to the Committee on December 18, 2015, February 3, 2016, March 18, 2016, and May 20, 2016, and in each transmittal letter to the Committee, noted that HUD "continues to cooperate with this request" and will provide additional responsive records "on a rolling basis." *See, e.g.*, Letter from the Hon. Erika Moritsugu to the Hon. Sean Duffy (May 20, 2016). The Committee has yet to receive any additional responsive records since HUD had last produced records on May 20, 2016.

Please continue to provide responsive records to the November 19, 2015 request. Also, the records produced on February 3, 2016 contain a number of redactions—please reproduce an unredacted copy of those records to the Committee by no later than October 18, 2017. Should you have any questions, please do not hesitate to contact Sean Dillon or myself.

Best regards,
Elie

Elie Greenbaum
Counsel
Committee on Financial Services
U.S. House of Representatives
2129 Rayburn HOB
(202) 225-7502 (main)
(202) 226-5655 (direct)

This email and any related documents, notes, draft legislation, recommendations, reports, or other materials generated or received by the Members or staff of the Committee on Financial Services are congressional records and remain subject to the Committee's control, and are entrusted to your agency only for use in handling this matter. Any such documents created or compiled by an agency in connection with any response to this Committee document or any related Committee communications, whether made by phone, email, or document, including any replies to the Committee, are also records of the Committee and remain subject to the Committee's control. Accordingly, the aforementioned documents are not "agency records" for purposes of the Freedom of Information Act or any other law, and should be segregated from agency records.

From: Lessley, Lucinda <Lucinda.Lessley@mail.house.gov>
Sent: Wednesday, October 18, 2017 4:32 PM
To: Appleton, Seth D
Subject: RE: Just circling back on the Patton emails

Thanks much
Lucinda

-----Original Message-----
From: Appleton, Seth D [mailto:Seth.D.Appleton@hud.gov]
Sent: Wednesday, October 18, 2017 3:58 PM
To: Lessley, Lucinda <Lucinda.Lessley@mail.house.gov>
Subject: RE: Just circling back on the Patton emails

The ediscovery search is underway cross-referencing her emails against the potential keywords / domains. This is run through the same portal as our FOIA and litigation document requests and we are seeing a record number of inquiries, but it has been expedited to the top of the queue. That being said, we met this morning for a status update and it seems like end of next week is when we should have something, but I will keep you posted. Thanks for your patience.

Seth

-----Original Message-----
From: Lessley, Lucinda [mailto:Lucinda.Lessley@mail.house.gov]
Sent: Tuesday, October 17, 2017 9:58 AM
To: Appleton, Seth D <Seth.D.Appleton@hud.gov>
Subject: Just circling back on the Patton emails

Many thanks!
Lucinda

Sent from the tiny on-screen keyboard of my very small I-phone

From: Appleton, Seth D
Sent: Wednesday, October 18, 2017 3:58 PM
To: Lessley, Lucinda
Subject: RE: Just circling back on the Patton emails

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Sent: Tuesday, October 17, 2017 9:58 AM
To: Appleton, Seth D <Seth.D.Appleton@hud.gov>
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Many thanks!
Lucinda

Sent from the tiny on-screen keyboard of my very small I-phone

From: Rackleff, Neal J
Sent: Tuesday, October 17, 2017 7:35 PM
To: Appleton, Seth D
Subject: RE: CBO data inquiry on CDBG-DR uses

Thanks

Neal J. Rackleff
Assistant Secretary– Community Planning & Development
U.S. Department of Housing and Urban Development
451 7th Street SW
Washington, DC 20410
O: 202.402-7113
C: (b) (6)
Neal.J.Rackleff@hud.gov

From: Appleton, Seth D
Sent: Tuesday, October 17, 2017 3:39 PM
To: Rackleff, Neal J <Neal.J.Rackleff@hud.gov>; Gaines, Ralph H <Ralph.H.Gaines@hud.gov>; Gimont, Stanley <Stanley.Gimont@hud.gov>
Cc: PHP <PHP@hud.gov>; Marshall, Michael J <Michael.J.Marshall@hud.gov>
Subject: FW: CBO data inquiry on CDBG-DR uses

FYI

From: Jon Sperl [mailto:Jon.Sperl@cbo.gov]
Sent: Tuesday, October 17, 2017 2:36 PM
To: Kelley, Michael J <Michael.J.Kelley@hud.gov>; Appleton, Seth D <Seth.D.Appleton@hud.gov>
Subject: CBO data inquiry on CDBG-DR uses

Hello Mr. Kelley and Mr. Appleton,

My name is Jon Sperl, and I'm an analyst at the Congressional Budget Office. My colleague Rob Reese referred me to you on a data inquiry CBO has for a project we are working on concerning federal disaster spending.

In short, we are attempting to break out HUD's CDBG-DR spending into its ultimate end-use activities—specifically, we seek to quantify how much goes toward:

1. Housing: either for repairs/rehabilitation work on living quarters, or for temporary/other housing assistance
2. Individual Assistance activities: this is a category of aid under FEMA's DRF, but CDBG-DR funds are used by some states for the same sort of activities, like providing assistance for housing or "other needs" like moving/cleanup/health care, etc.
3. Business/Economic Development: assistance for businesses rebuilding, replacing property/capital, compensating business interruption, loan programs

4. Any other activities that would be covered by FEMA's Individual Assistance or SBA Disaster Loans (we're not particularly interested in support to state/local governments for infrastructure, debris removal, cleanup)

We are wondering if you are aware of any datasets for CDBG-DR (either publicly available or that HUD can provide upon request) that might be able to break out this information, if it exists? (We understand that FEMA breaks out Public Assistance into subcategories like facilities, debris removal, etc.; perhaps HUD does something similar with its CDBG-DR grant data?).

Would you be able to provide a referral to staff at HUD who are closest to this information?

We know HUD is quite busy right now doing hurricane response, so any help you can provide would be greatly appreciated!

Cheers,
Jon

Jon Sperl
Principal Analyst, Congressional Budget Office
Federal Estimates (EPA), Public and Private Mandates (Energy/Transportation/Defense)
Ford House Office Building, Room 441-D
(202) 226-9092, jon.sperl@cbo.gov

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From: Appleton, Seth D
Sent: Tuesday, October 17, 2017 3:39 PM
To: Rackleff, Neal J; Gaines, Ralph H; Gimont, Stanley
Cc: PHP; Marshall, Michael J
Subject: FW: CBO data inquiry on CDBG-DR uses

FYI

From: Jon Sperl [mailto:Jon.Sperl@cbo.gov]
Sent: Tuesday, October 17, 2017 2:36 PM
To: Kelley, Michael J <Michael.J.Kelley@hud.gov>; Appleton, Seth D <Seth.D.Appleton@hud.gov>
Subject: CBO data inquiry on CDBG-DR uses

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1. Housing: either for repairs/rehabilitation work on living quarters, or for temporary/other housing assistance
2. Individual Assistance activities: this is a category of aid under FEMA's DRF, but CDBG-DR funds are used by some states for the same sort of activities, like providing assistance for housing or "other needs" like moving/cleanup/health care, etc.
3. Business/Economic Development: assistance for businesses rebuilding, replacing property/capital, compensating business interruption, loan programs

4. Any other activities that would be covered by FEMA's Individual Assistance or SBA Disaster Loans (we're not particularly interested in support to state/local governments for infrastructure, debris removal, cleanup)

We are wondering if you are aware of any datasets for CDBG-DR (either publicly available or that HUD can provide upon request) that might be able to break out this information, if it exists? (We understand that FEMA breaks out Public Assistance into subcategories like facilities, debris removal, etc.; perhaps HUD does something similar with its CDBG-DR grant data?).

Would you be able to provide a referral to staff at HUD who are closest to this information?

We know HUD is quite busy right now doing hurricane response, so any help you can provide would be greatly appreciated!

Cheers,
Jon

Jon Sperl
Principal Analyst, Congressional Budget Office
Federal Estimates (EPA), Public and Private Mandates (Energy/Transportation/Defense)
Ford House Office Building, Room 441-D
(202) 226-9092, jon.sperl@cbo.gov

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From: Jon Sperl <Jon.Sperl@cbo.gov>
Sent: Tuesday, October 17, 2017 2:36 PM
To: Kelley, Michael J; Appleton, Seth D
Subject: CBO data inquiry on CDBG-DR uses

Hello Mr. Kelley and Mr. Appleton,

My name is Jon Sperl, and I'm an analyst at the Congressional Budget Office. My colleague Rob Reese referred me to you on a data inquiry CBO has for a project we are working on concerning federal disaster spending.

In short, we are attempting to break out HUD's CDBG-DR spending into its ultimate end-use activities—specifically, we seek to quantify how much goes toward:

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From: Gimont, Stanley
Sent: Tuesday, October 17, 2017 10:56 AM
To: Rackleff, Neal J; Appleton, Seth D
Subject: RE: November 19, 2015 request

Yes. I believe I have copies of everything sent under the first two responses to the committee. We are actively looking today.

From: Rackleff, Neal J
Sent: Tuesday, October 17, 2017 10:19 AM
To: Appleton, Seth D <Seth.D.Appleton@hud.gov>
Cc: Gimont, Stanley <Stanley.Gimont@hud.gov>
Subject: RE: November 19, 2015 request

Stan and I discussed yesterday. It appears he has only a redacted copy also. Is that correct Stan?

Neal J. Rackleff
Assistant Secretary– Community Planning & Development
U.S. Department of Housing and Urban Development
451 7th Street SW
Washington, DC 20410
O: 202.402-7113
C: (b) (6)
Neal.J.Rackleff@hud.gov

From: Appleton, Seth D
Sent: Tuesday, October 17, 2017 10:06 AM
To: Rackleff, Neal J <Neal.J.Rackleff@hud.gov>
Cc: Gimont, Stanley <Stanley.Gimont@hud.gov>
Subject: RE: November 19, 2015 request

Any luck on tracking this down? Thanks for your help.

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Sent: Saturday, October 14, 2017 1:36 AM
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Cc: Gimont, Stanley <Stanley.Gimont@hud.gov>
Subject: Re: November 19, 2015 request

We'll check it out next week.

Sent from my iPhone

On Oct 13, 2017, at 4:50 PM, Appleton, Seth D <Seth.D.Appleton@hud.gov> wrote:

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> We received the below request from the Committee on Financial Services' Oversight and Investigations Subcommittee regarding the CDBG – National Disaster Resilience Competition. I have pulled HUD's

response from the May 2016 response from the original Nov 2015 request; the only copy CIR has is redacted. The Executive Secretariat does not have a copy either, but suggested that the program office might have it. Is there somebody in CPD who could look for this early next week? We would then sit down with our colleagues in OGC about the basis for the redactions.

I will put in a request with the Executive Secretariat to determine if there are any further responsive records. I am happy to discuss further on Monday.

Thanks,

Seth

From: Greenbaum, Elie [mailto:Elie.Greenbaum@mail.house.gov]
Sent: Friday, October 13, 2017 3:24 PM
To: Appleton, Seth D <Seth.D.Appleton@hud.gov>
Cc: Dillon, Sean <Sean.Dillon@mail.house.gov>; Dewey, Samuel <Samuel.Dewey@mail.house.gov>
Subject: November 19, 2015 request

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Best regards,
Elie

Elie Greenbaum
Counsel
Committee on Financial Services
U.S. House of Representatives
2129 Rayburn HOB
(202) 225-7502 (main)
(202) 226-5655 (direct)

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From: Gimont, Stanley
Sent: Tuesday, October 17, 2017 10:07 AM
To: Appleton, Seth D; Rackleff, Neal J
Subject: RE: November 19, 2015 request

Not yet. Hope to have answer by end of day.

From: Appleton, Seth D
Sent: Tuesday, October 17, 2017 10:06 AM
To: Rackleff, Neal J <Neal.J.Rackleff@hud.gov>
Cc: Gimont, Stanley <Stanley.Gimont@hud.gov>
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> **From:** Greenbaum, Elie [mailto:Elie.Greenbaum@mail.house.gov]
> **Sent:** Friday, October 13, 2017 3:24 PM
> **To:** Appleton, Seth D <Seth.D.Appleton@hud.gov>
> **Cc:** Dillon, Sean <Sean.Dillon@mail.house.gov>; Dewey, Samuel <Samuel.Dewey@mail.house.gov>
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From: Kelley, Michael J
Sent: Monday, October 16, 2017 5:28 PM
To: Foster, Helen G
Cc: Appleton, Seth D; Smallwood, Marcus R
Subject: P.L. 115-59 & Circular A-130: SSN #s
Attachments: OMB Circular A-130.pdf

Afternoon Helen-

CIR received an inquiry from the House Oversight and Government Reform (OGR) Committee regarding a reporting requirement from P.L. 115-59. The text of the statute can be found here: https://www.congress.gov/115/bills/hr624/BILLS-115hr624enr.pdf

According to this law, all CFO Agencies were required to submit this report to House OGR today. Clearly, this did not happen as no one knew anything about this.

I've spoken with OMB and they are not providing any government-wide guidance on this reporting requirement. That said, they passed along the attached OMB Circular to help with HUD's crafting of the report.

Can you help us here? Happy to chat on the phone to discuss further.

Many thanks,

Mike

Michael J. Kelley
Deputy Assistant Secretary for Congressional Relations
Office of Congressional & Intergovernmental Relations
U.S. Department of Housing and Urban Development
T: (202) 402-4888 | C: (b) (6)

CIRCULAR NO. A-130

TO THE HEADS OF EXECUTIVE DEPARTMENTS AND AGENCIES

SUBJECT: Managing Information as a Strategic Resource

1. Introduction
2. Purpose
3. Applicability
4. Basic Considerations
5. Policy
    a. Planning and Budgeting
    b. Governance
    c. Leadership and Workforce
    d. IT Investment Management
    e. Information Management and Access
    f. Privacy and Information Security
    g. Electronic Signatures
    h. Records Management
    i. Leveraging the Evolving Internet
6. Government-wide Responsibilities
7. Effectiveness
8. Oversight
9. Authority
10. Definitions
11. Inquiries

Appendix I: Responsibilities for Protecting and Managing Federal Information Resources

1. Introduction
2. Purpose
3. General Requirements
4. Specific Requirements
5. Government-wide Responsibilities
6. Discussion of the Major Provisions in the Appendix
7. Other Requirements
8. References

Appendix II: Responsibilities for Managing Personally Identifiable Information

1. Purpose
2. Introduction
3. Fair Information Practice Principles
4. Senior Agency Official for Privacy
5. Agency Privacy Program
6. Managing PII Collected for Statistical Purposes Under a Pledge of Confidentiality

HUD-17-0235-B-000281

1. Introduction

Information and information technology (IT) resources are critical to the U.S. social, political, and economic well-being. They enable the Federal Government to provide quality services to citizens, generate and disseminate knowledge, and facilitate greater productivity and advancement as a Nation. It is important for the Federal Government to maximize the quality and security of Federal information systems, and to develop and implement uniform and consistent information resources management policies in order to inform the public and improve the productivity, efficiency, and effectiveness of agency programs. Additionally, as technology evolves, it is important that agencies manage information systems in a way that addresses and mitigates security and privacy risks associated with new information technologies and new information processing capabilities.

These new information technologies and information processing capabilities also provide significant opportunities for agencies. The deeply embedded nature of IT in all Federal agency missions and business processes, and the emergence of the digital economy, combined with the increasing interconnection of technology and public services, has changed the way we share information, changed the way we use and view technology, and has forever changed Americans' expectations. To meet expectations of the American people and facilitate innovation, the Federal Government must continue to transform itself to embrace and respond to the digital revolution by developing and maintaining a top-notch workforce and delivering secure, world-class digital services that serve the public. With IT at the core of nearly everything the Federal Government does, agencies must continually identify ways to apply new and emerging technologies that can fundamentally improve the way Government works and delivers services to the American people in the most cost-effective way possible. Delivering world-class digital services requires the Federal Government to change its approach to buying, building, and delivering IT and information. This Circular is designed to help drive the transformation of the Federal Government and the way it builds, buys, and delivers technology by institutionalizing more agile approaches intended to facilitate the rapid adoption of changing technologies, in a way that enhances information security, privacy, and management of information resources across all Federal programs and services.

2. Purpose

This Circular[1] establishes general policy for the planning, budgeting, governance, acquisition, and management of Federal information, personnel, equipment, funds, IT resources and supporting infrastructure and services. The appendices to this Circular also include responsibilities for protecting Federal information resources and managing personally identifiable information (PII). While it is the responsibility of all agency leadership, program managers, and staff to implement the requirements of this Circular, agency heads have ultimate

[1] Although this Circular touches on many specific information resources management issues such as privacy, confidentiality, information quality, dissemination, and statistical policy, those topics are covered more fully in other Office of Management and Budget (OMB) policies, which are available on the OMB website. Agencies shall implement the policies in this Circular and those in other OMB policy guidance in a mutually consistent fashion.

HUD-17-0235-B-000282

responsibility for ensuring that the requirements of this Circular are implemented for their agency.

3. Applicability

The requirements of this Circular apply to the information resources management activities of all agencies[2] of the Executive Branch of the Federal Government. The requirements of this Circular apply to management activities concerning all information resources in any medium (unless otherwise noted), including paper and electronic information. When an agency acts as a service provider, the ultimate responsibility for compliance with applicable requirements of this Circular is not shifted (to the service provider). Agencies shall describe the responsibilities of service providers in relevant agreements with the service providers. Agencies are not required to apply this Circular to national security systems (defined in 44 U.S.C. § 3552), but are encouraged to do so where appropriate. For national security systems, agencies shall follow applicable statutes, executive orders, directives, and internal agency policies.

4. Basic Considerations

Federal information is both a strategic asset and a valuable national resource. It enables the Government to carry out its mission and programs effectively. It provides the public with knowledge of the Government, society, economy, and environment – past, present, and future. Federal information is also a means to ensure the accountability of Government, to manage the Government's operations, and to maintain and enhance the performance of the economy, the public health, and welfare. Appropriate access to Federal information significantly enhances the value of the information and the return on the Nation's investment in its creation. The following considerations reflect these principles:

a. The free flow of information between the Government and the public is essential to a democratic society. Therefore, the management of Federal information resources shall protect the public's right of access to Federal information;

b. Government agencies shall be open, transparent, and accountable to the public. Promoting openness and interoperability, subject to applicable legal and policy requirements, increases operational efficiencies, reduces costs, improves services, supports mission needs, and increases public access to valuable Federal information;

c. Making Federal information discoverable, accessible, and usable can fuel entrepreneurship, innovation, and scientific discovery that improves the lives of Americans, and contributes significantly to national stability and prosperity, and fosters public participation in Government;

d. The Federal Government shall provide members of the public with access to public information on Government websites. This responsibility includes taking affirmative steps to ensure and maximize the quality, objectivity, utility, and integrity of Federal information prior to public dissemination, and maintaining processes for addressing requests for correction of information disseminated publicly;

[2] 'Agency' means any executive agency or department, military department, Federal Government corporation, Federal Government-controlled corporation, or other establishment in the Executive Branch of the Federal Government, or any independent regulatory agency.

HUD-17-0235-B-000283

e. The open and efficient exchange of scientific and technical Federal information, subject to applicable security and privacy controls and the proprietary rights of others, fosters excellence in scientific research and effective use of Federal research and development resources;

f. Federal information is a strategic asset subject to risks that must be managed to minimize harm;

g. Protecting an individual's privacy is of utmost importance. The Federal Government shall consider and protect an individual's privacy throughout the information life cycle;

h. While security and privacy are independent and separate disciplines, they are closely related, and it is essential for agencies to take a coordinated approach to identifying and managing security and privacy risks and complying with applicable requirements;

i. The design of information collections shall be consistent with the intended use of the information, and the need for new information shall be balanced against the burden imposed on the public, the cost of the collection, and any privacy risks;

j. It is essential that the Federal Government minimize the Federal information collection burden on the public, minimize the costs of its information activities, and maximize the usefulness of Government information; and

k. Attention to the management of Federal Government records from creation to disposition is an essential component of sound information resources management that promotes public accountability. Together with records preservation, it helps protect the Federal Government's historical record and safeguards the legal and financial rights of the Federal Government and the public.

5. Policy

Agencies shall establish a comprehensive approach to improve the acquisition and management of their information resources by: performing information resources management activities in an efficient, effective, economical, secure, and privacy-enhancing manner; focusing information resources planning to support their missions; implementing an IT investment management process that links to and supports budget formulation and execution; and rethinking and restructuring the way work is performed before investing in new information systems.

a. Planning and Budgeting

Agencies shall establish agency-wide planning and budgeting processes in accordance with OMB guidance. As discussed below, important components of planning and budgeting consist of developing and maintaining a strategy for managing and maintaining their information resources, referred to as the Information Resource Management (IRM) Strategic Plan, as well as ensuring effective collaboration between agency leadership on budget activities.

1) Strategic Planning

In support of agency missions and business needs, and as part of the agency's overall strategic and performance planning processes, agencies shall develop and maintain an IRM Strategic Plan that describes the agency's technology and information resources

goals, including but not limited to, the processes described in this Circular. The IRM Strategic Plan must support the goals of the Agency Strategic Plan required by the Government Performance and Results Modernization Act of 2010 (GPRA Modernization Act). The IRM Strategic Plan shall demonstrate how the technology and information resources goals map to the agency's mission and organizational priorities. These goals shall be specific, verifiable, and measurable, so that progress against these goals can be tracked. The agency shall review its IRM Strategic Plan annually alongside the Annual Performance Plan reviews, required by the GPRA Modernization Act, to determine if there are any performance gaps or changes to mission needs, priorities, or goals. As part of the planning and maintenance of an effective information strategy, agencies shall meet the following requirements, in addition to all other requirements in this Circular:

a) Inventories

Agencies shall:

i. Maintain an inventory[3] of the agency's major information systems,[4] information holdings, and dissemination products, at the level of detail that OMB and the agency determine is most appropriate for overseeing and managing the information resources; and

ii. Maintain an inventory of the agency's information systems that create, collect, use, process, store, maintain, disseminate, disclose, or dispose of PII to allow the agency to regularly review its PII and ensure, to the extent reasonably practicable, that such PII is accurate, relevant, timely, and complete; and to allow the agency to reduce its PII to the minimum necessary for the proper performance of authorized agency functions.[5]

b) Information Management

Agencies shall:

i. Continually facilitate adoption of new and emerging technologies, and regularly assess the following throughout the life of each information system: the inventory of the physical and software assets associated with the system[6]; the maintainability and sustainability of the information resources and infrastructure supporting the system; and actively determine when significant upgrades,

[3] The inventory of agency information resources shall include an enterprise-wide data inventory that accounts for data used in the agency's information systems.

[4] The inventory of major information systems is required in accordance with 44 U.S.C. § 3505(c). All information systems are subject to the requirements of the Federal Information Security Modernization Act (44 U.S.C. Chapter 35) whether or not they are designated as a major information system.

[5] This inventory may be combined with the agency's inventory of information systems, as described above.

[6] Agencies shall ensure that physical devices, software applications, hardware platforms, and systems within the organization are inventoried initially when obtained and updated on an ongoing basis.

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replacements, or disposition is required to effectively support agency missions or business functions and adequately protect agency assets;[7] and

ii. Ensure the terms and conditions of contracts and other agreements involving the processing, storage, access to, transmission, and disposition of Federal information are linked to the IRM strategic plan goals, and are sufficient to enable agencies to meet their policy and legal requirements.

c) Risk Management

Agencies shall:

i. Consider information security, privacy, records management, public transparency, and supply chain security issues for all resource planning and management activities throughout the system development life cycle so that risks are appropriately managed;

ii. Develop plan, in consultation with Chief Information Officers (CIOs), Senior Agency Officials for Records Management (SAORMs), and Senior Agency Officials for Privacy (SAOPs), for information systems and components that cannot be appropriately protected or secured and ensure that such systems are given a high priority for upgrade, replacement, or retirement;[8]

iii. Regularly review and address risk regarding processes, people, and technology; and

iv. Consult National Institute of Standards and Technology (NIST) Federal Information Processing Standards (FIPS) and NIST Special Publications (SPs) (e.g., 500, 800, and 1800 series guidelines).

2) Enterprise Architecture

Agencies shall develop an enterprise architecture (EA) that describes the baseline architecture, target architecture, and a transition plan to get to the target architecture. The agency's EA shall align to their IRM Strategic Plan. The EA should incorporate agency plans for significant upgrades, replacements, and disposition of information systems when the systems can no longer effectively support missions or business functions. The EA should align business and technology resources to achieve strategic outcomes. The process of describing the current and future state of the agency, and laying out a plan for transitioning from the current state to the desired future state, helps agencies to eliminate waste and duplication, increase shared services, close performance gaps, and promote engagement among Government, industry, and citizens.

[7] The assessment process is described in NIST SP 800-53A, *Guide for Assessing the Security Controls in Federal Information Systems and Organizations*.

[8] Includes hardware, software, or firmware components no longer supported by developers, vendors, or manufacturers through the availability of software patches, firmware updates, replacement parts, and maintenance contracts. NIST SP 800-53, *Security and Privacy Controls for Federal Information Systems and Organizations*, provides additional guidance on unsupported software components.

3) Planning, Programming, and Budgeting

Agencies shall, in accordance with the Federal Information Technology Acquisition Reform Act (FITARA) and related OMB policy:[9]

a) Ensure that IT resources are distinctly identified and separated from non-IT resources during the planning, programming, and budgeting processes in a manner that affords agency CIOs appropriate visibility and specificity to provide effective management and oversight of IT resources;

b) Ensure that the agency-wide budget development process includes the CFO, CAO, and CIO in the planning, programming, and budgeting stages for programs that include IT resources (not just programs that are primarily information- and technology-oriented);

c) The agency head, in consultation with the CFO, CAO, CIO, and program leadership, shall define the processes by which program leadership works with the CIO to plan an overall portfolio of IT resources that achieve program and business objectives efficiently and effectively by:

   i. Weighing potential and ongoing IT investments and their underlying capabilities against other proposed and ongoing IT investments in the portfolio; and

   ii. Identifying gaps between planned and actual cost, schedule, and performance goals for IT investments and developing a corrective action plan to close such gaps;

d) Ensure that the CIO approves the IT components of any plans, through a process defined by the agency head that balances IT investments with other uses of agency funding. Agencies shall also ensure that the CIO is included in the internal planning processes for how the agency uses information resources to achieve its objectives at all points in their life cycle, including operations and disposition or migration;

e) Ensure that agency budget justification materials, in their initial budget submission to OMB, include a statement that affirms:

   i. The CIO has reviewed and approves the IT investments portion of the budget request;

   ii. The SAOP has reviewed the IT investments portion of the budget request to ensure that privacy requirements, as well as any associated costs, are explicitly identified and included with respect to any IT resources that will be used to create, collect, use, process, store, maintain, disseminate, disclose, or dispose of PII;

[9] OMB policy documents can be located at https://www.whitehouse.gov/omb/circulars_default and https://www.whitehouse.gov/omb/memoranda_default. The Department of Defense (DoD), the Intelligence Community, and portions of other agencies that operate systems related to national security are subject to only certain portions of Federal Information Technology Acquisition Reform (FITARA) (Pub. L. 113-291), as provided for in the statute.

iii. The CFO and CIO jointly affirm that the CIO had a significant role in reviewing planned IT support for major program objectives and significant increases and decreases in IT resources; and

iv. The IT Portfolio includes appropriate estimates of all IT resources included in the budget request;

f) Ensure that the CFO, CAO, and CIO define agency-wide policy for the level of detail of planned expenditure reporting for all transactions that include IT resources.

4) Business Continuity Planning

Agencies shall develop a Business Continuity Plan.[10] A Business Continuity Plan to continue agency operations during times of service disruption is essential. Therefore, agencies shall develop continuity strategies in order to ensure services and access can be restored in time to meet the mission needs. Manual workarounds shall be part of the plan so business can continue while information systems are being restored.

b. Governance

In support of agency missions and business needs, and in coordination with program managers, agencies shall:

1) Define, implement, and maintain processes, standards, and policies applied to all information resources at the agency, in accordance with OMB guidance;

2) Require that the CIO, in coordination with appropriate governance boards, defines processes and policies in sufficient detail to address information resources appropriately. At a minimum, these processes and policies shall require that:

a) Investments and projects in development are evaluated to determine the applicability of agile development;[11]

b) Open data standards are used to the maximum extent possible when implementing IT systems;

c) Appropriate measurements are used to evaluate the cost, schedule, and overall performance variances[12] of IT projects across the portfolio leveraging processes such

[10] The Federal Information Security Modernization Act of 2014 (FISMA) (44 U.S.C. Chapter 35) requires each agency to develop, document, and implement an agency-wide information security program that includes plans and procedures to ensure continuity of operations for information systems that support the operations and assets of the agency. For additional information related to continuity planning and contingency planning, see Appendix I.

[11] This evaluation shall be conducted as part of the acquisition planning process and involve staff from the CIO of the department, the implementing program managers, the appropriate contracting office representatives, and other applicable agency officials;

[12] Standard definitions from budget or performance management practices, such as earned value management, shall be used for cost variance and schedule variance to measure progress.

as IT investment management, enterprise architecture, and other agency IT or performance management processes;[13]

d) There are agency-wide policies and procedures for conducting IT investment reviews, operational analyses, or other applicable performance reviews to evaluate IT resources, including projects in development and ongoing activities;

e) Data and information needs are met through agency-wide data governance policies that clearly establish the roles, responsibilities, and processes by which agency personnel manage information as an asset and the relationships among technology, data, agency programs, strategies, legal and regulatory requirements, and business objectives;[14] and

f) Unsupported information systems and system components[15] are phased out as rapidly as possible, and planning and budgeting activities for all IT systems and services incorporate migration planning and resourcing to accomplish this requirement;

3) Ensure that the CIO is a member of governance boards that inform decisions regarding IT resources to provide for early matching of appropriate information resources with program objectives. The CIO may designate, in consultation with other senior agency officials, other agency officials to act as their representative to fulfill aspects of this responsibility so long as the CIO retains accountability;

4) Require that information security and privacy be fully integrated into the system development process;

5) Conduct TechStat reviews, led by the CIO, or use other applicable performance measurements to evaluate the use of agency information resources. The CIO may recommend to the agency head the modification, pause, or termination of any acquisition, investment, or activity that includes a significant IT component based on the CIO's evaluation, within the terms of the relevant contracts and applicable regulations;

6) Establish and maintain a process for the CIO to regularly engage with program managers to evaluate IT resources supporting each agency strategic objective. It shall be the CIO and program managers' shared responsibility to ensure that legacy and ongoing IT investments are appropriately delivering customer value and meeting the business objectives of the agency and the programs that support the agency; and

7) Measure performance in accordance with the GPRA Modernization Act and OMB Circular A-11, *Preparation, Submission, and Execution of the Budget*.

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[13] The Federal Acquisition Streamlining Act of 1994 (Pub. L. 103-355) requires agencies to achieve, on average, ninety percent of the cost and schedule goals established for major and non-major acquisition programs of the agency without reducing the performance or capabilities of the items being acquired.

[14] In accordance with the information management responsibilities outlined in 44 U.S.C. § 3506(b).

[15] Includes hardware, software, or firmware components no longer supported by developers, vendors, manufacturers, or communities through the availability of software patches, firmware updates, replacement parts, and maintenance contracts. NIST SP 800-53, *Security and Privacy Controls for Federal Information Systems and Organizations*, provides additional guidance on unsupported software components.

c. Leadership and Workforce

Agencies shall:

1) Require that the Chief Human Capital Officer (CHCO), CIO, CAO, and SAOP develop a set of competency requirements for information resources staff, including program managers, information security, privacy, and IT leadership positions, and develop and maintain a current workforce planning process to ensure that the agency can:

   a) Anticipate and respond to changing mission requirements;

   b) Maintain workforce skills in a rapidly developing IT environment; and

   c) Recruit and retain the IT talent needed to accomplish the mission;

2) Ensure that the workforce, which supports the acquisition, management, maintenance, and use of information resources, has the appropriate knowledge and skills to facilitate the achievement of the portfolio's performance goals and, further, evaluate the extent to which the agency's executive-level workforce has appropriate information and technology-related knowledge and skills;

3) Implement innovative approaches and track performance of workforce development training, including cross-functional training, rotational development and assignments, and effective training and education used by the private sector, to maintain and enhance skills or obtain additional skills;

4) Ensure that the CHCO and CIO jointly establish an agency-wide critical element (or elements) to be included in all component or bureau CIOs' performance evaluations. In addition, the CIO shall identify key component or bureau CIOs and provide input to the rating official for these component or bureau CIOs at the time of the initial summary rating and for any required progress reviews. The rating official will consider the input from the CIO when determining the initial summary rating and discuss it with the component or bureau CIO during progress reviews;

5) Ensure that the CIO is involved in the recruitment, approves the selection, and provides input for the performance review of any component or bureau CIO, which includes any component or bureau leader who holds CIO duties but not necessarily the "CIO" title. The title and responsibilities of current component or bureau CIOs should be designated or transferred to other agency personnel by the agency head or their designee as appropriate, and such decisions should take into consideration recommendations from the agency CIO;

6) Ensure that the SAOP is involved in assessing and addressing the hiring, training, and professional development needs of the agency with respect to privacy; and

7) Ensure that the CIO, CHCO, SAOP, and other hiring managers take advantage of flexible hiring authorities for specialized positions, as established by the Office of Personnel Management (OPM).

d. IT Investment Management

1) Acquisition of Information Technology and Services

Agencies shall:

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a) Make use of adequate competition, analyze risks (including supply chain risks) associated with potential contractors and the products and services they provide, and allocate risk responsibility between Government and contractor when acquiring IT;

b) Conduct definitive technical, cost, and risk analyses of alternative design implementations, including consideration of the full life cycle costs of IT products and services, including but not limited to, planning, analysis, design, implementation, sustainment, maintenance, re-competition, and retraining costs, scaled to the size and complexity of individual requirements;[16]

c) Consider existing Federal contract solutions or shared services when developing planned information systems, available within the same agency, from other agencies, or from the private sector to meet agency needs to avoid duplicative IT investments;

d) Acquire IT products and services in accordance with Government-wide requirements;[17]

e) Ensure that decisions to improve existing information systems with custom-developed solutions or develop new information systems are initiated only when no existing alternative private sector or governmental source can efficiently meet the need, taking into account long-term sustainment and maintenance;

f) Structure acquisitions for major IT investments into useful segments, with a narrow scope and brief duration, in order to reduce risk, promote flexibility and interoperability, increase accountability, and better match mission need with current technology and market conditions;

g) To the extent practicable, modular contracts for IT, including orders for increments or useful segments of work, should be awarded within 180 days after the solicitation is issued. If award cannot be made within 180 days, agencies shall consider cancelling the solicitation. The IT acquired should be delivered within 18 months after the solicitation resulting in award of the contract was issued;[18]

h) Align IT procurement requirements with larger agency strategic goals;

i) Promote innovation in IT procurements, including conducting market research in order to maximize utilization of innovative ideas; and

j) Include security, privacy, accessibility, records management, and other relevant requirements in solicitations.

2) Agency Approval

Agencies shall ensure that all acquisition strategies, plans, and requirements (as described in FAR Part 7), or interagency agreements (such as those used to support

[16] Other acquisition planning provisions are set forth in the Federal Acquisition Regulation (FAR) Subpart 7.1, Acquisition Plans, and Part 10, Market Research.

[17] For information regarding Government-wide requirements, refer to OMB policy and the Federal Acquisition Regulation. For the acquisition of Personal Identity Verification (PIV) and public key infrastructure (PKI) products and services, also refer to the FIPS 201 Evaluation Program at https://www.idmanagement.gov.

[18] Pursuant to Public Contracts statute (41 U.S.C. § 2308).

purchases through another agency) that include IT are reviewed and approved by the purchasing agency's CIO. These approvals shall consider the following factors:

a) Alignment with mission and program objectives in coordination with program leadership;

b) Appropriateness with respect to the mission and business objectives supported by the IRM Strategic Plan;

c) Inclusion of innovative solutions;

d) Appropriateness of contract type for IT-related resources;

e) Appropriateness of IT-related portions of statement of needs or statement of work;

f) Ability to deliver functionality in short increments;

g) Inclusion of Government-wide IT requirements, such as information security; and

h) Opportunities to migrate from end-of-life software and systems, and to retire those systems.

3) Investment Planning and Control

Agencies are responsible for establishing a decision-making process that shall cover the life of each information system and include explicit criteria for analyzing the projected and actual costs, benefits, and risks, including information security and privacy risks, associated with the IT investments. Agencies shall designate IT investments according to relevant statutes, regulations, and guidance in OMB Circular A-11, and execute processes commensurate with the size, scope, duration, and delivery risk of the investment. The IT investment processes shall encompass planning, budgeting, procurement, management, and assessment. For further guidance related to investment planning, refer to OMB Circular A-11, including the Capital Programming Guide. At a minimum, agencies shall ensure that:

a) All IT resources (see "Information Technology Resources" definition) are included in IT investment planning documents or artifacts;

b) Decisions related to major IT investments are supported by business cases with appropriate evidence;

c) IT investments implement an agile development approach, as appropriate;[19]

d) IT investments support and enable core mission and operational functions and processes related to the agency's missions and business requirements;

e) IT capital investment plans and budgetary requests are reviewed to ensure that Government-wide requirements, as well as any associated costs, are explicitly identified and included, with respect to any IT resources. This includes IT resources that will be used to create, collect, use, process, store, maintain, disseminate, disclose, or dispose of PII; and

[19] For additional information, refer to OMB memoranda at https://www.whitehouse.gov/omb/memoranda_default.

f) Decisions to improve, enhance, or modernize existing IT investments or to develop new IT investments are made only after conducting an alternatives analysis that includes both government-provided (internal, interagency, and intra-agency where applicable) and commercially available options, and the option representing the best value to the Government has been selected.

4) Selection Criteria and Requirements

Agencies shall consider the following factors when analyzing IT investments:

a) Qualitative and quantitative research methods are used to determine the goals, needs, and behaviors of current and prospective managers and users of the service to strengthen the understanding of requirements;

b) All decisions concerning the selection of information system technologies and services – including decisions to acquire or develop custom or duplicative solutions – shall be merit-based and consider factors such as, but not limited to, ability to meet operational or mission requirements, total life cycle cost of ownership, performance, security, interoperability, privacy, accessibility, ability to share or reuse, resources required to switch vendors, and availability of quality support. Consistent with the FAR, contracts for custom software development are to include contractual provisions that reaffirm the right to reuse the software throughout the Federal Government;

c) Agencies shall consider use of suitable existing Federal information technology resources and commercially-available solutions in order to ensure effective management of Federal resources. Consistent with law and regulation, agencies should consider and evaluate the suitability of existing Federal information technologies and related services, including software, Federal shared services, and commercially-available solutions before embarking upon new developments of software and information technologies; and

d) Information systems security levels are commensurate with the impact that may result from unauthorized access, use, disclosure, disruption, modification, or destruction of such information consistent with NIST standards and guidelines.

5) IT Investment Design and Management

Agencies shall implement the following requirements:

a) Information systems and processes must support and maximize interoperability and access to information, where appropriate, by using documented, scalable, and continuously available application programming interfaces and open machine-readable formats;

b) IT investments must facilitate interoperability, application portability, and scalability across networks of heterogeneous hardware, software, and communications platforms;

c) Information systems, technologies, and processes shall facilitate accessibility under the Rehabilitation Act of 1973, as amended; in particular, see specific electronic and

IT accessibility requirements commonly known as "section 508" requirements (29 U.S.C. § 794d);

d) Records management functions and retention and disposition requirements must be fully incorporated into information life cycle processes and stages, including the design, development, implementation, and decommissioning of information systems, particularly Internet resources to include storage solutions and cloud-based services such as software as a service, platform as a service, and infrastructure as a service; and

e) IT investments use an Earned Value Management System (EVMS) and Integrated Baseline Review, when appropriate, as required by FAR Subpart 34.2. When an EVMS is required, agencies must have a documented process for accepting a contractor's EVMS. Agencies are encouraged to share information about their acceptance process with other agencies and to consider recognizing each other's acceptance of an EVMS so that a contractor is not required to complete a duplicative process. When an EVMS is not required, implement a baseline validation process as part of an overall investment risk management strategy consistent with OMB guidance.

e. Information Management and Access

1) Agencies shall incorporate the following steps, as appropriate, in planning, budgeting, governance, and other policies:

a) Federal information is properly managed throughout its life cycle, including all stages through which the information passes, such as: creation, collection, use, processing, storage, maintenance, dissemination, disclosure, and disposition;

b) Federal information is managed by making information accessible, discoverable, and usable by the public to the extent permitted by law and subject to privacy, security (which includes confidentiality), or other valid restrictions pertaining to access, use, dissemination, and disclosure;

c) Federal information is managed consistent with applicable records retention and disposition requirements;

d) Federal information and information systems are managed in a manner that identifies and mitigates privacy and security risks; and

e) Federal information is managed with clearly designated roles and responsibilities to promote effective and efficient design and operation of information resources management processes within their agency.

2) Agencies have a responsibility to provide information to the public consistent with their missions and subject to Federal law and policy. Agencies will discharge this responsibility by:

a) Publishing public information online in a manner that promotes analysis and reuse for the widest possible range of purposes, meaning that the information is publicly accessible, machine-readable, appropriately described, complete, and timely. This

includes providing such public information in a format(s) accessible to employees and members of the public with disabilities;[20]

b) Avoiding establishing, or permitting others to establish on their behalf, exclusive, restricted, or other distribution arrangements that interfere with the agency's ability to disseminate its public information on a timely and equitable basis;

c) Avoiding charging fees or royalties for public information or establishing unnecessary restrictions on the resale or re-dissemination of public information by the public. Agencies shall not, unless specifically authorized by statute, establish fees that exceed the cost of dissemination to the public, restrict or regulate the use, resale, or re-dissemination of public information by the public; or establish any mechanism that interferes with the timely and equitable availability of public information to the public;[21]

d) As appropriate, making Government publications available to depository libraries through the Government Publishing Office regardless of format;[22]

e) Taking advantage of all dissemination channels, including Federal, State, local, tribal, and territorial governments, libraries and educational institutions, for-profit and nonprofit organizations, and private sector entities, in discharging agency information dissemination responsibilities; and

f) Considering the impact of providing agency information and services over the Internet for individuals who do not own computers or lack Internet access and, to the extent practicable, pursuing additional or alternative modes of delivery to ensure that such information and services are accessible to, and their availability is not diminished for, such individuals.

3) Agencies shall establish policies, procedures, and standards that enable data governance so that information is managed and maintained according to relevant statute, regulations, and guidance.

4) Agencies shall collect or create information in a way that supports downstream interoperability among information systems and streamlines dissemination to the public, where appropriate, by creating or collecting all new information electronically by default, in machine-readable open formats, using relevant data standards, that upon creation includes standard extensible metadata in accordance with OMB guidance.

5) Agencies shall include appropriate provisions in contracts, and other agreements, to encourage recipients of Federal funding to maximize access to data developed under an award and to prepare data management plans that describe data to be created in funded programs and approaches for long-term preservation and access to created data.

[20] Pursuant to Section 508 of the Rehabilitation Act of 1973, as amended (29 U.S.C. § 794d).

[21] Pursuant to the Paperwork Reduction Act (PRA) of 1980, as amended by the Paperwork Reduction Act of 1995 (44 U.S.C. Chapter 35).

[22] Pursuant to the Depository Library Act of 1962 (44 U.S.C. Chapter 19).

6) Agencies shall ensure that there is a mechanism for the public to provide feedback about public information.

7) Agencies shall manage information in accordance with the following principles as appropriate:

   a) Providing notice of Federal agency practices for the creation, collection, use, processing, preservation, storage, maintenance, disclosure, dissemination, and disposal of information, as appropriate;

   b) Providing adequate notice when initiating, substantially modifying, or terminating dissemination of significant information that the public may be using;

   c) Identifying the source of the information disseminated to the public, if from outside the agency, where practicable;

   d) Considering target audiences of Federal information when determining format, frequency of update, and other information management decisions;

   e) Considering the impact of decisions and actions in each stage of the information life cycle on other stages;

   f) Considering the effects of information management actions on members of the public and State, local, tribal and territorial governments and their access to Federal information and ensure consultation with the public and those governments as appropriate;

   g) Seeking to satisfy new information needs through interagency or intergovernmental sharing of information, or through nongovernmental sources, where lawful and appropriate, before creating or collecting new information; and

   h) Complying with all applicable statutes and policies governing the disclosure or dissemination of information, including those related to the quality, privacy, security, accessibility, and other valid access, use, and dissemination restrictions.

f. Privacy and Information Security[23]

   1) Privacy

      Agencies shall:

      a) Establish and maintain a comprehensive privacy program that ensures compliance with applicable privacy requirements, develops and evaluates privacy policy, and manages privacy risks;[24]

      b) Designate an SAOP who has agency-wide responsibility and accountability for developing, implementing, and maintaining an agency-wide privacy program to

[23] Although this section includes requirements for protecting Federal information resources, this area is covered more fully in the Appendices to this Circular.

[24] When considering privacy risks, privacy programs shall consider the risks to an individual or individuals associated with the agency's creation, collection, use, processing, storage, maintenance, dissemination, disclosure, or disposal of their PII.

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ensure compliance with all applicable statutes, regulations, and policies regarding the creation, collection, use, processing, storage, maintenance, dissemination, disclosure, and disposal of PII by programs and information systems, developing and evaluating privacy policy, and managing privacy risks at the agency;[25]

c) Monitor Federal law, regulation, and policy for changes that affect privacy;

d) Limit the creation, collection, use, processing, storage, maintenance, dissemination, and disclosure of PII to that which is legally authorized, relevant, and reasonably deemed necessary for the proper performance of agency functions;

e) To the extent reasonably practicable, ensure that PII is accurate, relevant, timely, and complete, and reduce all PII to the minimum necessary for the proper performance of authorized agency functions;

f) Take steps to eliminate unnecessary collection, maintenance, and use of Social Security numbers, and explore alternatives to the use of Social Security numbers as a personal identifier;

g) Comply with all applicable privacy-related laws, including the requirements of the Privacy Act,[26] and ensure that the Privacy Act system of records notices are published, revised, and rescinded, as required;

h) Maintain all records with PII in accordance with applicable records retention or disposition schedules approved by the National Archives and Records Administration (NARA);

i) Conduct privacy impact assessments when developing, procuring, or using IT, in accordance with the E-Government Act,[27] and make the privacy impact assessments available to the public in accordance with OMB policy;

j) Maintain and post privacy policies on all agency websites, mobile applications, and other digital services, in accordance with the E-Government Act and OMB policy; and

k) Ensure that the SAOP and the agency's privacy personnel closely coordinate with the agency CIO, senior agency information security officer, and other agency offices and officials, as appropriate.

[25] The SAOP shall be designated by the head of the agency, pursuant to Executive Order 13719, *Establishment of the Federal Privacy Council* (2016), and OMB guidance.

[26] Agencies should also consult OMB policies on privacy, and OMB Circular A-108, *Federal Agency Responsibilities for Review, Reporting, and Publication under the Privacy Act.*

[27] Section 208(b) of the E-Government Act requires agencies, absent an applicable exception under that section, to conduct a PIA before: (i) developing or procuring IT that collects, maintains, or disseminates information that is in an identifiable form; or (ii) initiating a new collection of information that – (I) will be collected, maintained, or disseminated using IT; and (II) includes any information in an identifiable form permitting the physical or online contacting of a specific individual, if identical questions have been posed to, or identical reporting requirements imposed on, 10 or more persons, other than agencies, instrumentalities, or employees of the Federal Government.

2) Information Security

To provide proper safeguards, agencies shall:

a) Ensure that the CIO designates a senior agency information security officer to develop and maintain an agency-wide information security program in accordance with the Federal Information Security Modernization Act of 2014 (FISMA);

b) Protect information in a manner commensurate with the risk that would result from unauthorized access, use, disclosure, disruption, modification, or destruction of such information; and

c) Implement security policies issued by OMB, as well as requirements issued by the Department of Commerce, the Department of Homeland Security (DHS), the General Services Administration (GSA), and the Office of Personnel Management (OPM). This includes applying the standards and guidelines contained in the NIST FIPS, NIST SPs (e.g., 800 series guidelines), and where appropriate and directed by OMB, NIST Interagency or Internal Reports (NISTIRs).[28]

g. Electronic Signatures[29]

To support the transition to electronic government, agencies shall:

1) Allow individuals or entities that deal with the agencies the option to submit information or transact with the agency electronically, when practicable, and for agencies to maintain records electronically, when practicable. Electronic records and their related electronic signatures are not to be denied legal effect, validity, or enforceability merely because they are in electronic form;[30]

2) Promote the use of electronic contract formation, signatures, and recordkeeping in private commerce by establishing legal equivalence between: contracts written on paper and contracts in electronic form; pen-and-ink signatures and electronic signatures; and other legally required written documents (termed "records") and the same information in electronic form; and [31]

[28] NISTIRs describe research of a technical nature of interest to a specialized audience.

[29] In support of Government Paperwork Elimination Act (GPEA) and Electronic Signatures in Global and National Commerce Act (E-Sign), the Federal Chief Information Officers Council maintains guidance on use of Electronic Signatures (E-Signatures) in Federal organization transactions. The Federal Chief Information Officers Council guidance, *Use of Electronic Signatures in Federal Organization Transactions*, can be located at https://www.idmanagement.gov. This guidance expands upon OMB guidance.

[30] Pursuant to the Government Paperwork Elimination Act of 1998 (44 U.S.C. § 3504).

[31] Pursuant to E-Sign (15 U.S.C. Chapter 96). E-Sign applies broadly to commercial, consumer, and business transactions affecting interstate or foreign commerce, and to transactions regulated by both Federal and State Government.

3) Develop and implement processes to support use of digital signatures, a form of electronic signature, for employees and contractors.[32]

h. Records Management

Agencies shall:

1) Designate a senior agency official for records management (SAORM) who has overall agency-wide responsibility for records management;

2) Institute records management programs that provide documentation of agency activities;[33]

3) Manage electronic records in accordance with Government-wide requirements. This includes:

   a) Managing all permanent electronic records electronically to the fullest extent possible for eventual transfer and accessioning by NARA in an electronic format; and

   b) Managing all email records electronically and retaining them in an appropriate electronic system that supports records management and litigation requirements, including the capability to identify, retrieve, and retain the records for as long as they are needed;

4) Ensure the ability to access, retrieve, and manage records throughout their life cycle regardless of form or medium;

5) Ensure agency records managed by the SAORM are treated as information resources and follow the requirements in this Circular;

6) Establish and obtain the approval of the Archivist of the United States for retention schedules for Federal records in a timely fashion;

7) Ensure the proper and timely disposition of Federal records in accordance with a retention schedule approved by the Archivist of the United States; and

8) Provide training and guidance, as appropriate, to all agency employees and contractors regarding their Federal records management responsibilities.

i. Leveraging the Evolving Internet

In a global and connected economy, it is essential for the United States and the Federal Government to strive to ensure that Internet-based technologies remain competitive. The Federal Government needs to continue to lead in innovation, contribute to the free flow of information, participate in an open and available market, and do this in a way that is scalable and secure. Networking demands, escalating with the continued emergence of connecting technologies, has grown well beyond initial capabilities. The use of the newest Internet Protocol (currently, Internet Protocol Version 6 [IPv6]) is an essential part of accomplishing

[32] Digital signatures can help agencies streamline mission or business processes and transition manual processes to more automated processes to include, for example, online transactions.

[33] Additional information regarding adequate and proper documentation is available in 36 C.F.R. § 1222.22.

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these goals and ensuring that the network infrastructure can meet our needs for growing capacity, security, and privacy, and keep the United States competitive in the ever-escalating global electronic economy. Therefore, agencies shall:

1) Implement agency-wide processes requiring that all IT acquisitions using Internet Protocol conform to the FAR; and[34]

2) Ensure that all public-facing Internet services and enterprise networks fully support the newest version of Internet Protocol as required by OMB policy.

6. Government-wide Responsibilities

a. Department of Commerce

The Secretary of Commerce shall:

1) Develop and issue standards and guidelines for the security and privacy of information in Federal information systems and systems which create, collect, process, store, transmit, disseminate, or dispose of information on behalf of the Federal Government;[35]

2) Provide OMB and the agencies with scientific and technical advisory services relating to the development and use of IT;[36]

3) Conduct studies and evaluations concerning telecommunications technology, and the improvement, expansion, testing, operation, and use of Federal telecommunications systems, and advise the Director of OMB and appropriate agencies of the recommendations that result from such studies;[37]

4) Develop, in consultation with the Secretary of State and the Director of OMB, plans, policies, and programs relating to international telecommunications issues affecting Federal information activities;[38]

5) Identify needs for standardization of telecommunications and information processing technology, and develop standards, in consultation with the Secretary of Defense and the Administrator of General Services, to ensure efficient application of such technology;[39]

[34] When acquiring information technology using Internet Protocol, agencies must include the appropriate Internet Protocol compliance requirements in accordance with § 11.002(g) of the FAR. For additional information, refer to https://www.acquisition.gov/.

[35] National Institute of Standards and Technologies (NIST) Act, 15 U.S.C. § 278g-3.

[36] Pursuant to the NIST Act (15 U.S.C. § 278g-3).

[37] Pursuant to the National Telecommunications and Information Administration (NTIA) Organization Act, as amended (47 U.S.C. § 902(b)(2)(F)).

[38] Pursuant to the NTIA Organization Act, as amended (47 U.S.C. §902(b)(2)(G)).

[39] Pursuant to the NIST Act, 15 U.S.C. §§ 272(b), 278g-3, and OMB A-119, Federal Participation in the Development and Use of Voluntary Consensus Standards and in Conformity Assessment Activities.

6) Ensure that the Federal Government is represented in the development of national and international (in consultation with the Secretary of State) IT standards, and advise the Director of OMB on such activities;[40]

7) Evaluate new information technologies to assess their security vulnerabilities, with technical assistance from the Department of Defense (DOD) and DHS;

8) Solicit and consider the recommendations of the Information Security and Privacy Advisory Board regarding such standards and guidelines;[41] and

9) Lead the development of a Cybersecurity Framework to reduce cyber risks to critical infrastructure pursuant to Executive Order 13636, Improving Critical Infrastructure Cybersecurity.

b. Department of Homeland Security

The Secretary of Homeland Security shall:[42]

1) Perform its responsibilities under FISMA, including assisting OMB in carrying out its statutory authorities and functions of information security oversight and policy responsibilities;[43]

2) Develop and oversee the implementation of binding operational directives pursuant to FISMA;[44]

3) Monitor agency implementation of information security policies and practices;

4) Convene meetings with senior agency officials to help ensure effective implementation of information security policies and procedures;

5) Coordinate Government-wide efforts on information security policies and practices, including consultation with the Federal Chief Information Officers Council, and the Director of NIST;

6) Provide operational and technical assistance to agencies in implementing policies, principles, standards, and guidelines on information security, including implementation of standards promulgated under 40 U.S.C. § 11331, including by:

a) Operating the Federal information security incident center established under 44 U.S.C. § 3556;

b) Upon request by an agency, deploying technology to assist the agency to continuously diagnose and mitigate cyber threats and vulnerabilities, with or without reimbursement;

[40] Pursuant to NIST Act, 15 U.S.C. §§ 272(b), 273, 278g–3 and OMB A-119, Federal Participation in the Development and Use of Voluntary Consensus Standards and in Conformity Assessment Activities.

[41] Pursuant to the National Institute of Standards and Technology Act (15 U.S.C. §278g–4).

[42] Pursuant to FISMA (44 U.S.C. § 3553).

[43] FISMA, 44 U.S.C. § 3553(b)(1).

[44] FISMA, 44 U.S.C. § 3553(b)(2).

c) Compiling and analyzing data on agency information security; and

d) Developing and conducting targeted operational evaluations, including threat and vulnerability assessments, on the information systems;

7) Consult with the Director of NIST regarding any binding operational directives that implements the standards and guidelines developed by NIST;

8) Coordinate the development of binding operational directives and the oversight of the implementation of such directives with OMB to ensure consistency with OMB policies;

9) Ensure that binding operational directives do not conflict with the guidelines issued under 40 U.S.C. § 11331;

10) Take other actions as the Director of OMB or the Secretary, in consultation with the Director of OMB, may determine necessary to carry out the implementation of effective agency information security policies and practices for information systems;

11) Manage Government-wide information security programs and provide and operate Federal information security shared services, in coordination with OMB and in accordance with OMB policies;

12) Provide, as appropriate, intelligence and other information about cyber threats, vulnerabilities, and incidents to agencies to assist in risk assessments conducted under FISMA;[45] and

13) Solicit and consider the recommendations of the Information Security Privacy Advisory Board, established by the National Institute of Standards and Technology Act (NIST Act).[46]

c. Federal Chief Information Officers Council (Federal CIO Council)

Pursuant to the E-Government Act of 2002, the Federal CIO Council shall:[47]

1) Develop recommendations for OMB on Government information resources management policies and requirements;

2) Share experiences, ideas, best practices, and innovative approaches related to information resources management;

3) Assist OMB in the identification, development, and coordination of multiagency projects and other innovation initiatives to improve Federal Government performance through use of IT;

4) Promote the development and use of common performance measures for agency information resources management, as further described in statute;

[45] 44 U.S.C. § 3556(a)(4).

[46] Pursuant to DHS current practices.

[47] E-Government Act of 2002 (44 U.S.C. § 3603).

5) Work as appropriate with NIST and OMB to develop recommendations on IT standards developed under the NIST Act and promulgated under section 11331 of title 40, and maximize the use of commercial standards, as further described in statute;

6) Work with OPM to assess and address the hiring, training, classification, and professional development needs of the Federal Government related to information resources management;

7) Work with the Archivist of the United States to assess how the Federal Records Act can be addressed effectively by Federal information resources management activities; and

8) Solicit perspectives from the Chief Financial Officers Council, Federal Acquisition Officers Council, Chief Human Capital Officers' Council, Budget Officers Advisory Council, and other key groups in the Federal Government, as well as industry, academia, and other Federal, State, local, tribal and territorial governments, on matters of concern to the Council as appropriate.

d. Federal Privacy Council

Pursuant to Executive Order 13719, the Federal Privacy Council shall:[48]

1) Develop recommendations for OMB on Federal Government privacy policies and requirements;

2) Coordinate and share ideas, best practices, and approaches for protecting privacy and implementing appropriate privacy safeguards;

3) Assess and recommend how best to address the hiring, training, and professional development needs of the Federal Government with respect to privacy matters;

4) Perform other privacy-related functions, consistent with law, as designated by the Chair of the Federal Privacy Council; and

5) In performing its duties, engage in appropriate coordination as described in Executive Order 13719.[49]

[48] Executive Order 13719, *Establishment of the Federal Privacy Council* (2016).

[49] Executive Order 13719*, Establishment of the Federal Privacy Council (2016)*at § 4(d), "Coordination":

(i) The Chair and the Privacy Council shall coordinate with the Federal Chief Information Officers Council (CIO Council) to promote consistency and efficiency across the executive branch when addressing privacy and information security issues. In addition, the Chairs of the Privacy Council and the CIO Council shall coordinate to ensure that the work of the two councils is complementary and not duplicative.

(ii) The Chair and the Privacy Council should coordinate, as appropriate, with such other interagency councils and councils and offices within the Executive Office of the President, as appropriate, including the President's Management Council, the Chief Financial Officers Council, the President's Council on Integrity and Efficiency, the National Science and Technology Council, the National Economic Council, the Domestic Policy Council, the National Security Council staff, the Office of Science and Technology Policy, the Interagency Council on Statistical Policy, the Federal Acquisition Regulatory Council, and the Small Agency Council.

e. General Services Administration

The Administrator of General Services shall:

1) Provide a Government-wide network services contract that leverages shared solutions for many agencies;[50]

2) Ensure that contract vehicles and services made available to agencies are cost-effective and provide for capabilities that are consistent with Government-wide requirements;[51]

3) Assist OMB in setting strategic direction for electronic government and overseeing Government-wide implementation, and recommend changes relating to Government-wide strategies and priorities;[52]

4) Promote innovative uses of IT by agencies, particularly initiatives involving multiagency collaboration, through support of pilot projects, research, experimentation, and the use of innovative technologies;[53]

5) Maintain a Federal public key infrastructure (PKI) framework to allow efficient interoperability among agencies when using digital certificates;[54] and

6) Ensure that effective controls are in place to protect the confidentiality, integrity, and availability of the Federal PKI framework components managed and overseen by the agency, to include performing information security continuous monitoring of the Federal PKI.

f. National Archives and Records Administration

The Archivist of the United States shall:

1) Administer the Federal Records Act and NARA regulations (36 CFR Subchapter B—Records Management);[55]

2) Develop regulations relating to electronic records management;[56]

3) Work with agencies to ensure the transfer of permanent Federal electronic records to the National Archives of the United States in digital or electronic form to the greatest extent possible;[57]

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[50] Pursuant to the Clinger-Cohen Act (also known as the "Information Technology Management Reform Act of 1996") (40 U.S.C. § 11314(b)).

[51] Pursuant to the Clinger-Cohen Act (also known as the "Information Technology Management Reform Act of 1996") (40 U.S.C. §§ 11302, 11314(a)).

[52] Pursuant to the E-Government Act of 2002 (44 U.S.C. § 3602).

[53] Pursuant to the E-Government Act of 2002 (44 U.S.C. § 3602).

[54] Federal PKI provides the government with a common infrastructure to administer digital certificates and public-private key pairs, including the ability to issue, maintain, and revoke public key certificates.

[55] Pursuant to the Federal Records Act of 1950, as amended, codified (44 U.S.C. Chapters 21, 29, 31, 33).

[56] Pursuant to the Federal Records Act of 1950, as amended, codified (44 U.S.C. Chapters 31 and 33).

[57] Pursuant to the Federal Records Act of 1950, as amended, codified (44 U.S.C. Chapters 21, 29, 31, 33).

4) Ensure agency compliance with records management requirements, provide records management training, and facilitate public access to high-value Government records;[58] and

5) Serve as the Executive Agent for the Controlled Unclassified Information (CUI) program.[59]

g. Office of Personnel Management

The Administrator of the Office of Personnel Management shall:[60]

1) Analyze, on an ongoing basis, the workforce needs of the Federal Government related to IT and information resources management, in conjunction with relevant agencies;

2) Identify training needs of the Federal Government workforce related to IT and information resources management;

3) Oversee the development of curricula, training methods, and training priorities that correspond to the projected personnel needs related to IT and information resources management; and

4) Assess the training of employees in IT disciplines to address information resources management needs.

7. Effectiveness

This Circular is not intended to, and does not, create any right or benefit, substantive or procedural, enforceable at law or in equity by any party against the United States, its departments, agencies, or entities, its officers, employees, or agents, or any other person.

8. Oversight

The Director of OMB shall use IT planning reviews, fiscal budget reviews, information collection reviews, management reviews, and such other measures as the Director deems necessary to evaluate the adequacy and efficiency of each agency's information resources management and compliance with this Circular.

The Director of OMB may, consistent with statute and upon written request of an agency, grant a waiver from particular requirements of this Circular. Requests for waivers must detail the reasons why a particular waiver is sought, identify the duration of the waiver sought, and include a plan for the prompt and orderly transition to full compliance with the requirements of this Circular. Notice of each waiver request must be published promptly by the agency in the Federal Register, with a copy of the waiver request made available to the public on request.

[58] Pursuant to the Federal Records Act of 1950, as amended, codified (44 U.S.C. Chapters 21, 29, 31, 33).

[59] Pursuant to Executive Order 13556, *Controlled Unclassified Information*.

[60] Pursuant to the E-Government Act of 2002 (44 U.S.C. § 3501 note; Pub. L. 107–347, § 209(b)(1)).

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9. Authority

OMB issues this Circular pursuant to the Clinger-Cohen Act (also known as the "Information Technology Management Reform Act of 1996") (40 U.S.C. § 11101-11704); E-Government Act of 2002 (44 U.S.C. Chapters 35 and 36); Federal Information Security Modernization Act of 2014 (44 U.S.C. Chapter 35, Subchapter II); Federal Information Technology Acquisition Reform Act (FITARA) (Pub. L. 113-291)[61]; Paperwork Reduction Act (PRA) of 1980, as amended by the Paperwork Reduction Act of 1995 (44 U.S.C. Chapter 35); Privacy Act of 1974, as amended (5 U.S.C. § 552a); Digital Accountability and Transparency Act of 2014 (Pub. L. 113-101); Electronic Signatures in Global and National Commerce Act (E-Sign) (15 U.S.C. Chapter 96); Government Paperwork Elimination Act of 1998 (44 U.S.C. § 3504); Government Performance and Results Act (GPRA) of 1993, as amended by the Government Performance and Results Modernization Act (GPRA Modernization Act) of 2010 (5 U.S.C. § 306 and 31 U.S.C. §§ 1115 et seq.); Office of Federal Procurement Policy Act (41 U.S.C. Chapter 7); Budget and Accounting Procedures Act of 1950, as amended (31 U.S.C. Chapter 11); Chief Financial Officers Act (31 U.S.C. § 3512 et seq.); and Executive Order 13719, Establishment of the Federal Privacy Council (2016).

10. Definitions

a. The following definitions are applicable within this policy:

1) 'Accessibility' means information technology products or services that are in full compliance with the standards of section 508 of the Rehabilitation Act of 1973.[62]

2) 'Adequate security' means security protections commensurate with the risk resulting from the unauthorized access, use, disclosure, disruption, modification, or destruction of information. This includes ensuring that information hosted on behalf of an agency and information systems and applications used by the agency operate effectively and provide appropriate confidentiality, integrity, and availability protections through the application of cost-effective security controls.

3) 'Agency' means any executive agency or department, military department, Federal Government corporation, Federal Government-controlled corporation, or other establishment in the Executive Branch of the Federal Government, or any independent regulatory agency.

4) 'Agency Strategic Plan' means a plan that provides general and long-term goals that the agency aims to achieve, the actions the agency will take to realize those goals, the

[61] Title VIII, Subtitle D of the National Defense Authorization Act (NDAA) for Fiscal Year 2015, Pub. L. 113-291. Further references in the text that refer to "FITARA" refer to these sections.

[62] The United States Architectural and Transportation Barriers Compliance Board's (Access Board) Information and Communication Technology Standards and Guidelines for information and communications technologies (ICT), known as the Section 508 Standards. The 508 standards apply to ICT developed, procured, maintained, or used by Federal agencies covered by section 508 of the Rehabilitation Act of 1973 (29 U.S.C. § 794d), as amended. Accessibility also refers to the guidelines for telecommunications equipment and customer premises equipment covered by Section 255 of the Communications Act of 1934 (47 U.S.C. § 151 *et seq*.).

strategies planned, how the agency will deal with challenges and risks that may hinder achieving results, and the approaches it will use to monitor its progress.[63]

5) 'Agile Development' means a development methodology that uses an iterative approach to deliver solutions incrementally through close collaboration and frequent reassessment.

6) 'Authorization to Operate' means the official management decision given by a senior Federal official or officials to authorize operation of an information system and to explicitly accept the risk to agency operations (including mission, functions, image, or reputation), agency assets, individuals, other organizations, and the Nation based on the implementation of an agreed-upon set of security and privacy controls. Authorization also applies to common controls inherited by agency information systems.

7) 'Authorization boundary' means all components of an information system to be authorized for operation by an authorizing official. This excludes separately authorized systems to which the information system is connected.[64]

8) 'Authorization package' means the essential information that an authorizing official uses to determine whether to authorize the operation of an information system or the use of a designated set of common controls. At a minimum, the authorization package includes the information system security plan, privacy plan, security control assessment, privacy control assessment, and any relevant plans of action and milestones.

9) 'Authorizing official' means a senior Federal official or executive with the authority to authorize (i.e., assume responsibility for) the operation of an information system or the use a designated set of common controls at an acceptable level of risk to agency operations (including mission, functions, image, or reputation), agency assets, individuals, other organizations, and the Nation.

10) 'Binding Operational Directive' means a compulsory direction from the Department of Homeland Security to an agency that is for the purposes of safeguarding Federal information and information systems from a known or reasonably suspected information security threat, vulnerability, or risk; shall be in accordance with policies, principles, standards, and guidelines issued by the Director of the Office of Management and Budget; and may be revised or repealed by the Director if the direction issued on behalf of the Director is not in accordance with policies and principles developed by the Director (44 U.S.C. § 3552).

11) 'Business Continuity Plan' means a plan that focuses on sustaining an organization's mission or business processes during and after a disruption, and may be written for

[63] For additional information, refer to the Government Performance and Results Act (GPRA) of 1993, as amended by the Government Performance and Results Modernization Act (GPRA Modernization Act) of 2010 (5 U.S.C. § 306 and 31 U.S.C. § 1115 *et seq.*); and OMB Circular A-11, *Preparation, Submission, and Execution of the Budget*.

[64] Agencies have significant flexibility in determining what constitutes an information system and its associated boundary.

mission or business processes within a single business unit or may address the entire organization's processes.[65]

12) 'Chief Information Officer' means the senior official that provides advice and other assistance to the head of the agency and other senior management personnel of the agency to ensure that IT is acquired and information resources are managed for the agency in a manner that achieves the agency's strategic goals and information resources management goals; and is responsible for ensuring agency compliance with, and prompt, efficient, and effective implementation of, the information policies and information resources management responsibilities, including the reduction of information collection burdens on the public.

13) 'Chief Information Officers Council' means the Council codified in the E-Government Act of 2002 (44 U.S.C § 101).

14) 'Common control' means a security or privacy control that is inherited by multiple information systems or programs.[66]

15) 'Controlled Unclassified Information' means information that requires safeguarding or dissemination controls pursuant to and consistent with law, regulations, and Government-wide policies, excluding information classified under Executive Order 13526 of December 29, 2009, or the Atomic Energy Act, as amended.

16) 'Critical infrastructure' means systems and assets, whether physical or virtual, so vital to the United States that the incapacity or destruction of such systems and assets would have a debilitating impact on security, national economic security, national public health safety, or any combination of those matters (42 U.S.C. § 5195c(e)).

17) 'Cybersecurity' means prevention of damage to, protection of, and restoration of computers, electronic communications systems, electronic communications services, wire communication, and electronic communication, including information contained therein, to ensure its availability, integrity, authentication, confidentiality, and non-repudiation.

18) 'Dissemination' means the government-initiated distribution of information to a nongovernment entity, including the public. The term 'dissemination,' as used within this Circular, does not include distribution limited to Federal Government employees, intra- or interagency use or sharing of Federal information, and responses to requests for agency records under the Freedom of Information Act (5 U.S.C. § 552) or the Privacy Act (5 U.S.C. § 552a).

19) 'Enterprise architecture' (a) means – (i) a strategic information asset base, which defines the mission; (ii) the information necessary to perform the mission; (iii) the technologies necessary to perform the mission; and (iv) the transitional processes for implementing

[65] The Federal Information Security Modernization Act (44 U.S.C. § 3554(b))) requires each agency to develop, document, and implement an agency-wide information security program that includes plans and procedures to ensure continuity of operations for information systems that support the operations and assets of the agency.

[66] A control is inherited by an information system when the control is selected for the system but the control is developed, implemented, assessed, authorized, and monitored by entities other than those responsible for the system.

new technologies in response to changing mission needs; and (b) includes – (i) a baseline architecture; (ii) a target architecture; and (iii) a sequencing plan (44 U.S.C. § 3601).

20) 'Environment of operation' means the physical surroundings in which an information system processes, stores, and transmits information.

21) 'Executive agency' has the meaning defined in Title 41, Public Contracts section 133 (41 U.S.C. § 133).

22) 'Federal information' means information created, collected, processed, maintained, disseminated, disclosed, or disposed of by or for the Federal Government, in any medium or form.

23) 'Federal information system' means an information system used or operated by an agency or by a contractor of an agency or by another organization on behalf of an agency.

24) 'Federal Privacy Council' means the Council established by Executive Order 13719.[67]

25) 'Government publication' means information that is published as an individual document at Government expense, or as required by law, in any medium or form (44 U.S.C. § 1901).

26) 'Hybrid control' means a security or privacy control that is implemented for an information system in part as a common control and in part as a system-specific control.

27) 'Incident' means an occurrence that actually or imminently jeopardizes, without lawful authority, the confidentiality, integrity, or availability of information or an information system; or constitutes a violation or imminent threat of violation of law, security policies, security procedures, or acceptable use policies (44 U.S.C. § 3552).

28) 'Information' means any communication or representation of knowledge such as facts, data, or opinions in any medium or form, including textual, numerical, graphic, cartographic, narrative, electronic, or audiovisual forms.

29) 'Information dissemination product' means any recorded information, regardless of physical form or characteristics, disseminated by an agency, or contractor thereof, to the public.

30) 'Information life cycle' means the stages through which information passes, typically characterized as creation or collection, processing, dissemination, use, storage, and disposition, to include destruction and deletion.

31) 'Information management' means the planning, budgeting, manipulating, and controlling of information throughout its life cycle. The term encompasses both information itself and the related resources, such as personnel, equipment, funds, and information technology.

32) 'Information resources' means information and related resources, such as personnel, equipment, funds, and information technology (44 U.S.C. § 3502).

[67] Executive Order 13719, *Establishment of the Federal Privacy Council* (2016).

33) 'Information resources management' means the process of managing information resources to accomplish agency missions. The term encompasses an agency's information and the related resources, such as personnel, equipment, funds, and information technology (44 U.S.C. § 3502).

34) 'Information Resource Management Strategy' means a strategy that demonstrates how information resources management decisions are integrated with organizational planning, budget, procurement, financial management, human resources management, and program decisions (44 U.S.C. 3506 (b)(2)).

35) 'Information security' means the protection of information and information systems from unauthorized access, use, disclosure, disruption, modification, or destruction in order to provide:

    a) Integrity, which means guarding against improper information modification or destruction, and includes ensuring information non-repudiation and authenticity;

    b) Confidentiality, which means preserving authorized restrictions on access and disclosure, including means for protecting personal privacy and proprietary information; and

    c) Availability, which means ensuring timely and reliable access to and use of information (44 U.S.C. § 3552).

36) 'Information security architecture' means an embedded, integral part of the enterprise architecture that describes the structure and behavior of the enterprise security processes, information security systems, personnel, and organizational subunits, showing their alignment with the enterprise's mission and strategic plans.

37) 'Information security continuous monitoring' means maintaining ongoing awareness of information security, vulnerabilities, threats, and incidents to support agency risk management decisions.[68]

38) 'Information security continuous monitoring program' means the compendium of methods, tools, and techniques necessary to implement the agency information continuous monitoring strategy in a way that is sufficient to inform risk-based decisions and maintain operations within established risk tolerances. The program includes determining monitoring metrics, establishing monitoring frequencies, and developing a monitoring architecture.

39) 'Information security continuous monitoring strategy' means a comprehensive plan to address monitoring requirements and activities at each organizational tier (organization, mission or business process, and information system).

40) 'Information system security plan' means a formal document that provides an overview of the security requirements for an information system and describes the security controls in place or planned for meeting those requirements.[69]

[68] The terms *continuous* and *ongoing* in this context mean that security controls and agency risks are assessed and analyzed at a frequency sufficient to support risk-based security decisions to adequately protect agency information.

[69] The information system security plan and the privacy plan may be integrated into one consolidated document.

41) 'Information security program plan' means a formal document that provides an overview of the security requirements for an organization-wide information security program and describes the program management controls and common controls in place or planned for meeting those requirements.

42) 'Information system' means a discrete set of information resources organized for the collection, processing, maintenance, use, sharing, dissemination, or disposition of information (44 U.S.C. § 3502).

43) 'Information system life cycle' means all phases in the useful life of an information system, including planning, acquiring, operating, maintaining, and disposing. (See also OMB A-11 Part 7, *Capital Programming Guide* and OMB Circular A-131, *Value Engineering* for more information regarding the costs and management of assets through their complete life cycle.)

44) 'Information system resilience' means the ability of an information system to operate under adverse conditions or stress, even if in a degraded or debilitated state, while maintaining essential operational capabilities, and to recover to an effective operational posture in a time frame consistent with mission needs.

45) 'Information technology' means any services or equipment, or interconnected system(s) or subsystem(s) of equipment, that are used in the automatic acquisition, storage, analysis, evaluation, manipulation, management, movement, control, display, switching, interchange, transmission, or reception of data or information by the agency. For purposes of this definition, such services or equipment if used by the agency directly or is used by a contractor under a contract with the agency that requires its use; or to a significant extent, its use in the performance of a service or the furnishing of a product. The term "information technology" includes computers, ancillary equipment (including imaging peripherals, input, output, and storage devices necessary for security and surveillance), peripheral equipment designed to be controlled by the central processing unit of a computer, software, firmware and similar procedures, services (including cloud computing and help-desk services or other professional services which support any point of the life cycle of the equipment or service), and related resources. The term "information technology" does not include any equipment that is acquired by a contractor incidental to a contract which does not require its use (40 U.S.C. § 11101).

46) 'Information technology investment' means an expenditure of information technology resources to address mission delivery and management support. This may include a project or projects for the development, modernization, enhancement, or maintenance of a single information technology asset or group of information technology assets with related functionality, and the subsequent operation of those assets in a production environment. These investments shall have a defined life cycle with start and end dates, with the end date representing the end of the currently estimated useful life of the investment, consistent with the investment's most current alternatives analysis if applicable.

47) 'Information Technology Investment Management' means a decision-making process that, in support of agency missions and business needs, provides for analyzing, tracking, and evaluating the risks, including information security and privacy risks, and results of

all major investments made by an agency for information systems. The process shall cover the life of each system and shall include explicit criteria for analyzing the projected and actual costs, benefits, and risks, including information security and privacy risks, associated with the investments.[70]

48) 'Information technology resources' means all agency budgetary resources, personnel, equipment, facilities, or services that are primarily used in the management, operation, acquisition, or other activity related to the life cycle of information technology; acquisitions or interagency agreements that include information technology and the services or equipment provided by such acquisitions or interagency agreements; but does not include grants that establish or support information technology not operated directly by the Federal Government.

49) 'Initial authorization' means the initial risk determination and risk acceptance decision based on a zero-base review[71] of the information system conducted prior to its entering the operations or maintenance phase of the system development life cycle. The zero-base review includes an assessment of all security and privacy controls (i.e., system-specific, hybrid, and common controls) contained in an information system security plan or in a privacy plan and implemented within an information system or the environment in which the system operates.

50) 'Interagency agreement' means, for the purposes of this document, a written agreement entered into between two or more Federal agencies that specifies the goods to be furnished or tasks to be accomplished by one agency (the servicing agency) in support of the other(s) (the requesting agency), including assisted acquisitions as described in OMB Memorandum: *Improving the Management and Use of Interagency Acquisitions* and other cases described in FAR Part 17.

51) 'Major information system' means a system that is part of an investment that requires special management attention as defined in OMB guidance[72] and agency policies, a "major automated information system" as defined in 10 U.S.C. § 2445, or a system that is part of a major acquisition as defined in the OMB Circular A-11, *Capital Programming Guide*, consisting of information resources.[73]

52) 'Major information technology investment' means an investment that requires special management attention as defined in OMB guidance and agency policies, a "major automated information system" as defined in 10 U.S.C. § 2445, or a major acquisition as

[70] See the Clinger Cohen Act of 1996 (40 U.S.C. § 11302) for statutory requirements.

[71] A zero-base review of an information system is the first complete security assessment performed in order to provide the authorizing official with a comprehensive set of security-related information to facilitate making an appropriate risk determination.

[72] For example, an information system requires special management attention because of its importance to an agency mission; its high development, operating, or maintenance costs; or its significant role in the administration of agency programs, finances, property, or other resources.

[73] All information systems are subject to the requirements of the Federal Information Security Modernization Act (44 U.S.C. Chapter 35) whether or not they are designated as a major information system.

defined in the OMB Circular A-11, *Capital Programming Guide*, consisting of information resources.

53) 'National security system' means any information system (including any telecommunications system) used or operated by an agency or by a contractor of an agency, or other organization on behalf of an agency, the function, operation, or use of which involves intelligence activities; involves cryptologic activities related to national security; involves command and control of military forces; involves equipment that is an integral part of a weapon or weapons system; or is critical to the direct fulfillment of military or intelligence missions (excluding a system that is to be used for routine administrative and business applications, for example, payroll, finance, logistics, and personnel management applications); or is protected at all times by procedures established for information that have been specifically authorized under criteria established by an executive order or an Act of Congress to be kept classified in the interest of national defense or foreign policy (44 U.S.C. § 3552).

54) 'Ongoing authorization' means the risk determinations and risk acceptance decisions subsequent to the initial authorization, taken at agreed-upon and documented frequencies in accordance with the agency's mission or business requirements and agency risk tolerance. Ongoing authorization is a time-driven or event-driven authorization process whereby the authorizing official is provided with the necessary and sufficient information regarding the security and privacy state of the information system to determine whether the mission or business risk of continued system operation is acceptable.

55) 'Open data' means publicly available data that are made available consistent with relevant privacy, confidentiality, security, and other valid access, use, and dissemination restrictions, and are structured in a way that enables the data to be fully discoverable and usable by end users. Generally, open data are consistent with principles, explained in OMB guidance, of such data being public, accessible, machine-readable, described, reusable, complete, timely, and managed post-release.

56) 'Overlay' means a specification of security or privacy controls, control enhancements, supplemental guidance, and other supporting information employed during the tailoring process, that is intended to complement (and further refine) security control baselines. The overlay specification may be more stringent or less stringent than the original security control baseline specification and can be applied to multiple information systems. (See "tailoring" definition.)

57) 'Personally identifiable information' means information that can be used to distinguish or trace an individual's identity, either alone or when combined with other information that is linked or linkable to a specific individual.

58) 'Privacy continuous monitoring' means maintaining ongoing awareness of privacy risks and assessing privacy controls at a frequency sufficient to ensure compliance with applicable privacy requirements and to manage privacy risks.

59) 'Privacy continuous monitoring program' means an agency-wide program that implements the agency's privacy continuous monitoring strategy and maintains ongoing awareness of threats and vulnerabilities that may pose privacy risks; monitors changes to

information systems and environments of operation that create, collect, use, process, store, maintain, disseminate, disclose, or dispose of PII; and conducts privacy control assessments to verify the continued effectiveness of all privacy controls selected and implemented at an agency across the agency risk management tiers to ensure continued compliance with applicable privacy requirements and manage privacy risks.

60) 'Privacy continuous monitoring strategy' means a formal document that catalogs the available privacy controls implemented at an agency across the agency risk management tiers and ensures that the controls are effectively monitored on an ongoing basis by assigning an agency-defined assessment frequency to each control that is sufficient to ensure compliance with applicable privacy requirements and to manage privacy risks.

61) 'Privacy control' means the administrative, technical, and physical safeguards employed within an agency to ensure compliance with applicable privacy requirements and manage privacy risks.

62) 'Privacy control assessment' means the assessment of privacy controls to determine whether the controls are implemented correctly, operating as intended, and sufficient to ensure compliance with applicable privacy requirements and manage privacy risks. A privacy control assessment is both an assessment and a formal document detailing the process and the outcome of the assessment.

63) 'Privacy impact assessment' means an analysis of how information is handled to ensure handling conforms to applicable legal, regulatory, and policy requirements regarding privacy; to determine the risks and effects of creating, collecting, using, processing, storing, maintaining, disseminating, disclosing, and disposing of information in identifiable form in an electronic information system; and to examine and evaluate protections and alternate processes for handling information to mitigate potential privacy concerns. A privacy impact assessment is both an analysis and a formal document detailing the process and the outcome of the analysis.

64) 'Privacy program plan' means a formal document that provides an overview of an agency's privacy program, including a description of the structure of the privacy program, the resources dedicated to the privacy program, the role of the Senior Agency Official for Privacy and other privacy officials and staff, the strategic goals and objectives of the privacy program, and the program management controls and common controls in place or planned for meeting applicable privacy requirements and managing privacy risks.

65) 'Privacy plan' means a formal document that details the privacy controls selected for an information system or environment of operation that are in place or planned for meeting applicable privacy requirements and managing privacy risks, details how the controls have been implemented, and describes the methodologies and metrics that will be used to assess the controls.[74]

66) 'Program management control' means, in the context of information security and privacy, a control that is generally implemented at the agency level, independent of any

[74] The privacy plan and the information system security plan may be integrated into one consolidated document.

particular information system, and essential for managing information security or privacy programs.

67) 'Provisioned IT Service' means an information technology service that is owned, operated, and provided by an outside vendor or external government organization, and consumed by the agency.

68) 'Public information' means any information, regardless of form or format, that an agency discloses, disseminates, or makes available to the public (44 U.S.C. Chapter 35).

69) 'Reauthorization' means the risk determination and risk acceptance decision that occurs after an initial authorization. In general, reauthorization actions may be time-driven or event-driven; however, under ongoing authorization, reauthorization is typically an event-driven action initiated by the authorizing official or directed by the Risk Executive (function) in response to an event that drives risk above the previously agreed-upon agency risk tolerance.

70) 'Records' means all recorded information, regardless of form or characteristics, made or received by a Federal agency under Federal law or in connection with the transaction of public business and preserved or appropriate for preservation by that agency or its legitimate successor as evidence of the organization, functions, policies, decisions, procedures, operations, or other activities of the United States Government or because of the informational value of data in them (44 U.S.C. § 3301).

71) 'Records management' means the planning, controlling, directing, organizing, training, promoting, and other managerial activities involved with respect to records creation, records maintenance and use, and records disposition in order to achieve adequate and proper documentation of the policies and transactions of the Federal Government and effective and economical management of agency operations (44 U.S.C. § 2901(2)).

72) 'Resilience' means the ability to prepare for and adapt to changing conditions and withstand and recover rapidly from disruption. Resilience includes the ability to withstand and recover from deliberate attacks, accidents, or naturally occurring threats or incidents.

73) 'Risk' means a measure of the extent to which an entity is threatened by a potential circumstance or event, and typically is a function of: (i) the adverse impact, or magnitude of harm, that would arise if the circumstance or event occurs; and (ii) the likelihood of occurrence.[75]

74) 'Risk management' means the program and supporting processes to manage risk to agency operations (including mission, functions, image, reputation), agency assets, individuals, other organizations, and the Nation, and includes: establishing the context for risk-related activities; assessing risk; responding to risk once determined; and monitoring risk over time.

75) 'Risk management strategy' means the description of how an agency intends to assess risk, respond to risk, and monitor risk, making explicit and transparent the risk

[75] Risk can include both information security and privacy risks.

perceptions that organizations routinely use in making both investment and operational decisions.

76) 'Risk response' means accepting, avoiding, mitigating, sharing, or transferring risk to agency operations, agency assets, individuals, other organizations, or the Nation.

77) 'Security category' means the characterization of information or an information system based on an assessment of the potential impact that a loss of confidentiality, integrity, or availability of such information or information system would have on agency operations, agency assets, individuals, other organizations, and the Nation.

78) 'Security control' means the safeguards or countermeasures prescribed for an information system or an organization to protect the confidentiality, integrity, and availability of the system and its information.

79) 'Security control assessment' means the testing or evaluation of security controls to determine the extent to which the controls are implemented correctly, operating as intended, and producing the desired outcome with respect to meeting the security requirements for an information system or organization.

80) 'Security control baseline' means the set of minimum security controls defined for a low-impact, moderate-impact, or high-impact information system.

81) 'Senior Agency Official for Privacy' means the senior official, designated by the head of each agency, who has agency-wide responsibility for privacy, including implementation of privacy protections; compliance with Federal laws, regulations, and policies relating to privacy; management of privacy risks at the agency; and a central policy-making role in the agency's development and evaluation of legislative, regulatory, and other policy proposals.

82) 'Senior Agency Official for Records Management' means the senior official who has direct responsibility for ensuring that the agency efficiently and appropriately complies with all applicable records management statutes, regulations, NARA policy and OMB policy.

83) 'Supply chain' means a linked set of resources and processes between multiple tiers of developers that begins with the sourcing of products and services and extends through the design, development, manufacturing, processing, handling, and delivery of products and services to the acquirer.

84) 'Supply chain risk' means risks that arise from the loss of confidentiality, integrity, or availability of information or information systems and reflect the potential adverse impacts to organizational operations (including mission, functions, image, or reputation), organizational assets, individuals, other organizations, and the Nation.

85) 'Supply chain risk management' means the process of identifying, assessing, and mitigating the risks associated with the global and distributed nature of information and communications technology product and service supply chains.

86) 'System-specific control' means a security or privacy control for an information system that is implemented at the system level and is not inherited by any other information system.

87) 'Systems security engineering' means a specialty engineering discipline of systems engineering. It applies scientific, mathematical, engineering, and measurement concepts, principles, and methods to deliver, consistent with defined constraints and necessary trade-offs, a trustworthy asset protection capability that satisfies stakeholder requirements; is seamlessly integrated into the delivered system; and presents residual risk that is deemed acceptable and manageable to stakeholders.

88) 'Tailoring' means the process by which security control baselines are modified by identifying and designating common controls; applying scoping considerations; selecting compensating controls; assigning specific values to agency-defined control parameters; supplementing baselines with additional controls or control enhancements; and providing additional specification information for control implementation. The tailoring process may also be applied to privacy controls. (See "overlay" definition.)

89) 'TechStat' means a face-to-face, evidence-based accountability review of an IT investment that enables the Federal Government to intervene to turn around, halt, or terminate IT projects that are failing or are not producing results for the American people.

90) 'Trustworthy information system' means an information system that is believed to be capable of operating within defined levels of risk despite the environmental disruptions, human errors, structural failures, and purposeful attacks that are expected to occur in its environment of operation.

b. Terms that are not specifically defined in this section are assumed to have standard dictionary meanings, or are defined in other OMB policy.

11. Inquiries

All questions or inquiries should be addressed to the Office of Management and Budget, Washington, D.C. 20503. Telephone: (202) 395-0379 or (202) 395-3785 or Email: A130@omb.eop.gov.

Appendix I to OMB Circular A-130
Responsibilities for Protecting and Managing Federal Information Resources

1. Introduction

Agencies of the Federal Government depend on the secure acquisition, processing, storage, transmission, and disposition of information to carry out their core missions and business functions. This allows diverse information resources ranging from large enterprise information systems (or systems of systems) to small mobile computing devices to collect, process, store, maintain, transmit, and disseminate this information. The information relied upon is subject to a range of threats that could potentially harm or adversely affect organizational operations (e.g., mission, functions, image, or reputation), organizational assets, individuals, other organizations, or the Nation. These threats include environmental disruptions, purposeful attacks, structural failures, human errors, and other threats that can compromise Federal information resources. Personnel at all levels of the Federal Government must understand how to manage information security and protect privacy.

Federal agencies must implement information security programs and privacy programs with the flexibility to meet current and future information management needs and the sufficiency to comply with Federal requirements and manage risks. Emerging technologies and services may continue to shift the ways in which agencies acquire, develop, manage, and use information and technology. As technologies and services continue to change, so will the threat environment. Agency programs must have the capability to identify, respond to, and recover from current threats while protecting their information resources and the privacy of the individuals whose information they maintain. The programs must also have the capability to address new and emerging threats. To be effective, information security and privacy considerations must be part of the day-to-day operations of agencies. This can best be accomplished by planning for the requisite security and privacy capabilities as an integral part of the agency strategic planning and risk management processes, not as a separate activity. This includes, but is not limited to, the integration of Federal information security and privacy requirements (and security and privacy controls) into the enterprise architecture, system development life cycle activities, systems engineering processes, and acquisition processes.

To ensure that Federal agencies can successfully carry out their assigned missions and business operations in an environment of sophisticated and complex threats, they must deploy systems that are both trustworthy and resilient. To increase the level of trustworthiness and resilience of Federal information systems, the systems should employ technologies that can significantly increase the built-in protection capability of those systems and make them inherently less vulnerable. This can require a significant investment in appropriate architectures and the application of systems engineering concepts and principles in the design of Federal information systems.

As Federal agencies take advantage of emerging information technologies and services to obtain more effective mission and operational capabilities, achieve greater efficiencies, and reduce costs, they must also apply the principles and practices of risk management, information security, and privacy to the acquisition and use of those technologies and services. While there are certain security and privacy requirements and associated controls that are mandatory, agencies are

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required to employ risk-based approaches and decision making to ensure that security and privacy capabilities are sufficient to protect agency assets, operations, and individuals. Such risk-based approaches involve framing, assessing, responding to, and monitoring security and privacy risks on an ongoing basis. Risk-based approaches can also support potential performance improvements and cost savings when agencies make decisions about maintaining, modernizing, or replacing existing information technologies and services or implementing new technologies and services that leverage internal, other government, or private sector innovative and market-driven solutions. These responsibilities extend to the creation, collection, use, processing, storage, maintenance, dissemination, disclosure, and disposal of Federal information when such information is hosted by non-Federal entities on behalf of the Federal Government. Ultimately, agency heads remain responsible and accountable for ensuring that information management practices comply with all Federal requirements, that information security and privacy programs are appropriately managed, and that Federal information is adequately protected commensurate with the risk resulting from the unauthorized access, use, disclosure, disruption, modification, or destruction of such information.

2. Purpose

This Appendix establishes minimum requirements for Federal information security programs, assigns Federal agency responsibilities for the security of information and information systems, and links agency information security programs and agency management control systems established in accordance with OMB Circular A-123, *Management's Responsibility for Enterprise Risk Management and Internal Controls*. This Appendix also establishes requirements for Federal agency privacy programs, assigns responsibilities for privacy program management, and describes how agencies should take a coordinated approach to implementing information security and privacy controls. Additionally, this Appendix incorporates requirements of statute, such as FISMA (44 U.S.C. Chapter 35), the E-Government Act of 2002 (44 U.S.C. Chapters 35 and 36), the Paperwork Reduction Act (44 U.S.C. Chapter 35), and the Privacy Act of 1974, and responsibilities assigned in executive orders and Presidential directives.

3. General Requirements

a. Agencies shall implement an agency-wide risk management process that frames, assesses, responds to, and monitors information security and privacy risk on an ongoing basis across the three organizational tiers (i.e., organization level, mission or business process level, and information system level).[76]

b. Agencies shall develop, implement, document, maintain, and oversee agency-wide information security and privacy programs including people, processes, and technologies to:

   1) Provide for agency information security and privacy policies, planning, budgeting, management, implementation, and oversight;

[76] NIST SP 800-39, *Managing Information Security Risk: Organization, Mission, and Information System View,* provides additional information on risk management processes and strategies. See also Section 5.b of this Appendix.

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2) Protect information and information systems from unauthorized access, use, disclosure, disruption, modification, or destruction in order to provide for their confidentiality, integrity, and availability;

3) Provide adequate security for all information created, collected, processed, stored, transmitted, disseminated, or disposed of by or on behalf of the agency, to include Federal information residing in contractor information systems and networks;

4) Cost-effectively manage information security and privacy risks, which includes reducing such risks to an acceptable level;

5) Implement a risk management framework to guide and inform the categorization of Federal information and information systems; the selection, implementation, and assessment of security and privacy controls; the authorization of information systems and common controls; and the continuous monitoring of information systems;

6) Implement security and privacy controls, and verify that they are operating as intended, and continuously monitored and assessed; put procedures in place so that security and privacy controls remain effective over time, and that steps are taken to maintain risk at an acceptable level within organizational risk tolerance;

7) Employ systems security engineering principles, concepts, and techniques during the life cycle of information systems to facilitate the development, deployment, operation, and sustainment of trustworthy and adequately secure systems;

8) Implement supply chain risk management principles to protect against the insertion of counterfeits, unauthorized production, tampering, theft, insertion of malicious software, as well as poor manufacturing and development practices throughout the system development life cycle;

9) Implement policies and procedures to ensure that all personnel are held accountable for complying with agency-wide information security and privacy requirements and policies;

10) Ensure that, in a timely manner, agency CIOs and SAOPs are made aware of information systems and components that cannot be appropriately protected or secured and that such systems are given a high priority for upgrade, replacement, or retirement;[77] and

11) Ensure ongoing collaboration between the senior agency information security officer and the SAOP to ensure coordination of security and privacy activities.

c. Agencies that share PII shall require, as appropriate, other agencies and entities with which they share PII to maintain the PII in an information system with a particular NIST FIPS Publication 199 confidentiality impact level, as determined by the agency sharing the PII.

d. Agencies that share PII with other agencies or entities shall impose, where appropriate, conditions (including the selection and implementation of particular security and privacy controls) that govern the creation, collection, use, processing, storage, maintenance,

[77] Until such information systems or components are appropriately dispositioned, agencies are expected to immediately implement interim remediation measures such as limiting access or connectivity.

dissemination, disclosure, and disposal of the PII through written agreements, including contracts, data use agreements, information exchange agreements, and memoranda of understanding.

e. Agencies shall protect Controlled Unclassified Information (CUI) and shall apply NIST FIPS and NIST (800-series) SPs, as appropriate. This includes limiting the disclosure of proprietary information to that which is legally authorized, and impose appropriate conditions on use where a continuing obligation to ensure the confidentiality of the information exists.

f. Agencies shall ensure compliance with all applicable statutory, regulatory, and policy requirements and develop and maintain effective information security and privacy programs. This includes using privacy impact assessments and other tools to manage privacy risks.

g. Agencies shall implement policies issued by OMB, as well as requirements issued by the Department of Commerce, DHS, GSA, and OPM. This includes applying the standards and guidelines contained in NIST FIPS, NIST (800-series) SPs, and, where appropriate and directed by OMB, NISTIRs.

4. Specific Requirements[78]

a. Security Categorization

Agencies shall:

1) Identify authorization boundaries for information systems in accordance with NIST SPs 800-18 and 800-37; and

2) Categorize information and information systems, in accordance with FIPS Publication 199 and NIST SP 800-60, considering potential adverse security and privacy impacts to organizational operations and assets, individuals, other organizations, and the Nation.

b. Planning, Budgeting, and Enterprise Architecture

Agencies shall:

1) Identify and plan for the resources needed to implement information security and privacy programs;

2) Ensure that information security and privacy are addressed throughout the life cycle of each agency information system, and that security and privacy activities and costs are identified and included in IT investment capital plans and budgetary requests;

3) Plan and budget to upgrade, replace, or retire any information systems for which security and privacy protections commensurate with risk cannot be effectively implemented;

[78] The requirements in this section represent those areas deemed to be of fundamental importance to the achievement of effective agency information security programs and those areas deemed to require specific emphasis by OMB. The security programs developed and executed by agencies need not be limited to the aforementioned areas but can employ a comprehensive set of safeguards and countermeasures based on the principles, concepts, and methodologies defined NIST standards and guidelines.

4) Ensure that investment plans submitted to OMB as part of the budget process meet the information security and privacy requirements appropriate for the life cycle stage of the investment; and

5) Incorporate Federal information security and privacy requirements into the agency's enterprise architecture to ensure that risk is addressed and information systems achieve the necessary levels of trustworthiness, protection, and resilience.

c. Plans, Controls, and Assessments

Agencies shall:

1) Develop and maintain an information security program plan that provides an overview of the organization-wide information security requirements and documents the program management controls and common controls in place or planned for meeting those requirements;

2) Develop and maintain a privacy program plan that provides an overview of the agency's privacy program, including a description of the structure of the privacy program, the resources dedicated to the privacy program, the role of the Senior Agency Official for Privacy and other privacy officials and staff, the strategic goals and objectives of the privacy program, the program management controls and common controls in place or planned for meeting applicable privacy requirements and managing privacy risks, and any other information determined necessary by the agency's privacy program;

3) Employ a system life cycle process that incorporates the principles, concepts, methods, and techniques of systems security engineering to ensure the development of trustworthy and resilient information systems;

4) Develop supply chain risk management plans as described in NIST SP 800-161 to ensure the integrity, security, resilience, and quality of information systems;

5) Employ a process to select and implement security controls for information systems and the environments in which those systems operate[79] that satisfies the minimum information security requirements in FIPS Publication 200 and security control baselines in NIST SP 800-53, tailored as appropriate;[80]

6) Employ a process to select and implement privacy controls for information systems and programs that satisfies applicable privacy requirements in OMB guidance, including, but not limited to, Appendix I to this Circular and OMB Circular A-108, *Federal Agency Responsibilities for Review, Reporting, and Publication under the Privacy Act*;

7) Implement information system security using sound systems security engineering principles, concepts, methods, practices, and techniques;

8) Develop and maintain security plans for information systems to document which security controls have been selected and how those controls have been implemented;

[79] The environment of operation includes the physical surroundings in which an information system processes, stores, and transmits information. Agencies should take the environment into account when selecting, implementing, documenting, and assessing security controls.

[80] Agencies must conduct tailoring activities in accordance with OMB policy.

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9) Develop and maintain a privacy plan that details the privacy controls selected for an information system that are in place or planned for meeting applicable privacy requirements and managing privacy risks, details how the controls have been implemented, and describes the methodologies and metrics that will be used to assess the controls;

10) Deploy effective security controls to provide Federal employees and contractors with multifactor authentication, digital signature, and encryption capabilities that provide assurance of identity and are interoperable Government-wide and accepted across all Executive Branch agencies;

11) Adhere to Government-wide requirements in the deployment and use of identity credentials used by employees and contractors accessing Federal facilities;[81]

12) Designate common controls in order to provide cost-effective security and privacy capabilities that can be inherited by multiple agency information systems or programs;[82]

13) Conduct and document assessments of all selected and implemented security and privacy controls to determine whether security and privacy controls are implemented correctly, operating as intended, and sufficient to ensure compliance with applicable requirements and to manage security and privacy risks;

14) Conduct and document security and privacy control assessments prior to the operation of an information system, and periodically thereafter, consistent with the frequency defined in the agency information security continuous monitoring (ISCM) and privacy continuous monitoring (PCM) strategies and the agency risk tolerance;

15) Use agency plans of action and milestones (POA&Ms), and make available or provide access to OMB, DHS, inspectors general, and the U.S. Government Accountability Office, upon request, to record and manage the mitigation and remediation of identified weaknesses and deficiencies, not associated with accepted risks, in agency information systems; and

16) Obtain approval from the authorizing official for connections from the information system, as defined by its authorization boundary, to other information systems based on the risk to the agency's operations and assets, individuals, other organizations, and the Nation.

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[81] NIST SP 800-116, *A Recommendation for the Use of PIV Credentials in Physical Access Control Systems (PACS)*, provides additional information on the use of PIV Credentials, the Government-wide standard identity credential, in physical access control systems. Physical access controls systems, which include, for example, servers, databases, workstations and network appliances in either shared or isolated networks, are considered information systems.

[82] When common controls protect multiple agency information systems of differing impact levels, the controls shall be implemented at the highest impact level among the systems. If such controls cannot be implemented at the highest impact level of the information systems, agencies shall factor this situation into their assessments of risk and take appropriate risk mitigation actions (e.g., adding security controls, changing assigned values of security control parameters, implementing compensating controls, changing certain aspects of mission or business processes, or separating the higher impact system into its own domain where it can be afforded appropriate levels of protection).

d. Authorization to Operate and Continuous Monitoring

Agencies shall:

1) Designate senior Federal officials to formally authorize an information system to operate and authorize agency-designated common controls for use;[83]

2) Complete an initial authorization to operate for each information system and all agency-designated common controls based on a determination of, and explicit acceptance of, the risk to agency operations and assets, individuals, other organizations, and the Nation, and prior to operational status;

3) Transition information systems and common controls to an ongoing authorization process when eligible for such a process and with the formal approval of the respective authorizing officials;

4) Reauthorize information systems and common controls as needed, on a time- or event-driven basis in accordance with agency risk tolerance;

5) Develop and maintain an ISCM strategy to address information security risks and requirements across the organizational risk management tiers;[84]

6) Implement and update, in accordance with organization-defined frequency, the ISCM strategy to reflect the effectiveness of deployed controls; significant changes to information systems; and adherence to Federal statutes, policies, directives, instructions, regulations, standards, and guidelines;

7) Ensure that all selected and implemented controls are addressed in the ISCM strategy and are effectively monitored on an ongoing basis, as determined by the agency's ISCM program;[85]

8) Establish and maintain an ISCM program that:

   a) Provides an understanding of agency risk tolerance and helps officials set priorities and manage information security risk consistently throughout the agency;

   b) Includes metrics that provide meaningful indications of security status and trend analysis at all risk management tiers;

   c) Ensures the continued effectiveness of all security controls selected and implemented by monitoring controls with the frequencies specified in the ISCM strategy;

   d) Verifies compliance with information security requirements derived from organizational missions or business functions, Federal statutes, directives, instructions, regulations, policies, standards and guidelines;

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[83] Common controls are authorized for operation in the same manner as system-specific controls.

[84] NIST SP 800-39, *Managing Information Security Risk*, defines three risk management tiers for managing information security risk within organizations. These include an organization or governance tier, mission or business process tier, and information system tier.

[85] For greater efficiency, the ISCM and PCM strategies may be consolidated into a single unified continuous monitoring strategy. Similarly, the ISCM and PCM programs may also be consolidated into a single unified continuous monitoring program.

e) Is informed by all applicable agency IT assets to help maintain visibility into the security of those assets and the protection of PII associated with those assets;

f) Ensures knowledge and control of changes to information systems that have potential to affect security;

g) Maintains awareness of threats and vulnerabilities that have the potential to affect security, including the mitigation of those threats and vulnerabilities;

9) Develop and maintain a PCM strategy, a formal document that:

a) Catalogs the available privacy controls implemented at the agency across the agency risk management tiers; and

b) Ensures that the privacy controls are effectively monitored on an ongoing basis by assigning an agency-defined assessment frequency to each control that is sufficient to ensure compliance with applicable privacy requirements and to manage privacy risks;

10) Establish and maintain an agency-wide PCM program that implements the agency's PCM strategy and:

a) Conducts privacy control assessments to verify the continued effectiveness of all privacy controls selected and implemented at the agency across the agency risk management tiers to ensure continued compliance with applicable privacy requirements and manage privacy risks;

b) Identifies assessment methodologies and metrics to determine whether privacy controls are implemented correctly, operating as intended, and sufficient to ensure compliance with applicable privacy requirements and manage privacy risks;

c) Maintains ongoing awareness of threats and vulnerabilities that may pose privacy risks; and

d) Monitors changes to information systems and environments of operation that create, collect, use, process, store, maintain, disseminate, disclose, or dispose of PII;

11) Ensure that a robust ISCM program and PCM program are in place before agency information systems are eligible for ongoing authorization; and

12) Leverage available Federal shared services, where practicable and appropriate.

e. Privacy Controls for Federal Information Systems and Programs

The SAOP has agency-wide responsibility and accountability for developing, implementing, and maintaining an agency-wide privacy program to manage privacy risks, develop and evaluate privacy policy, and ensure compliance with all applicable statutes, regulations, and policies regarding the creation, collection, use, processing, storage, maintenance, dissemination, disclosure, and disposal of PII by programs and information systems. The SAOP shall:

1) Develop and maintain a privacy program plan that provides an overview of an agency's privacy program, including a description of the structure of the privacy program, the resources dedicated to the privacy program, the role of the SAOP and other privacy officials and staff, the strategic goals and objectives of the privacy program, and the

program management controls and common controls in place or planned for meeting applicable privacy requirements and managing privacy risks;

2) Develop and maintain a PCM strategy and PCM program to maintain ongoing awareness of privacy risks and assess privacy controls at a frequency sufficient to ensure compliance with applicable privacy requirements and manage privacy risks;

3) Conduct and document the results of privacy control assessments to verify the continued effectiveness of all privacy controls selected and implemented at the agency across all agency risk management tiers to ensure continued compliance with applicable privacy requirements and manage privacy risks;

4) Identify assessment methodologies and metrics to determine whether privacy controls are implemented correctly, operating as intended, and sufficient to ensure compliance with applicable privacy requirements and manage privacy risks;

5) Designate which privacy controls will be treated as program management, common, information system-specific, and hybrid privacy controls at the agency;

6) Review IT capital investment plans and budgetary requests to ensure that privacy requirements (and associated privacy controls), as well as any associated costs, are explicitly identified and included, with respect to any IT resources that will be used to create, collect, use, process, store, maintain, disseminate, disclose, or dispose of PII;

7) Review and approve, in accordance with NIST FIPS Publication 199 and NIST SP 800-60, the categorization of information systems that create, collect, use, process, store, maintain, disseminate, disclose, or dispose of PII;[86]

8) Review and approve the privacy plans for agency information systems prior to authorization, reauthorization, or ongoing authorization;

9) Review authorization packages for information systems that create, collect, use, process, store, maintain, disseminate, disclose, or dispose of PII to ensure compliance with applicable privacy requirements and manage privacy risks, prior to authorizing officials making risk determination and acceptance decisions; and

10) Coordinate with the CIO, the senior agency information security officer, and other agency officials in implementation of these requirements.

f. Incident Detection, Response, and Recovery

It is essential that agencies react appropriately to incidents after employing a risk-based approach to selecting and implementing their security and privacy controls for their information and information systems.

[86] The categorization of information systems that create, collect, use, process, store, maintain, disseminate, disclose, or dispose of PII will depend on the sensitivity level of the PII, the privacy risks, and the associated risk to agency operations, agency assets, individuals, other organizations, and the Nation. Agencies should generally categorize information systems that create, collect, use, process, store, maintain, disseminate, disclose, or dispose of PII at the moderate or high confidentiality impact level. See Appendix II for additional information regarding the sensitivity level of PII.

Agencies shall:[87]

1) Develop and implement incident management policies and procedures, in accordance with OMB policies and NIST guidelines that address incident detection, response, and recovery. This includes developing and implementing appropriate activities to identify the occurrence of an incident; developing and implementing appropriate activities to take action regarding a detected incident; and developing and implementing the appropriate activities to maintain plans for resilience and to restore any capabilities or services that were impaired due to an incident;
2) Designate sensitive positions and execute commensurate security clearance levels for appropriate agency personnel;
3) Establish clear roles and responsibilities to ensure the oversight and coordination of incident response activities and that incidents are documented, reported, investigated, and handled;
4) Periodically test incident response procedures to ensure effectiveness of such procedures;
5) Document lessons learned for incident response and update procedures annually or as required by OMB or DHS;
6) Ensure that processes are in place to verify corrective actions;
7) Maintain formal incident response capabilities and mechanisms to include notification to affected individuals and adequate training and awareness for employees and contractors on how to report and respond to incidents;
8) Implement formal incident management policies to include definitions, detection and analysis, containment, internal and external notification and reporting requirements, incident reporting methods, post-incident procedures, roles and responsibilities, and guidance on how to mitigate impacts to the agency and its respondents following an incident;
9) Report incidents to OMB, DHS, the CIO, the SAOP, their respective inspectors general and general counsel, law enforcement, and Congress in accordance with procedures issued by OMB; and
10) Provide reports on incidents as required by FISMA, OMB policy, DHS binding operational directives, Federal information security incident center guidelines, NIST guidelines, and agency procedures.

[87] Pursuant to FISMA (44 U.S.C. Chapter 35).

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g. Contingency Planning[88]

Agencies shall:

1) Develop and test contingency plans[89] for information systems that:
   a) Identify essential missions and business functions and associated contingency requirements;
   b) Provide recovery objectives, restoration priorities, and metrics;
   c) Address contingency roles and responsibilities; and
   d) Address maintaining essential missions, functions, and services despite a disruption, compromise, or failure of information systems.
2) Provide for the recovery and reconstitution of information systems to a known state after a disruption, compromise, or failure.

h. Awareness and Training

Agencies shall:

1) Develop, maintain, and implement mandatory agency-wide information security and privacy awareness and training programs for all employees and contractors;
2) Ensure that the security and privacy awareness and training programs are consistent with applicable policies, standards, and guidelines issued by OMB, NIST, and OPM;
3) Apprise agency employees about available security and privacy resources, such as products, techniques, or expertise;
4) Provide foundational as well as more advanced levels of security and privacy training to information system users (including managers, senior executives, and contractors) and ensure that measures are in place to test the knowledge level of information system users;
5) Provide role-based security and privacy training to employees and contractors with assigned security and privacy roles and responsibilities, including managers, before authorizing access to Federal information or information systems or performing assigned duties;

[88] The Federal Information Security Modernization Act of 2014 (44 U.S.C. Chapter 35) requires each agency to develop, document, and implement an agency-wide information security program that includes plans and procedures to ensure continuity of operations for information systems that support the operations and assets of the agency. Plans related to contingency plans for organizational information systems include, for example, Business Continuity Plans, Disaster Recovery Plans, Continuity of Operations Plans, Crisis Communications Plans, Critical Infrastructure Plans, Cyber Incident Response Plans, Insider Threat Implementation Plan, and Occupant Emergency Plans.

[89] Testing of contingency plans must be consistent with the assessment procedures in NIST SP 800-53A, *Guide for Assessing the Security Controls in Federal Information Systems and Organizations*. In addition, Homeland Security Presidential Directive 20, *National Continuity Directive*, requires the establishment and maintenance of an effective national continuity capability. Federal Continuity Directive 1, *Federal Executive Branch National Continuity Program and Requirements*, provides direction for the further development of continuity plans and programs.

6) Establish rules of behavior, including consequences for violating rules of behavior, for employees and contractors that have access to Federal information or information systems, including those that create, collect, use, process, store, maintain, disseminate, disclose, or dispose of PII; and

7) Ensure that employees and contractors have read and agreed to abide by the rules of behavior for the Federal information and information systems for which they require access prior to being granted access.

i. Specific Safeguarding Measures to Reinforce the Protection of Federal Information and Information Systems[90]

Agencies shall:

1) Implement a policy of least functionality by only permitting the use of networks, systems, applications, and data, as well as programs, functions, ports, protocols, or services that are necessary in meeting mission or business needs;

2) Implement policies of least privilege at multiple layers – network, system, application, and data so that users have role-based access to only the information and resources that are necessary for a legitimate purpose;

3) Implement a policy of separation of duties to address the potential for abuse of authorized privileges and help to reduce the risk of malicious activity without collusion;

4) Isolate sensitive or critical information resources (e.g., information systems, system components, applications, databases, and information) into separate security domains with appropriate levels of protection based on the sensitivity or criticality of those resources;

5) Implement access control policies for information resources that ensure individuals have appropriate authorization and need, and that the appropriate level of identity proofing or background investigation is conducted prior to granting access;

6) Protect administrator, user, and system documentation related to the design, development, testing, operation, maintenance, and security of the hardware, firmware, and software components of information systems;

7) Continuously monitor, log, and audit the execution of information system functions by privileged users (that ordinary users are not authorized to perform) to detect misuse and to help reduce the risk from insider threats;

8) Prohibit the use of unsupported information systems and system components, and ensure that systems and components that cannot be appropriately protected or secured are given a high priority for upgrade or replacement;[91]

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[90] NIST SP 800-53, *Security and Privacy Controls for Federal Information Systems and Organizations*, provides information on additional security safeguarding measures.

[91] Includes hardware, software, or firmware components no longer supported by developers, vendors, or manufacturers through the availability of software patches, firmware updates, replacement parts, and maintenance contracts. NIST SP 800-53, *Security and Privacy Controls for Federal Information Systems and Organizations*, provides additional guidance on unsupported software components.

9) Implement and maintain current updates and patches for all software and firmware components of information systems;[92]

10) For systems that promote public access, ensure that identity proofing, registration, and authentication processes provide assurance of identity consistent with security and privacy requirements, in accordance with Executive Order 13681,[93] OMB policy, and NIST standards and guidelines;

11) Require use of multifactor authentication for employees and contractors in accordance with Government-wide identity management standards;[94]

12) Develop and implement processes to support use of digital signatures for employees and contractors;

13) Ensure that all public key infrastructure (PKI) certificates used by an agency and issued in accordance with Federal PKI policy validate to the Federal PKI trust anchor when being used for user signing, encrypting purposes, authentication and authorization;[95]

14) Encrypt all FIPS 199 moderate-impact and high-impact information at rest and in transit, unless encrypting such information is technically infeasible or would demonstrably affect the ability of agencies to carry out their respective missions, functions, or operations; and the risk of not encrypting is accepted by the authorizing official and approved by the agency CIO, in consultation with the SAOP (as appropriate);[96]

15) Implement the current encryption algorithms and validated cryptographic modules in accordance with NIST standards and guidelines;

16) Ensure that only individuals or processes acting on behalf of individuals with legitimate need for access have the ability to decrypt sensitive information;

17) Implement data-level protection and access controls to ensure the security of and access to Federal information; and

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[92] Security-relevant software and firmware updates include, for example, patches, service packs, hot fixes, device drivers, basic input output system (BIOS), and antivirus signatures.

[93] Executive Order 13681, *Improving the Security of Consumer Financial Transactions*, October 2014.

[94] Pursuant to Homeland Security Presidential Directive 12, *Policy for a Common Identification Standard for Federal Employees and Contractors*, NIST FIPS 201 describes the initial Government-wide identity management standard for employees and contractors as a smartcard form factor (the PIV card). With the emergence of a newer generation of computing devices and in particular with mobile devices, the use of PIV cards has evolved technically to include other form factors that can be deployed directly with mobile devices as specified in NIST SP 800-157. The PIV credential associated with this alternative is called a Derived PIV Credential. Derived PIV Credentials are based on the general concept of derived credentials in NIST SP 800-63. Issuing a Derived PIV credential to PIV card holders does not require repeating identity proofing and vetting processes. The user simply proves possession and control of a valid PIV Card to receive a Derived PIV Credential.

[95] The trust anchor refers to the Federal PKI root certificate operated by the Federal PKI Management Authority. This root certificate is the trusted source of all Federal PKI certificates. For additional information, refer to https://www.idmanagement.gov and Federal PKI policy.

[96] The encryption of organizational information when in transit over a network and when at rest in storage devices ensures that such information is persistently protected and promotes a defense-in-depth security strategy.

18) Ensure that all Federal systems and services identified in the Domain Name System are protected with Domain Name System Security (DNSSEC) and that all systems are capable of validating DNSSEC protected information.[97]

j. Non-Federal Entities

Agencies shall:

1) Ensure that terms and conditions in contracts and other agreements involving the creation, collection, use, processing, storage, maintenance, dissemination, disclosure, and disposal of Federal information, incorporate security and privacy requirements and are sufficient to enable agencies to meet Federal and agency-specific requirements pertaining to the protection of Federal information;[98]

2) Provide oversight of information systems used or operated by contractors or other entities on behalf of the Federal Government or that collect or maintain Federal information on behalf of the Federal Government, to include:

   a) Documenting and implementing policies and procedures for information security and privacy oversight, to include ensuring appropriate vetting and access control processes for contractors and others with access to information systems containing Federal information;

   b) Ensuring that security and privacy controls of such information systems and services are effectively implemented and comply with NIST standards and guidelines and agency requirements;

   c) Ensuring that these information systems are included in the agency's inventory of information systems;

   d) Ensuring that the interface characteristics, security requirements, and the nature of the information communicated is documented for each interface between these systems and agency-owned or operated information systems;

   e) Ensuring that procedures are in place for incident response for these information systems including timelines for notification of affected individuals and reporting to OMB, DHS, and other entities as required in OMB guidance;

   f) Requiring agreements (e.g., memoranda of understanding, interconnection security agreements, contracts) for interfaces between these information systems and agency-owned or operated information systems; and

3) Consistent with the agency's authority, ensure that the requirements of the Privacy Act apply to a Privacy Act system of records when a contractor operates the system of records on behalf of the agency to accomplish an agency function;

4) Collaborate with non-Federal entities and other agencies as appropriate to ensure that security and privacy requirements pertaining to these non-Federal entities, such as State,

[97] DNSSEC is a critical component of the Internet infrastructure. DNSSEC enables clients to cryptographically verify that each such translation is provided by a server with the authority to do so, and that the translation response from the server was not modified before reaching the client.

[98] For additional information and associated requirements pertaining to IT acquisitions, refer to the FAR.

local, tribal, and territorial governments, are consistent to the greatest extent possible; and

5) Ensure that terms and conditions of contracts and other agreements include sufficient provisions for Federal Government notification and access, as well as cooperation with agency personnel and Inspectors General.

k. Mitigation of Deficiencies and Issuance of Status Reports

Agencies shall correct deficiencies that are identified through information security and privacy assessments, ISCM and PCM programs, or internal or external audits and reviews, to include OMB reviews. OMB Circular A-123, *Management's Responsibility for Internal Controls*, provides guidance to determine whether a deficiency in controls is material when so judged by the agency head against other agency deficiencies. Material deficiencies must be included in the annual Federal Managers Financial Integrity Act (FMFIA) report, and remediation tracked and managed through the agency's POA&M process. Less significant deficiencies need not be included in the FMFIA report, but must be tracked and managed through the agency's POA&M process.

l. Reporting

Agencies shall provide performance metrics information and FISMA reports in accordance with processes established by OMB and DHS pursuant to FISMA.

m. Independent Evaluations

Pursuant to FISMA, agencies shall:[99]

1) Perform an independent evaluation of the information security programs and practices to determine the effectiveness of such programs and practices, as further described in statute.[100] The evaluation may include an evaluation of their privacy program and practices, as appropriate. Each evaluation shall include:

a) Testing of the effectiveness of information security policies, procedures, and practices of a representative subset of the agency's Federal information systems;[101]

b) An assessment of the effectiveness of the information security policies, procedures, and practices of the agency; and

c) Separate presentations, as appropriate, regarding information security relating to national security systems.

[99] FISMA (44 U.S.C. § 3555).

[100] FISMA (44 U.S.C. § 3555).

[101] Agencies have flexibility in implementing the baseline controls in SP 800-53; however, agencies are required to justify, in their security plans or overlays, any tailoring actions.

5. Discussion of the Major Provisions in the Appendix

This section provides additional information regarding the requirements in this appendix.

a. NIST Standards and Guidelines

NIST standards and guidelines associate each information system with an impact level. The standards and guidelines also provide a corresponding starting set of baseline security controls and tailoring guidance[102] to ensure that the set of security controls in the information system security plan (approved by the authorizing official) and privacy controls in the privacy plan (approved by the SAOP) satisfy the information security, privacy, and mission or business protection needs of the agency.

For non-national security programs and information systems, agencies must apply NIST guidelines unless otherwise stated by OMB. FIPS are mandatory.[103] There is flexibility within NIST's guidelines (specifically in the 800-series) in how agencies apply those guidelines. Unless specified by additional implementing policy by OMB, the concepts and principles described in NIST guidelines must be applied. However, NIST guidelines generally allow agencies latitude in their application. Consequently, the application of NIST guidelines by agencies can result in different solutions that are equally acceptable and compliant with the guidelines.

For legacy information systems, agencies are expected to meet the requirements of, and be in compliance with, NIST standards and guidelines within one year of their respective publication dates unless otherwise directed by OMB. The one-year compliance date for revisions to NIST publications applies only to new or updated material in the publications. For information systems under development or for legacy systems undergoing significant changes, agencies are expected to meet the requirements of, and be in compliance with, NIST standards and guidelines immediately upon deployment of the systems.

b. Risk Management Strategy

Managing risk is a complex, multifaceted activity that requires the involvement of the entire agency—from senior leaders and executives providing the strategic vision and top-level goals and objectives for the agency; to mid-level leaders planning, executing, and managing projects; to individuals on the front lines operating the information systems supporting the agency's missions or business functions. Risk management is a comprehensive process that requires agencies to establish the context in which risk-based decisions are made; assess risk; respond to risk once determined; and monitor risk on an ongoing basis using effective organizational communications and a feedback loop for continuous improvement in the risk-related activities of agencies. Risk management is conducted as an agency-wide activity to ensure that risk-based decision-making is integrated into every aspect of the agency's planning and operations.

[102] Agencies must conduct tailoring activities in accordance with OMB policy.

[103] Pursuant to FISMA (44 U.S.C. Chapter 35).

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A key aspect of the risk management process is the development of the risk management strategy. The risk management strategy describes how an agency intends to assess risk, respond to risk, and monitor risk—making explicit and transparent the risk perceptions that agencies routinely use in making both investment and operational decisions. Establishing a realistic and credible risk management strategy requires that agencies identify their risk assumptions, risk constraints, risk tolerance, and priorities and trade-offs. The risk management strategy also includes any strategic-level decisions by senior leaders and executives regarding the management of risk to agency operations and assets, individuals, other organizations, and the Nation. The risk management strategy guides and informs the use and application of the Risk Management Framework.

c. Risk Management Framework

The Risk Management Framework, as described in NIST SP 800-37, provides a disciplined and structured process that integrates information security and risk management activities into the system development life cycle. The Risk Management Framework requires agencies to categorize each information system and the information processed, stored, and transmitted by each system based on a mission or business impact analysis. Agencies select an initial set of baseline security controls for the information system based on the security categorization and then tailor the security control baseline as needed, based on an organizational assessment of risk and local conditions, as described in NIST SP 800-53. After implementing the security controls, agencies assess the controls using appropriate assessment methods as described in NIST SP 800-53A to determine whether the controls are implemented correctly, operating as intended, and producing the desired outcome with respect to meeting the security requirements for the system.

The authorization to operate the system is based on a determination of the risk to agency operations and assets, individuals, other organizations, and the Nation resulting from the operation and use of the system and the decision by the authorizing official that this risk is acceptable. Subsequent to the authorization decision and as part of an information security continuous monitoring strategy and program, agencies monitor the security controls in the system on an ongoing basis, as described in NIST SP 800-137. Monitoring includes, but is not limited to, assessing control effectiveness, documenting changes to the system or its environment of operation, conducting security impact analyses of the associated changes, and reporting the security state of the system to designated agency officials on an ongoing basis.

An effective implementation of the Risk Management Framework ensures that managing information system-related risks is consistent with the agency's mission or business objectives and overall risk management strategy, and risk tolerance established by the senior leadership through the risk executive function[104] as discussed in NIST SP 800-39. It also ensures that the requisite security and privacy requirements and controls are integrated into

[104] The *risk executive function* is an individual or group within an agency that helps to ensure that: (i) risk-related considerations for individual information systems, to include the authorization to operate decisions, are viewed from an agency-wide perspective with regard to the overall strategic goals and objectives of the agency in carrying out its missions and business functions; and (ii) managing information system-related risks is consistent across the agency, reflects the agency's risk tolerance, and is considered along with other agency risks affecting its missions or business functions.

the agency's enterprise architecture and system development life cycle processes. Finally, the Risk Management Framework supports consistent, well-informed, and ongoing authorization decisions, transparency of risk management information, reciprocity, and information sharing.

d. Security Control Baselines

It is important to achieve adequate security for Federal information and information systems and a consistent level of protection for such information and systems Government-wide. To meet this objective, agencies must select an appropriate set of security controls for their information systems that satisfies the minimum security requirements set forth in FIPS Publication 200. The security controls must include one of the three security control baselines from NIST SP 800-53 that are associated with the designated categorization (impact levels) of their information systems. The security control baselines define the set of minimum security controls for a low-impact, moderate-impact, or high-impact information system and provide a starting point for the tailoring process. Agencies are required to tailor the security control baselines to customize their safeguarding measures for specific missions, business lines, and operational environments—and to do so in a cost-effective, risk-based manner. Tailoring allows agencies to designate common controls; apply scoping considerations; select compensating controls; assign specific values to agency-defined control parameters; supplement baselines with additional controls when necessary; and provide additional specification information for control implementation. Agencies must include a justification, in their information system security plans or overlays, for any tailoring actions that result in changes to the initial security control baselines. Agencies are not permitted to make changes to security control baselines when such changes result in control selections that are inconsistent with security requirements set forth in Federal statutes, executive orders, regulations, directives, or policies.

Agencies may also develop overlays for specific types of information or communities of interest (e.g., all web-based applications, all health care-related systems) as part of the security control selection process. Overlays provide a specification of security or privacy controls, control enhancements, supplemental guidance, and other supporting information as part of the tailoring process, that is intended to complement (and further refine) security control baselines. The overlay may be more stringent or less stringent than the original security control baseline and can be applied to multiple information systems.

All selected security controls must be documented in an information system security plan and implemented. Agencies can use the priority code designations associated with each security control in NIST SP 800-53 to assist in making sequencing decisions for control implementation. This prioritization helps to ensure that the foundational security controls upon which other controls depend are implemented first, thus enabling agencies to deploy controls in a more structured and timely manner in accordance with available resources. Independent evaluations, when conducted, shall focus on the effectiveness of the security controls selected and implemented (as documented in agency information system security plans after all tailoring actions have been completed on the security control baselines) and the justification for any decisions to change the control baselines.

e. Security and Privacy Assessments

Agencies must ensure that periodic testing and evaluation of the effectiveness of information security and privacy policies, procedures, and practices are performed with a frequency depending on risk, but at least annually. However, this general requirement to test and evaluate the effectiveness of information security and privacy policies, procedures, and practices does not imply that agencies must assess every selected and implemented security and privacy control at least annually. Rather, agencies must continuously monitor all implemented security and privacy controls (i.e., system-specific, hybrid, and common controls) with a frequency determined by the agency in accordance with the ISCM and PCM strategies. These strategies will define the specific security and privacy controls selected for assessment during any one-year period (i.e., the annual assessment window) with the understanding that all controls may not be formally assessed every year. Rotational assessment of security and privacy controls is consistent with the transition to ongoing authorization and assumes the information system has completed an initial authorization where all controls were formally assessed for effectiveness. As the transition to ongoing authorization progresses and agency ISCM programs mature, agencies must ensure that assessment frequencies are determined in accordance with NIST SP 800-137.

Security and privacy control assessments shall ensure that security and privacy controls selected by agencies are implemented correctly, operating as intended, and effective in satisfying security and privacy requirements. The risk may change over time based on changes in the threat, agency missions or business functions, personnel, technology, or environments of operation. Consequently, maintaining a capability for real-time or near real-time analysis of the threat environment and situational awareness following an incident is paramount. The type, rigor, and frequency of control assessments, which is established by the agency's risk tolerance and risk management strategy, shall be commensurate with the level of awareness necessary for effectively determining information security and privacy risk. Technical security tools such as malicious code scanners, vulnerability assessment products (which look for known security weaknesses, configuration errors, and the installation of the latest patches), and penetration testing can assist in the ongoing assessment of information systems.

f. Authorizing Official

The authorizing official is a senior agency official or executive with the authority to formally assume responsibility for operating an information system at an acceptable level of risk to agency operations and assets, individuals, other organizations, and the Nation. Authorizing officials have budgetary oversight for an information system or be responsible for the mission or business operations supported by the system. Through the authorization process, authorizing officials are responsible and accountable for the risks associated with information system operations. Because information security is closely related to the privacy protections required for PII, authorizing officials are also responsible and accountable for the privacy risks that arise from the operation of an information system. Accordingly, authorizing officials must be in management positions with a level of authority commensurate with understanding and accepting such information system-related security and privacy risks.

Since the SAOP is the senior official, designated by the head of each agency, who has overall agency-wide responsibility for privacy, agencies must consider input and recommendations submitted by the SAOP in the authorization decision. Additionally, the SAOP has responsibility for reviewing the authorization package for information systems that create, collect, use, process, store, maintain, disseminate, disclose, or dispose of PII, to ensure that privacy risks are managed prior to system authorization. In situations where the authorizing official and SAOP cannot reach a final resolution regarding the appropriate protection for the agency information and information system, the head of the agency must review the associated risks and requirements and make a final determination regarding the issuance of the authorization to operate.[105]

Agencies can choose from several different approaches when planning for and conducting authorizations. These include an authorization with a single authorizing official, an authorization with multiple authorizing officials, or leveraging an existing authorization (see Section 6j, *Joint and Leveraged Authorizations*). Agencies can, at their discretion, include the CIO or the SAOP as a co-authorizing official with a senior agency official who has budgetary oversight for an information system or is responsible for the mission or line of business supported by the system being authorized for operation. Regardless of the approach used, only Federal Government personnel may serve as an authorizing official.

g. Authorization to Operate

The authorization to operate an information system and the authorization of agency-designated common controls granted by senior Federal officials provide an important quality control for agencies. The decision to authorize an information system to operate shall be based on a review of the authorization package and includes an assessment of compliance with applicable requirements and risk to agency operations and assets, individuals, other organizations, and the Nation. As stated above, the decision to authorize a system, or agency-defined common controls, shall be made by the appropriate authorizing official. Since the information system security plan and privacy plan establish the security and privacy controls selected for implementation, those plans are a critical part of the authorization package and shall form the basis for the authorization, supplemented by more specific information as needed.

In the event that there is a change in authorizing officials, the new authorizing official reviews the current authorization decision document, authorization package, and any updated documents created as a result of the continuous monitoring activities. If the new authorizing official is willing to accept the currently documented risk, then the official signs a new authorization decision document, thus formally transferring responsibility and accountability for the information system or the common controls and explicitly accepting the risk. If the new authorizing official is not willing to accept the previous authorization results (including the identified risk), a reauthorization action may need to be initiated or the new authorizing

[105] The head of the agency is the highest-level senior official or executive within an agency with the overall responsibility to provide information security protections commensurate with the risk and magnitude of harm (i.e., impact) to organizational operations and assets, individuals, other organizations, and the Nation.

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official may instead establish new terms and conditions for continuing the original authorization, but not extend the original authorization termination date.

h. Ongoing Authorization

Ongoing authorization[106] is a process whereby the authorizing official makes risk determination and risk acceptance decisions subsequent to the initial authorization, taken at agreed-upon and documented frequencies in accordance with the agency's risk tolerance and mission or business requirements. In order to implement an ongoing authorization process, and move from a static, point-in-time authorization process to a dynamic, near real-time ongoing authorization process for information systems and controls, two conditions must be met by agencies. First, the information system or common controls must have been granted an initial authorization to operate by the designated authorizing official. Second, ISCM and PCM programs must be in place to monitor all implemented security and privacy controls with the appropriate degree of rigor[107] and at the appropriate frequencies in accordance with applicable ISCM and PCM strategies, OMB guidance, and NIST guidelines. Ongoing authorization can either be a time-driven or event-driven process whereby the authorizing official is provided with the necessary and sufficient information regarding the near real-time state of the information system and inherited common controls to determine whether all applicable security and privacy requirements have been satisfied and the mission or business risk is acceptable. Effective ongoing authorization requires robust ISCM and PCM strategies and effective operational ISCM and PCM programs.

Agencies must define and implement a process to designate information systems or common controls that have satisfied the two conditions noted in the previous paragraph and are to be transitioned to ongoing authorization. The process includes the means for the authorizing official to formally acknowledge that the information system or common controls are being managed under an ongoing authorization process and accept the responsibility for ensuring that all necessary activities associated with the ongoing authorization process are performed. Until a formal approval is obtained from the authorizing official to transition to ongoing authorization, information systems (and common controls) remain under a static authorization process with specific authorization termination dates enforced by the agency.

i. Reauthorization

Reauthorization consists of a review of the information system similar to the review carried out during the initial authorization but conducted during the operations or maintenance phase of the system development life cycle rather than prior to that phase. In general, reauthorization actions may be time-driven or event-driven. However, under ongoing authorization, reauthorization is typically an event-driven action initiated by the authorizing official or directed by the Risk Executive (function) in response to an event or significant

[106] For additional information on Ongoing Authorization and its relationship to initial authorization and reauthorization, refer to NIST *Supplemental Guidance on Ongoing Authorization: Transitioning to Near Real-Time Risk Management,* http://csrc.nist.gov/publications.

[107] The term rigor is used in conjunction with security control assessments and monitoring. It is typically associated with the application of assessment methods described in NIST SP 800-53A, and in particular, the attribute of depth which addresses the formality and comprehensiveness of the assessment or monitoring activity.

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change that increases information security or privacy risk above the previously agreed-upon agency risk tolerance. A significant change is defined as a change that is likely to affect the security or privacy state of an information system.

The reauthorization process differs from the initial authorization inasmuch as the authorizing official can initiate a complete zero-base review of the information system or common controls, or a targeted review based on the type of event or significant change that triggered the reauthorization, the assessment of risk related to the event, the risk response of the agency, and the agency risk tolerance. Reauthorization is a separate activity from the ongoing authorization process, though security- and privacy-related information from the agency's ISCM and PCM programs may still be leveraged to support reauthorization. Note also that reauthorization actions may necessitate a review of and changes to the ISCM or PCM strategy, which may in turn affect ongoing authorization.

j. Joint and Leveraged Authorizations

Agencies are encouraged to use joint and leveraged authorizations whenever practicable.[108] Joint authorizations can be used when multiple agency officials either from the same agency or different agencies, have a shared interest in authorizing an information system or common controls. The participating officials are collectively responsible and accountable for the system and the common controls and jointly accept the risks that may adversely impact agency operations and assets, individuals, other organizations, and the Nation. Agencies choosing a joint authorization approach should work together on the planning and the execution of the Risk Management Framework tasks described in NIST SP 800-37 and document their agreement and progress in implementing the tasks. The specific terms and conditions of the joint authorization are established by the participating parties in the joint authorization including, for example, the process for ongoing determination and acceptance of risk. The joint authorization remains in effect only as long as there is mutual agreement among authorizing officials and the authorization meets the requirements established by Federal or agency policies.

Leveraged authorizations can be used when an agency chooses to accept some or all of the information in an existing authorization package generated by another agency based on the need to use the same information resources (e.g., information system or services provided by the system).[109] The leveraging agency reviews the owning agency's authorization package as the basis for determining risk to the leveraging agency. The leveraging agency considers risk factors such as the time elapsed since the authorization results were produced, differences in environments of operation (if applicable), the impact of the information to be processed, stored, or transmitted, and the overall risk tolerance of the leveraging agency. The leveraging agency may determine that additional security measures are needed and negotiate with the owning agency to provide such measures. To the extent that a leveraged authorization includes an information system that creates, collects, uses, processes, stores,

[108] NIST SP 800-37, *Guide for Applying the Risk Management Framework to Federal Information Systems*, provides guidance on joint and leveraged security authorizations.

[109] Agencies using leveraged authorization information from other (owning) agencies shall ensure that such information is included as part of their own Risk Management Framework to provide the appropriate context for managing risk within the leveraging organizations.

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maintains, disseminates, discloses, or disposes of PII, leveraging agencies must consult their SAOP. The SAOP may determine that additional measures are required to manage privacy risks prior to leveraging the authorization.

k. Continuous Monitoring

Agencies must develop ISCM and PCM strategies and implement ISCM and PCM activities in accordance with applicable statutes, directives, policies, instructions, regulations, standards, and guidelines. Agencies have the flexibility to develop an overarching ISCM and PCM strategy (e.g., at the agency, bureau, or component level) that addresses all information systems, or continuous monitoring strategies that address each agency information system individually. The ISCM and PCM strategies must document all available security and privacy controls selected and implemented by agencies, including the frequency of and degree of rigor associated with the monitoring process. ISCM and PCM strategies, which must be approved by the appropriate agency authorizing official and SAOP, respectively, must also include all common controls inherited by agency information systems.

l. Critical Infrastructure

Agencies that operate information systems that are part of the critical infrastructure must conduct a risk assessment to ensure that security controls for those systems are appropriately tailored (including the deployment of additional controls, when necessary), thus providing the required level of protection for critical Federal missions and business operations. In addition, agencies must ensure that the privacy controls assigned to critical infrastructure meet applicable privacy requirements and manage privacy risks. This includes the continuous monitoring of deployed security and privacy controls in information systems designated as critical infrastructure to determine the ongoing effectiveness of those controls against current threats; improving the effectiveness of those controls, when necessary; managing associated changes to the systems and environments of operation; and satisfying specific protection and compliance requirements in statutes, executive orders, directives, and policies required for critical infrastructure protection.

m. Encryption

When the assessed risk indicates the need, agencies must encrypt Federal information at rest and in transit unless otherwise protected by alternative physical and logical safeguards implemented at multiple layers, including networks, systems, applications, and data. Encrypting information at rest and in transit helps to protect the confidentiality and integrity of such information by making it less susceptible to unauthorized disclosure or modification. Agencies must apply encryption requirements to Federal information categorized as either moderate or high impact in accordance with FIPS Publication 199 unless encrypting such information is technically unfeasible or would demonstrably affect their ability to carry out their respective mission, functions, or operations. In situations where the use of encryption is technically infeasible, for example, due to an aging legacy system, agencies must initiate the appropriate system or system component upgrade or replacement actions at the earliest opportunity to be able to accommodate such safeguarding technologies. Authorizing officials who choose to operate information systems without the use of required encryption technologies must carefully assess the risk in doing so, and they must receive written

approval for the exception from the agency CIO, in consultation with the SAOP (as appropriate). Only FIPS-validated cryptography is approved for use in Federal information systems covered by this policy.

n. Digital Signatures

Digital signatures can mitigate a variety of security vulnerabilities by providing authentication and non-repudiation capabilities, and ensuring the integrity of Federal information whether such information is used in day-to-day operations or archived for future use. Additionally, digital signatures can help agencies streamline mission or business processes and transition manual processes to more automated processes to include, for example, online transactions. Because of the advantages provided by this technology, OMB expects agencies to implement digital signature capabilities in accordance with Federal PKI policy, and NIST standards and guidelines. For employees and contractors, agencies must require the use of the digital signature capability of Personal Identity Verification (PIV) credentials. For individuals that fall outside the scope of PIV applicability, agencies should leverage approved Federal PKI credentials when using digital signatures.

o. Identity Assurance

Identity assurance is an essential element of an effective information security program. To streamline the process of citizens, businesses, and other partners[110] securely accessing Government services online requires a risk-appropriate demand of identity assurance. Identity assurance, in an online context, is the ability of an agency to determine that a claim to a particular identity made by an individual can be trusted to actually be the individual's true identity.[111] Citizens, businesses, and other partners that interact with the Federal Government need to have and be able to present electronic identity credentials to identify and authenticate themselves remotely and securely when accessing Federal information resources. An agency needs to be able to know, to a degree of certainty commensurate with the risk determination, that the presented electronic identity credential truly represents the individual presenting the credential before a transaction is authorized.[112] To transform processes for citizens, businesses, and other partners accessing Federal services online, OMB expects agencies to use a standards-based federated identity management approach that enables security, privacy, ease-of-use, and interoperability among electronic authentication systems.[113]

[110] "Other partners" may include contractors not subject to the NIST FIPS 201 identity standard.

[111] Pursuant to Executive Order 13681, *Improving the Security of Consumer Financial Transactions,* agencies making personal data accessible to citizens through digital applications shall require the use of multiple factors of authentication and an effective identity proofing process, as appropriate.

[112] NIST SP 800-63, *Electronic Authentication Guidance*, provides additional guidance on identity assurance.

[113] The requirements in this paragraph focus on citizens, businesses, and other partners that interact with the Federal Government. For Federal employees and contractors, with long-term access to Federal facilities and information systems, agencies are required to follow Personal Identity Verification requirements in accordance with OMB policy and NIST standards and guidelines.

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p. Unsupported Information System Components

Unsupported information system components (e.g., when developers or vendors are no longer providing critical software patches) provide a substantial opportunity for adversaries to exploit weaknesses discovered in the currently installed components. Prohibit the use of unsupported information systems and system components, and ensure that systems and components that cannot be appropriately protected or secured are given a high priority for upgrade or replacement. Exceptions to replacing unsupported system components may include, for example, systems that provide critical mission or business capability where newer technologies are not available or where the systems are so isolated that installing replacement components is not an option. For such systems, agencies can establish in-house support, for example, by developing customized patches for critical software components or securing the services of external providers who through contractual relationships, provide ongoing support for the designated unsupported components. Such contractual relationships can include, for example, open source software value-added vendors.

q. Cybersecurity Framework

The Cybersecurity Framework was developed by NIST in response to Executive Order 13636, *Improving Critical Infrastructure Cybersecurity*. The Framework describes five core cybersecurity functions (i.e., Identify, Protect, Detect, Respond, and Recover) that may be helpful in raising awareness and facilitating communication among agency stakeholders, including executive leadership. The Cybersecurity Framework may also be helpful in improving communications across organizations, allowing cybersecurity expectations to be shared with business partners, suppliers, and among sectors. The Framework is not intended to duplicate the current information security and risk management practices in place within the Federal Government. However, in the course of managing information security risk using the established NIST Risk Management Framework and associated security standards and guidelines required by FISMA, agencies can leverage the Cybersecurity Framework to complement their current information security programs. NIST is responsible for providing guidance on how agencies can use the Cybersecurity Framework and in particular, how the two frameworks can work together to help agencies develop, implement, and continuously improve their information security programs.

r. FISMA Applicability to Non-Federal Entities

FISMA describes Federal agency security responsibilities as including "information collected or maintained by or on behalf of an agency" and "information systems used or operated by an agency or by a contractor of an agency or other organization on behalf of an agency." FISMA requires each agency to provide information security for the information and "information systems that support the operations and assets of the agency, including those provided or managed by another agency, contractor, or other source." This includes services that are either fully or partially provided, including agency-hosted, outsourced, and cloud-based solutions.

Additionally, because FISMA applies to Federal information and information systems, in certain circumstances, its requirements also apply to a specific class of IT that the Clinger-Cohen Act of 1996 (40 U.S.C. § 11101(6)) did not include, i.e., "equipment that is acquired

by a Federal contractor incidental to a Federal contract." Therefore, when Federal information is used within incidentally acquired equipment, the agency continues to be responsible and accountable for ensuring that FISMA requirements are met for such information.

s. Controlled Unclassified Information

The Controlled Unclassified Information program, established by Executive Order 13556, is a system that standardizes and simplifies the way the agencies handle unclassified information that requires safeguarding or dissemination controls, pursuant to and consistent with applicable law, regulations, and Government-wide policies. The program emphasizes the openness and uniformity of Government-wide practices. Its purpose is to address inefficient and confusing processes that have historically led to inconsistent marking and safeguarding as well as restrictive dissemination policies.

6. Other Requirements

Agencies must adhere to all other applicable information requirements such as privacy requirements in accordance with the Privacy Act of 1974, and its implementing OMB guidance; confidentiality protection requirements in accordance with the Confidentiality Information Protection and Statistical Efficiency Act of 2002 (CIPSEA) and its implementing OMB guidance; applicable requirements of statutes, and regulations pertaining to management of Federal records; and other relevant statutes, executive orders, Presidential directives, and policies.

7. References[114]

a. The following references are used within this policy:

1) Executive Order 13556, *Controlled Unclassified Information*, November 2010.

2) Executive Order 13636, *Improving Critical Infrastructure Cybersecurity*, February 2013.

3) Executive Order 13681, *Improving the Security of Consumer Financial Transactions*, October 2014.

4) Homeland Security Presidential Directive 12, *Policy for a Common Identification Standard for Federal Employees and Contractors*, August 2004.

5) Homeland Security Presidential Directive 20 (National Security Presidential Directive 51), *National Continuity Policy*, May 2007.

6) Federal Continuity Directive 1 (FCD 1), *Federal Executive Branch National Continuity Program and Requirements*, February 2008.

7) National Communications System (NCS) Directive 3-10, *Minimum Requirements for Continuity Communications Capabilities*, July 2007.

[114] Statutes, executive orders, and Presidential directives relevant to this appendix are listed in the Authorities section of the main body. Additionally, OMB policy documents can be located at https://www.whitehouse.gov/omb/circulars_default and https://www.whitehouse.gov/omb/memoranda_default.

8) National Institute of Standards and Technology Federal Information Processing Standards Publication 199, *Standards for Security Categorization of Federal Information and Information Systems*.

9) National Institute of Standards and Technology Federal Information Processing Standards Publication 200, *Minimum Security Requirements for Federal Information and Information Systems*.

10) National Institute of Standards and Technology Federal Information Processing Standards Publication 201, *Personal Identity Verification of Federal Employees and Contractors*.

11) National Institute of Standards and Technology Special Publication 800-18, *Guide for Developing Security Plans for Federal Information Systems*.

12) National Institute of Standards and Technology Special Publication 800-30, *Guide for Conducting Risk Assessments*.

13) National Institute of Standards and Technology Special Publication 800-37, *Guide for Applying the Risk Management Framework to Federal Information Systems: A Security Life Cycle Approach*.

14) National Institute of Standards and Technology Special Publication 800-39, *Managing Information Security Risk: Organization, Mission, and Information System View*.

15) National Institute of Standards and Technology Special Publication 800-47, *Security Guide for Interconnecting Information Technology Systems*.

16) National Institute of Standards and Technology Special Publication 800-53, *Security and Privacy Controls for Federal Information Systems and Organizations*.

17) National Institute of Standards and Technology Special Publication 800-53A, *Guide for Assessing the Security Controls in Federal Information Systems and Organizations: Building Effective Security Assessment Plans*.

18) National Institute of Standards and Technology Special Publication 800-59, *Guideline for Identifying an Information System as a National Security System*.

19) National Institute of Standards and Technology Special Publication 800-60, *Guide for Mapping Types of Information and Information Systems to Security Categories*.

20) National Institute of Standards and Technology Special Publication 800-63, *Electronic Authentication Guideline*.

21) National Institute of Standards and Technology Special Publication 800-73, *Interfaces for Personal Identity Verification.*

22) National Institute of Standards and Technology Special Publication 800-76, *Biometric Specifications for Personal Identity Verification.*

23) National Institute of Standards and Technology Special Publication 800-78, *Cryptographic Algorithms and Key Sizes for Personal Identity Verification*.

24) National Institute of Standards and Technology Special Publication 800-79, *Guidelines for the Authorization of Personal Identity Verification Card Issuers (PCI) and Derived PIV Credential Issuers (DPCI)*.

25) National Institute of Standards and Technology Special Publication 800-116, *Guidelines for the Use of PIV Credentials in Physical Access Control Systems (PACS)*.

26) National Institute of Standards and Technology Special Publication 800-122, *Guide to Protecting the Confidentiality of Personally Identifiable Information (PII)*.

27) National Institute of Standards and Technology Special Publication 800-137, *Information Security Continuous Monitoring for Federal Information Systems and Organizations*.

28) National Institute of Standards and Technology Special Publication 800-157, *Guidelines for Derived Personal Identity Verification Credentials*.

29) National Institute of Standards and Technology Special Publication 800-161, *Supply Chain Risk Management Practices for Federal Information Systems and Organizations*.

30) National Institute of Standards and Technology Special Publication 800-162, *Guide to Attribute Based Access Control (ABAC) Definition and Considerations*.

31) National Institute of Standards and Technology Special Publication 800-171, *Protecting Controlled Unclassified Information in Nonfederal Information Systems and Organizations.*

32) National Institute of Standards and Technology *Framework for Improving Critical Infrastructure Cybersecurity*.

33) National Institute of Standards and Technology *Supplemental Guidance on Ongoing Authorization: Transitioning to Near Real-Time Risk Management*.

b. References in this section without specific publication dates or revision numbers refer to the most recent updates to those publications.

Appendix II to OMB Circular A-130
Responsibilities for Managing Personally Identifiable Information

1. Purpose

This Appendix outlines some of the general responsibilities for Federal agencies managing information resources that involve personally identifiable information (PII) and summarizes the key privacy requirements included in other sections of this Circular. The requirements included in this Appendix apply to PII in any form or medium, including paper and electronic media. Although all of the requirements referenced in this Appendix concern the management of PII, some of the requirements are not solely the responsibility of agencies' privacy programs. The inclusion of shared requirements in this Appendix is not intended to suggest that agencies' privacy programs are solely or primarily responsible for meeting such requirements; however, agencies' privacy programs shall play a key role in meeting requirements that involve PII. This Appendix does not provide a comprehensive account of all the statutory and policy requirements associated with managing PII and protecting privacy. Agencies shall consult law, regulation, and policy, including OMB guidance, to understand all applicable requirements.

The main body of this Circular establishes general policies for Federal agencies managing information resources. Appendix I to this Circular establishes requirements for information security and privacy programs and provides guidance on how agencies should take a coordinated approach when managing Federal information resources. This Appendix and Appendix I are companion documents; it is important to review the appendices together in order to understand the coordination between privacy and security. As noted in the citations, all of the requirements summarized in the tables in this Appendix come from the main body or Appendix I to this Circular.

Previous versions of Circular A-130 included information about the reporting and publication requirements of the Privacy Act of 1974 ("Privacy Act") and additional OMB guidance. This information is being revised and will be reissued in OMB Circular A-108.[115] This Appendix does not extend or interpret the Privacy Act, including agency requirements under the Privacy Act.

2. Introduction

The Federal Government necessarily creates, collects, uses, processes, stores, maintains, disseminates, discloses, and disposes of PII to carry out missions mandated by Federal statute. The term PII, as defined in this Circular, refers to information that can be used to distinguish or trace an individual's identity, either alone or when combined with other information that is linked or linkable to a specific individual. Because there are many different types of information that can be used to distinguish or trace an individual's identity, the term PII is necessarily broad. To determine whether information is PII, the agency shall perform an assessment of the specific risk that an individual can be identified using the information with other information that is linked or linkable to the individual. In performing this assessment, it is important to recognize

[115] Agencies shall continue to apply the requirements in Appendix I of the 2000 version of Circular A-130 regarding review, reporting, and publication pertaining to the Privacy Act until OMB issues a revised version of those requirements in OMB Circular A-108.

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that information that is not PII can become PII whenever additional information becomes available – in any medium and from any source – that would make it possible to identify an individual.

Once the agency determines that an information system contains PII, the agency shall then consider the privacy risks and the associated risk to agency operations, agency assets, individuals, other organizations, and the Nation. When considering privacy risks, the agency shall consider the risks to an individual or individuals associated with the agency's creation, collection, use, processing, storage, maintenance, dissemination, disclosure, and disposal of their PII. In particular, the agency shall evaluate the sensitivity of each individual data element that is PII, as well as all of the data elements together. The sensitivity level of the PII will depend on the context, including the purpose for which the PII is created, collected, used, processed, stored, maintained, disseminated, disclosed, or disposed. For example, the sensitivity level of a list of individuals' names may depend on the source of the information, the other information associated with the list, the intended use of the information, the ways in which the information will be processed and shared, and the ability to access the information. In addition, when determining the privacy and associated risks, the agency shall also consider the volume of PII. A higher volume of PII about a single individual or multiple individuals may pose increased privacy or associated risks.

3. Fair Information Practice Principles

The Fair Information Practice Principles (FIPPs) are a collection of widely accepted principles that agencies should use when evaluating information systems, processes, programs, and activities that affect individual privacy. The FIPPs are not OMB requirements; rather, they are principles that should be applied by each agency according to the agency's particular mission and privacy program requirements.

Rooted in a 1973 Federal Government report from the Department of Health, Education, and Welfare Advisory Committee, "Records, Computers and the Rights of Citizens," the FIPPs have informed Federal statute and the laws of many U.S. states and foreign nations, and have been incorporated in the policies of many organizations around the world. The precise expression of the FIPPs has varied over time and in different contexts. However, the FIPPs retain a consistent set of core principles that are broadly relevant to agencies' information management practices. For purposes of this Circular, the FIPPs are as follows:

a. *Access and Amendment*. Agencies should provide individuals with appropriate access to PII and appropriate opportunity to correct or amend PII.[116]

b. *Accountability*. Agencies should be accountable for complying with these principles and applicable privacy requirements, and should appropriately monitor, audit, and document compliance. Agencies should also clearly define the roles and responsibilities with respect to

[116] The Access and Amendment principle is included as part of the "Individual Participation" privacy control family in NIST SP 800-53, *Security and Privacy Controls for Federal Information Systems*. OMB is including Access and Amendment as a stand-alone principle in this Circular to emphasize the importance of allowing individuals to access and amend their information when appropriate.

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PII for all employees and contractors, and should provide appropriate training to all employees and contractors who have access to PII.

c. *Authority*. Agencies should only create, collect, use, process, store, maintain, disseminate, or disclose PII if they have authority to do so, and should identify this authority in the appropriate notice.[117]

d. *Minimization*. Agencies should only create, collect, use, process, store, maintain, disseminate, or disclose PII that is directly relevant and necessary to accomplish a legally authorized purpose, and should only maintain PII for as long as is necessary to accomplish the purpose.[118]

e. *Quality and Integrity*. Agencies should create, collect, use, process, store, maintain, disseminate, or disclose PII with such accuracy, relevance, timeliness, and completeness as is reasonably necessary to ensure fairness to the individual.

f. *Individual Participation*. Agencies should involve the individual in the process of using PII and, to the extent practicable, seek individual consent for the creation, collection, use, processing, storage, maintenance, dissemination, or disclosure of PII. Agencies should also establish procedures to receive and address individuals' privacy-related complaints and inquiries.

g. *Purpose Specification and Use Limitation*. Agencies should provide notice of the specific purpose for which PII is collected and should only use, process, store, maintain, disseminate, or disclose PII for a purpose that is explained in the notice and is compatible with the purpose for which the PII was collected, or that is otherwise legally authorized.

h. *Security*. Agencies should establish administrative, technical, and physical safeguards to protect PII commensurate with the risk and magnitude of the harm that would result from its unauthorized access, use, modification, loss, destruction, dissemination, or disclosure.

i. *Transparency*. Agencies should be transparent about information policies and practices with respect to PII, and should provide clear and accessible notice regarding creation, collection, use, processing, storage, maintenance, dissemination, and disclosure of PII.[119]

4. Senior Agency Official for Privacy

Agencies are required to designate a Senior Agency Official for Privacy (SAOP) who has agency-wide responsibility and accountability for ensuring compliance with applicable privacy requirements and managing privacy risks. The SAOP shall have a central policy-making role and shall ensure that the agency considers the privacy impact of all agency actions and policies that involve PII. The SAOP's review of privacy risks should begin at the earliest planning and

[117] The Authority principle is included as part of the "Purpose Specification" privacy control family in NIST SP 800-53, *Security and Privacy Controls for Federal Information Systems*. OMB is including Authority as a stand-alone principle in this Circular to emphasize the importance of identifying a specific authority for creating, collecting, using, processing, storing, maintaining, disseminating, or disclosing PII.

[118] In some versions of the FIPPs, the "minimization" principle is referred to under a different name, such as "collection limitation."

[119] In some versions of the FIPPs, the "transparency" principle is referred to under a different name, such as "openness."

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development stages of agency actions and policies that involve PII, and should continue throughout the life cycle of the information.

The SAOP shall ensure that the agency complies with applicable privacy requirements in statute, regulation, and policy.

5. Agency Privacy Program

In order to manage Federal information resources that involve PII, agencies shall develop, implement, document, maintain, and oversee agency-wide privacy programs that include people, processes, and technologies. Among other things, where PII is involved, agencies' privacy programs shall play a key role in information security, records management, strategic planning, budget and acquisition, contractors and third parties, workforce, training, incident response, and implementing the Risk Management Framework. This Appendix does not provide a comprehensive account of all the statutory and policy requirements associated with managing PII and protecting privacy. Agencies shall consult law, regulation, and policy, including OMB guidance, to understand all applicable requirements.

Agencies' privacy programs are led by the SAOP and are responsible for ensuring compliance with applicable privacy requirements, developing and evaluating privacy policy, and managing privacy risks. At the discretion of the SAOP and consistent with applicable law, other qualified agency personnel may perform particular privacy functions that are assigned to the SAOP. Many of the requirements summarized in this Appendix are shared requirements and are not solely the responsibility of agencies' privacy programs. The inclusion of shared requirements in this Appendix is intended to convey that agencies' privacy programs shall be responsible to the extent that the requirements pertain to the management of PII.

a. General Requirements

Agencies shall have comprehensive privacy programs that ensure compliance with applicable privacy requirements, develop and evaluate privacy policy, and manage privacy risks. The following table summarizes many of the general privacy requirements that are set forth in this Circular. While some of the requirements summarized in the table are not exclusively privacy requirements, they may still require the involvement of agencies' privacy programs.

Responsibility	Description	Citation
Establish and maintain a comprehensive privacy program.	Agencies shall establish and maintain a comprehensive privacy program that ensures compliance with applicable privacy requirements, develops and evaluates privacy policy, and manages privacy risks.	Main Body § 5(f)(1)(a); Appendix I §§ 3(b), 3(f), 4(e).
Ensure compliance with privacy requirements and manage privacy risks.	Agencies shall ensure compliance with all applicable statutory, regulatory, and policy requirements and use privacy impact assessments and other tools to manage privacy risks. Agencies shall cost-effectively manage privacy risks and reduce such risks to an acceptable level.	Main Body §§ 4(g), 5(e)(1)(d), 5(f)(1)(a); Appendix I § 3(a), 3(b)(4), 3(f), 3(g).

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Responsibility	Description	Citation
Monitor Federal law, regulation, and policy for changes.	Agencies shall monitor Federal law, regulation, and policy for changes that affect privacy.	Main Body § 5(f)(1)(c).
Develop and maintain a privacy program plan.	Agencies shall develop and maintain a privacy program plan that provides an overview of the agency's privacy program, including a description of the structure of the privacy program, the resources dedicated to the privacy program, the role of the SAOP and other privacy officials and staff, the strategic goals and objectives of the privacy program, the program management controls and common controls in place or planned for meeting applicable privacy requirements and managing privacy risks, and any other information determined necessary by the agency's privacy program.	Appendix I § 4(c)(2), 4(e)(1).
Designate a Senior Agency Official for Privacy.	The head of each agency shall designate an SAOP who has agency-wide responsibility and accountability for developing, implementing, and maintaining an agency-wide privacy program to ensure compliance with all applicable statues, regulations, and policies regarding the creation, collection, use, processing, storage, maintenance, dissemination, disclosure, and disposal of PII by programs and information systems, developing and evaluating privacy policy, and managing privacy risks at the agency.	Main Body § 5(f)(1)(b); Appendix I § 4(e).
Ensure coordination between privacy and other programs.	Agencies shall ensure that the SAOP and the agency's privacy personnel closely coordinate with the agency CIO, senior agency information security officer, and other agency offices and officials, as appropriate.	Main Body §§ 4(h), 5(f)(1)(k); Appendix I §§ 3(b)(11), 4(e)(10).
Ensure that privacy is addressed throughout the life cycle of each information system.	Agencies shall ensure that privacy is addressed throughout the life cycle of each agency information system.	Main Body §§ 4(g), 5(a)(1)(c)(i), 5(b)(4); Appendix I § 4(b)(2).
Incorporate privacy requirements into enterprise architecture.	Agencies shall incorporate Federal privacy requirements into the agency's enterprise architecture to ensure that risk is addressed and information systems achieve the necessary levels of trustworthiness, protection, and resilience.	Appendix I § 4(b)(5).
Comply with the Privacy Act.	Agencies shall comply with the requirements of the Privacy Act and ensure that Privacy Act system of records notices are published, revised, and rescinded, as required.	Main Body § 5(f)(1)(g).
Conduct privacy impact assessments.	Agencies shall conduct privacy impact assessments in accordance with the E-Government Act and make the privacy impact assessments available to the public in accordance with OMB policy.	Main Body § 5(f)(1)(i).

Responsibility	Description	Citation
Balance the need for information collection with the privacy risks.	Agencies shall ensure that the design of information collections is consistent with the intended use of the information, and the need for new information is balanced against any privacy risks.	Main Body § 4(i).
Comply with requirements for disclosure and dissemination.	Agencies shall comply with all applicable privacy statutes and policies governing the disclosure or dissemination of information and comply with any other valid access, use, and dissemination restrictions.	Main Body § 5(e)(1)(b)-(d), 5(e)(7)(h).
Maintain and post privacy policies on websites, mobile applications, and other digital services.	Agencies shall maintain and post privacy policies on all agency websites, mobile applications, and other digital services, in accordance with the E-Government Act and OMB policy.	Main Body § 5(f)(1)(j).
Provide performance metrics and reports.	Agencies shall provide performance metrics information and reports in accordance with processes established by OMB and DHS pursuant to FISMA.	Appendix I § 4(1).

b. Considerations for Managing PII

Agencies' privacy programs shall maintain an inventory of PII, regularly review all PII maintained by the agency, and comply with applicable requirements regarding the creation, collection, use, processing, storage, maintenance, dissemination, disclosure, and disposal of PII. In addition, agencies' privacy programs shall impose, where appropriate, conditions on other agencies and entities to which PII is being disclosed that govern the creation, collection, use, processing, storage, maintenance, dissemination, disclosure, and disposal of the PII. The following table summarizes the privacy requirements in this Circular that pertain to the general management of PII. While some requirements summarized in the table are not exclusively privacy requirements, they may still require the involvement of agencies' privacy programs.

Responsibility	Description	Citation
Maintain an inventory of agency information systems that involve PII and regularly review and reduce PII to the minimum necessary.	Agencies shall maintain an inventory of the agency's information systems that create, collect, use, process, store, maintain, disseminate, disclose, or dispose of PII to allow the agency to regularly review its PII and ensure, to the extent reasonably practicable, that such PII is accurate, relevant, timely, and complete; and to allow the agency to reduce its PII to the minimum necessary for the proper performance of authorized agency functions.	Main Body § 5(a)(1)(a)(ii), 5(f)(1)(e).
Eliminate unnecessary collection, maintenance, and use of Social Security numbers.	Agencies shall take steps to eliminate unnecessary collection, maintenance, and use of Social Security numbers, and explore alternatives to the use of Social Security numbers as a personal identifier.	Main Body § 5(f)(1)(f).

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Responsibility	Description	Citation
Follow approved records retention schedules for records with PII.	Agencies shall ensure that all records with PII are maintained in accordance with applicable records retention or disposition schedules approved by NARA.	Main Body § 5(f)(1)(h).
Limit the creation, collection, use, processing, storage, maintenance, dissemination, and disclosure of PII.	Agencies shall limit the creation, collection, use, processing, storage, maintenance, dissemination, and disclosure of PII to that which is legally authorized, relevant, and reasonably deemed necessary for the proper performance of agency functions.	Main Body § 5(f)(1)(d).
Require entities with which PII is shared to maintain the PII in an information system with a particular categorization level.	Agencies that share PII shall require, as appropriate, other agencies and entities with which they share PII to maintain the PII in an information system with a particular NIST FIPS Publication 199 confidentiality impact level, as determined by the agency sharing the PII.	Appendix I § 3(c).
Impose conditions on the creation, collection, use, processing, storage, maintenance, dissemination, disclosure, and disposal of shared PII through agreements.	Agencies that share PII with other agencies or entities shall impose, where appropriate, conditions (including the selection and implementation of particular security and privacy controls) that govern the creation, collection, use, processing, storage, maintenance, dissemination, disclosure, and disposal of the PII through written agreements, including contracts, data use agreements, information exchange agreements, and memoranda of understanding.	Appendix I § 3(d).

c. Budget and Acquisition

Agencies' privacy programs shall have the resources needed to manage Federal information resources that involve PII. This will require privacy programs to play a key role in the development of the agencies' budget requests, as well as any decisions to acquire or develop information system technologies and services. The following table summarizes the privacy requirements in this Circular that pertain to budget and acquisition activities. While some of the requirements summarized in the table are not exclusively privacy requirements, they may still require the involvement of agencies' privacy programs.

Responsibility	Description	Citation
Identify and plan for resources needed for privacy program.	Agencies shall identify and plan for the resources needed to implement privacy programs.	Appendix I § 4(b)(1).
Include privacy requirements in IT solicitations.	Agencies shall include privacy requirements in solicitations for IT and services.	Main body § 5(d)(1)(j).

Responsibility	Description	Citation
Establish a process to evaluate privacy risks for IT investments.	Agencies shall consider privacy when analyzing IT investments, and establish a decision-making process that shall cover the life of each information system and include explicit criteria for analyzing the projected and actual costs, benefits, and risks, including privacy risks, associated with the IT investments.	Main Body § 5(d)(3), 5(d)(4)(b).
Ensure that privacy risks are addressed and costs are included in IT capital investment plans and budgetary requests.	The SAOP shall review IT capital investment plans and budgetary requests to ensure that privacy requirements (and associated privacy controls), as well as any associated costs, are explicitly identified and included, with respect to any IT resources that will be used to create, collect, use, process, store, maintain, disseminate, disclose, or dispose of PII. Agencies shall ensure that agency budget justification materials, in their initial budget submission to OMB, include a statement affirming that the SAOP has conducted the necessary review.	Main Body § 5(a)(3)(e)(ii), 5(d)(3)(e); Appendix I § 4(b)(2), 4(e)(6).
Ensure that investment plans meet the privacy requirements appropriate for the life cycle stage of the investment.	Agencies shall ensure that investment plans submitted to OMB as part of the budget process meet the privacy requirements appropriate for the life cycle stage of the investment.	Appendix I § 4(b)(4).
Upgrade, replace, or retire unprotected information systems.	Agencies shall plan and budget to upgrade, replace, or retire any information systems for which protections commensurate with risk cannot be effectively implemented.	Appendix I § 4(b)(3).
Ensure that SAOPs are made aware of information systems and components that cannot be protected.	Agencies shall ensure that, in a timely manner, SAOPs are made aware of information systems and components that cannot be appropriately protected or secured, and that such systems are given a high priority for upgrade, replacement, or retirement.	Main Body § 5(a)(1)(c)(ii); Appendix I § 3(b)(10).

d. Contractors and Third Parties

Agencies' privacy programs shall ensure that entities that create, collect, use, process, store, maintain, disseminate, disclose, or dispose of information on behalf of a Federal agency or that operate or use information systems on behalf of a Federal agency, comply with the privacy requirements in law and OMB policies. The following table summarizes the privacy requirements in this Circular that pertain to contractors and third parties. While some of the requirements summarized in the table are not exclusively privacy requirements, they may still require the involvement of agencies' privacy programs.

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Responsibility	Description	Citation
Ensure that contracts and other agreements incorporate privacy requirements.	Agencies shall ensure that terms and conditions in contracts, and other agreements involving the creation, collection, use, processing, storage, maintenance, dissemination, disclosure, and disposal of Federal information, incorporate privacy requirements and are sufficient to enable agencies to meet Federal and agency-specific requirements pertaining to the protection of Federal information.	Main Body § 5(a)(1)(b)(ii); Appendix I § 4(j)(1).
Maintain agency-wide privacy training for all employees and contractors.	Agencies shall develop, maintain, and implement mandatory agency-wide privacy awareness and training programs for all employees and contractors.	Appendix I § 4(h)(1)-(2), (4)-(7).
Ensure that the Privacy Act applies to contractors where required.	Agencies shall, consistent with the agency's authority, ensure that the requirements of the Privacy Act apply to a Privacy Act system of records when a contractor operates the system of records on behalf of the agency to accomplish an agency function.	Appendix I § 4(j)(3).
Oversee information systems operated by contractors.	Agencies shall provide oversight of information systems used or operated by contractors or other entities on behalf of the Federal Government or that collect or maintain Federal information on behalf of the Federal Government.	Appendix I § 4(j)(2).
Implement policies on privacy oversight of contractors.	Agencies shall document and implement policies and procedures for privacy oversight of contractors and other entities, to include ensuring appropriate vetting and access control processes for contractors and others with access to information systems containing Federal information.	Appendix I § 4(j)(2)(a).
Ensure implementation of privacy controls for contractor information systems.	Agencies shall ensure that privacy controls of information systems and services used or operated by contractors or other entities on behalf of the agency are effectively implemented and comply with NIST standards and guidelines and agency requirements.	Appendix I § 4(j)(2)(b).
Maintain an inventory of contractor information systems.	Agencies shall ensure that information systems used or operated by contractors or other entities on behalf of the agency are included in the agency's inventory of information systems.	Appendix I § 4(j)(2)(c).
Ensure that incident response procedures are in place for contractor information systems.	Agencies shall ensure that procedures are in place for incident response for information systems used or operated by contractors or other entities on behalf of the agency, including timelines for notification of affected individuals and reporting to OMB, DHS, and other entities as required in OMB guidance.	Appendix I § 4(j)(2)(e).

e. Privacy Impact Assessments

As a general matter, an agency shall conduct a privacy impact assessment (PIA) under section 208(b) of the E-Government Act of 2002, absent an applicable exception under that section,

when the agency develops, procures, or uses information technology to create, collect, use, process, store, maintain, disseminate, disclose, or dispose of PII.[120] A PIA is an analysis of how PII is handled to ensure that handling conforms to applicable privacy requirements, determine the privacy risks associated with an information system or activity, and evaluate ways to mitigate privacy risks. A PIA is both an analysis and a formal document detailing the process and the outcome of the analysis.

A PIA is one of the most valuable tools Federal agencies use to ensure compliance with applicable privacy requirements and manage privacy risks. Agencies shall conduct and draft a PIA with sufficient clarity and specificity to demonstrate that the agency fully considered privacy and incorporated appropriate privacy protections from the earliest stages of the agency activity and throughout the information life cycle. In order to conduct a meaningful PIA, the agency's SAOP shall work closely with the program managers, information system owners, information technology experts, security officials, counsel, and other relevant agency officials.

Moreover, a PIA is not a time-restricted activity that is limited to a particular milestone or stage of the information system or PII life cycles. Rather, the privacy analysis shall continue throughout the information system and PII life cycles. Accordingly, a PIA shall be considered a living document that agencies are required to update whenever changes to the information technology, changes to the agency's practices, or other factors alter the privacy risks associated with the use of such information technology.

In addition to serving as an important analytical tool for agencies, a PIA also serves as notice to the public regarding the agency's practices with respect to privacy and information technology. All PIAs shall be drafted in plain language and shall be posted on the agency's website, unless doing so would raise security concerns or reveal classified or sensitive information. Although PIAs are generally required by law, such as by the E-Government Act of 2002, agencies may also develop policies to require PIAs in circumstances where a PIA would not be required by law.

f. Workforce Management

Agencies' privacy programs shall play a key role in workforce management activities. The SAOP shall be involved in assessing the hiring and professional development needs at the agency with respect to privacy. The following table summarizes the privacy requirements in this Circular that pertain to workforce management activities. While some of the requirements summarized in the table are not exclusively privacy requirements, they may still require the involvement of agencies' privacy programs.

[120] *See* 44 U.S.C. § 3501 note; Pub. L. 107–347, § 208(b). Section 208(b) of the E-Government Act requires agencies, absent an applicable exception under this section, to conduct a PIA before: (i) developing or procuring IT that collects, maintains, or disseminates information that is in an identifiable form; or (ii) initiating a new collection of information that – (I) will be collected, maintained, or disseminated using IT; and (II) includes any information in an identifiable form permitting the physical or online contacting of a specific individual, if identical questions have been posed to, or identical reporting requirements imposed on, 10 or more persons, other than agencies, instrumentalities, or employees of the Federal Government.

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Responsibility	Description	Citation
Ensure that the SAOP is involved in assessing and addressing privacy hiring, training, and professional development needs.	Agencies shall ensure that the SAOP is involved in assessing and addressing the hiring, training, and professional development needs of the agency with respect to privacy.	Main Body § 5(c)(6).
Maintain a workforce planning process.	Agencies shall ensure that the CHCO, CIO, CAO, and SAOP develop and maintain a current workforce planning process to ensure that the agency can anticipate and respond to changing mission requirements, maintain workforce skills in a rapidly developing IT environment, and recruit and retain the IT talent needed to accomplish the mission.	Main Body § 5(c)(1).
Develop a set of privacy competency requirements.	Agencies shall ensure that the CHCO, CIO, CAO, and SAOP develop a set of competency requirements for information resources staff, including program managers and information security, privacy, and IT leadership positions.	Main Body § 5(c)(1).
Ensure that the workforce has the appropriate knowledge and skill.	Agencies shall ensure that the workforce, which supports the acquisition, management, maintenance, and use of information resources, has the appropriate knowledge and skill.	Main Body § 5(c)(2).
Take advantage of flexible hiring authorities for specialized positions.	Agencies shall ensure that the CIO, CHCO, SAOP, and other hiring managers take advantage of flexible hiring authorities for specialized positions, as established by OPM.	Main Body § 5(c)(7).

g. Training and Accountability

Agencies' privacy programs shall develop, maintain, and provide agency-wide privacy awareness and training programs for all employees and contractors. In addition, the privacy program shall establish rules of behavior for employees and contractors with access to PII and hold agency personnel accountable for complying with applicable privacy requirements and managing privacy risks. The following table summarizes the privacy requirements in this Circular that pertain to training and accountability activities. Some of the requirements summarized in the table are not solely privacy requirements but may require the involvement of agencies' privacy programs.

Responsibility	Description	Citation
Maintain agency-wide privacy training for all employees and contractors.	Agencies shall develop, maintain, and implement mandatory agency-wide privacy awareness and training programs for all employees and contractors.	Appendix I § 4(h)(1).
Ensure that privacy training is consistent with applicable policies.	Agencies shall ensure that the privacy awareness and training programs are consistent with applicable policies, standards, and guidelines issued by OMB, NIST, and OPM.	Appendix I § 4(h)(2).

Responsibility	Description	Citation
Apprise agency employees about available privacy resources.	Agencies shall apprise agency employees about available privacy resources, such as products, techniques, or expertise.	Appendix I § 4(h)(3).
Provide foundational and advanced privacy training.	Agencies shall provide foundational as well as more advanced levels of privacy training to information system users (including managers, senior executives, and contractors) and ensure that measures are in place to test the knowledge level of information system users.	Appendix I § 4(h)(4).
Provide role-based privacy training to appropriate employees and contractors.	Agencies shall provide role-based privacy training to employees and contractors with assigned privacy roles and responsibilities, including managers, before authorizing access to Federal information or information systems or performing assigned duties.	Appendix I § 4(h)(5).
Hold personnel accountable for complying with privacy requirements and policies.	Agencies shall implement policies and procedures to ensure that all personnel are held accountable for complying with agency-wide privacy requirements and policies.	Appendix I § 3(b)(9).
Establish rules of behavior for employees and contractors with access to PII and consequences for violating the rules.	Agencies shall establish rules of behavior, including consequences for violating rules of behavior, for employees and contractors that have access to Federal information or information systems, including those that create, collect, use, process, store, maintain, disseminate, disclose, or dispose of PII.	Appendix I § 4(h)(6).
Ensure that employees and contractors read and agree to rules of behavior.	Agencies shall ensure that employees and contractors have read and agreed to abide by the rules of behavior for the Federal information and information systems for which they require access prior to being granted access.	Appendix I § 4(h)(7).

h. Incident Response

Agencies' privacy programs shall develop and implement incident management and response capabilities. The following table summarizes the privacy requirements in this Circular that pertain to incident response. While some of the requirements summarized in the table are not solely privacy requirements, they may still require the involvement of agencies' privacy programs.

Responsibility	Description	Citation
Maintain formal incident management and response policies and capabilities.	Agencies shall maintain formal incident response capabilities and mechanisms, implement formal incident management policies, and provide adequate training and awareness for employees and contractors on how to report and respond to incidents.	Appendix I § 4(f)(1), (7)-(8).

Responsibility	Description	Citation
Establish roles and responsibilities to ensure oversight and coordination of incident response.	Agencies shall establish clear roles and responsibilities to ensure the oversight and coordination of incident response activities and that incidents are documented, reported, investigated, and handled.	Appendix I § 4(f)(3).
Periodically test incident response procedures.	Agencies shall periodically test incident response procedures to ensure effectiveness of such procedures.	Appendix I § 4(f)(4).
Document incident response lessons learned and update procedures.	Agencies shall document lessons learned for incident response and update procedures annually or as required by OMB or DHS.	Appendix I § 4(f)(5).
Ensure that processes are in place to verify corrective actions.	Agencies shall ensure that processes are in place to verify corrective actions.	Appendix I § 4(f)(6).
Report incidents in accordance with OMB guidance.	Agencies shall report incidents to OMB, DHS, the CIO, the SAOP, their respective inspectors general and general counsel, law enforcement, and Congress in accordance with procedures issued by OMB.	Appendix I § 4(f)(9).
Provide reports on incidents as required.	Agencies shall provide reports on incidents as required by FISMA, OMB policy, DHS binding operational directives, Federal information security incident center guidelines, NIST guidelines, and agency procedures.	Appendix I § 4(f)(10).

i. Risk Management Framework[121]

Agencies' privacy programs have responsibilities under the Risk Management Framework, which is also covered in Appendix I to this Circular. The Risk Management Framework provides a disciplined and structured process that integrates information security, privacy, and risk management activities into the information system development life cycle. This Circular requires agencies to use the Risk Management Framework to manage privacy risks beyond those that are typically included under the "confidentiality" objective of the term "information security."[122] While many privacy risks relate to the unauthorized access or disclosure of PII,

[121] Traditionally, the Risk Management Framework was a framework to help agencies address information security and related risks in the authorization process for Federal information systems. As explained in this Appendix, this Circular integrates agencies' privacy programs into the Risk Management Framework process. NIST has published a suite of standards and guidelines that describe how to implement an agency-wide risk management framework. As of the date of this publication, many of the existing NIST standards and guidelines that detail how to implement an agency-wide risk management framework do not fully address the role of privacy and agencies' privacy programs. In the future, NIST may revise or develop standards and guidelines to further clarify how privacy and agencies' privacy programs are integrated into the Risk Management Framework.

[122] The term "information security," as defined in law and in this Circular, includes three objectives: integrity, availability, and confidentiality. The term "confidentiality" means "preserving authorized restrictions on access and disclosure, including means for protecting personal privacy and proprietary information." *See* 44 U.S.C. § 3552.

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privacy risks may also result from other activities, including the creation, collection, use, and retention of PII; the inadequate quality or integrity of PII; and the lack of appropriate notice, transparency, or participation.[123]

The Risk Management Framework has the following steps:

1) *Categorize*. Agencies shall categorize each information system and the information processed, stored, and transmitted by that information system based on an assessment of the potential impact that a loss of confidentiality, integrity, or availability of such information or information system would have on agency operations, agency assets, individuals, other organizations, and the Nation.[124] Each information system is categorized at low, moderate, or high impact according to the criteria in NIST standards and guidelines. The SAOP is responsible for reviewing and approving the categorization of information systems that create, collect, use, process, store, maintain, disseminate, disclose, or dispose of PII.

   The categorization of information systems that create, collect, use, process, store, maintain, disseminate, disclose, or dispose of PII will depend on the sensitivity of the PII, the privacy risks, and the associated risk to agency operations, agency assets, individuals, other organizations, and the Nation. Agencies should generally categorize information systems that create, collect, use, process, store, maintain, disseminate, disclose, or dispose of PII at the moderate or high confidentiality impact level.

2) *Select*. Agencies shall select security and privacy controls for each information system. A security control is a safeguard or countermeasure prescribed for an information system or an agency to protect the confidentiality, integrity, and availability of the system and its information. Security controls primarily pertain to security but they can also enhance privacy. Agencies shall select an initial set of baseline security controls for the information system based on the security categorization and then tailor the security control baseline, as needed, based on an assessment of security risk and local conditions.[125]

   A privacy control is an administrative, technical, or physical safeguard employed within an agency to ensure compliance with applicable privacy requirements and manage privacy risks.[126] In order to help agencies satisfy privacy requirements and manage privacy risks, NIST has developed a set of privacy controls, based on the FIPPs, in Special Publication (SP) 800-53, *Security and Privacy Controls for Federal Information*

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[123] Refer to the Fair Information Practice Principles in section 3 of this Appendix.

[124] *See* National Institute of Standards and Technology FIPS Publication 199, *Standards for Security Categorization of Federal Information and Information Systems* (Feb. 2004), *available at* http://csrc.nist.gov/publications.

[125] The use of a privacy overlay may assist agencies in effectively selecting and tailoring security controls for information systems that create, collect, use, process, store, maintain, disseminate, disclose, or dispose of PII.

[126] Privacy risks can include risks beyond those that are typically included under the "confidentiality" prong of the term "information security." Agencies shall use privacy controls to manage all privacy risks associated with PII or an information system, regardless of whether those risks would be considered information security risks.

Systems and Organizations.[127] Agencies are required to use the NIST privacy controls and shall implement a privacy control selection process for information systems. Agencies shall use NIST privacy controls in a manner that is consistent with the agency's authorities, missions, and operational needs.

For privacy controls, the SAOP is responsible for designating which controls the agency will treat as program management, common, information system-specific, and hybrid controls. Privacy program management controls are controls that are generally implemented at the agency level and essential for managing the agency's privacy program. Program management controls are distinct from common, information system-specific, and hybrid controls because program management controls are independent of any particular information system. Agencies shall document program management controls in their privacy program plan.

The other types of controls – common, information system-specific, and hybrid controls – are necessarily implemented, at least in part, at the information system level. Common controls are controls that are inherited by multiple information systems. When a control is inherited by an information system, the control is selected for the information system but the control is developed, implemented, assessed, authorized, and monitored by programs or officials other than those responsible for the information system. Information system-specific controls are controls that are implemented for a particular information system or the portion of a hybrid control that is implemented for a particular information system. Hybrid controls are controls that are implemented for an information system in part as a common control and in part as an information system-specific control.

The determination as to whether a privacy control is a common, hybrid, or information system-specific control is based on context. By assigning privacy controls to an information system as information system-specific, hybrid, or common controls, the agency assigns responsibility and accountability to specific agency programs or officials for the overall development, implementation, assessment, authorization, and monitoring of those controls. Privacy controls designated by the agency as common controls are, in most cases, managed by an agency program or official other than the information system owner. Moreover, privacy controls designated as information system-specific controls may be the primary responsibility of information system owners and their respective authorizing officials. In all cases, the management of privacy controls shall be subject to the coordination and oversight of the SAOP.

3) *Implement*. Agencies shall implement the security and privacy controls selected for an information system and document how the controls are deployed. Agencies shall develop and maintain security plans and privacy plans for an information system that provide an overview of the security and privacy requirements for the information system and describe the security and privacy controls in place or planned for meeting those requirements. All privacy controls that are selected for an information system shall be

[127] National Institute of Standards and Technology Special Publication 800-53, *Security and Privacy Controls for Federal Information Systems and Organizations* (Apr. 2013), *available at* http://csrc.nist.gov/publications.

documented in the privacy plan for the information system. The security plan and the privacy plan may be separate or integrated into one consolidated document.

4) *Assess*. Agencies shall assess the security and privacy controls using appropriate methods to determine the extent to which the controls are implemented correctly, operating as intended, and producing the desired outcome with respect to meeting the security and privacy requirements for the system and managing risks. The SAOP shall conduct an initial assessment of the privacy controls selected for an information system prior to operation, and shall assess the privacy controls periodically thereafter at a frequency sufficient to ensure compliance with applicable privacy requirements and to manage privacy risks. If a PIA is conducted for the information system, the agency may incorporate the initial assessment of the privacy controls into the PIA process.

5) *Authorize*. Agencies shall authorize an information system prior to operation and periodically thereafter. Authorization of an information system is an explicit acceptance of the risk to agency operations (including mission, functions, image, or reputation), agency assets, individuals, other organizations, and the Nation, based on the implementation of the security and privacy controls. The determination to authorize an information system shall be made by an agency's authorizing official or officials (which may include the SAOP) and shall be based on a review of the information system authorization package, which includes the security plan, the privacy plan, documented assessments of the security and privacy controls, and any relevant plans of action and milestones.

   Authorizing officials are responsible and accountable for the risks associated with an information system. However, since the SAOP is the senior official, designated by the head of each agency, who has agency-wide responsibility for privacy, agencies shall consider recommendations submitted by the SAOP in the decision to authorize an information system. In addition, the SAOP is responsible for reviewing the authorization package for an information system that creates, collects, uses, processes, stores, maintains, disseminates, discloses, or disposes of PII, to ensure compliance with applicable privacy requirements and manage privacy risks prior to system authorization.

6) *Monitor*. Agencies shall monitor and assess security and privacy controls selected for an information system and shall continue to monitor and assess those controls on an ongoing basis. This includes assessing the effectiveness of the security and privacy controls, documenting changes to the information system, analyzing the security and privacy impact associated with the changes, and reporting the state of the system to appropriate agency officials. The type, rigor, and frequency of control assessments shall be sufficient to account for risks that change over time based on changes in the threat environment, agency missions and business functions, personnel, technology, or environments of operation.

   The ongoing assessment of privacy risks and privacy controls is referred to as privacy continuous monitoring (PCM). The SAOP shall develop and maintain a written PCM strategy that catalogs the available privacy controls implemented at the agency across the agency risk management tiers and ensures that the controls are effectively monitored

on an ongoing basis by assigning an agency-defined assessment frequency to each control that is sufficient to ensure compliance with applicable privacy requirements and to manage privacy risks.

In addition, the SAOP shall establish and maintain a PCM program to implement the PCM strategy. The PCM program is an agency-wide program that is responsible for: maintaining ongoing awareness of threats and vulnerabilities that may pose privacy risks; monitoring changes to information systems and environments of operation that create, collect, use, process, store, maintain, disseminate, disclose, or dispose of PII; and conducting privacy control assessments to verify the continued effectiveness of all privacy controls selected and implemented at the agency across the agency risk management tiers to ensure continued compliance with applicable privacy requirements and management of privacy risks.

Although the term "privacy continuous monitoring" is new to this Circular, the concept of conducting an ongoing assessment of privacy risks is not new. For many IT systems, agencies are already required to conduct PIAs that involve an analysis of privacy risks throughout the life cycle of the information system and the PII, and the drafting of a living document that is updated whenever changes to the IT or the agency's practices alter the privacy risks associated with the use of the IT.[128] In fact, for IT systems for which a PIA is conducted, agencies may use the PIA as the principal tool to satisfy the requirement to assess the privacy controls for an information system.

The requirement for agencies to implement the Risk Management Framework is described in more detail in Appendix I to this Circular. The following table summarizes the privacy requirements in this Circular that pertain to the Risk Management Framework. While some of the requirements summarized in the table are not exclusively privacy requirements, they may still require the involvement of the agencies' privacy programs.

Responsibility	Description	Citation
Implement a risk management framework.	Agencies shall implement a risk management framework to guide and inform the categorization of Federal information and information systems; the selection, implementation, and assessment of privacy controls; the authorization of information systems and common controls; and the continuous monitoring of information systems.	Appendix I § 3(a), 3(b)(5).
Review and approve the categorization of information systems that involve PII.	The SAOP shall review and approve, in accordance with NIST FIPS Publication 199 and NIST Special Publication 800-60, the categorization of information systems that create, collect, use, process, store, maintain, disseminate, disclose, or dispose of PII.	Appendix I § 4(a)(2), 4(e)(7).

[128] Refer to section 5.e of this Appendix for additional information about PIAs.

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Responsibility	Description	Citation
Designate program management, common, information system-specific, and hybrid privacy controls.	The SAOP shall designate which privacy controls will be treated as program management, common, information system-specific, and hybrid privacy controls at the agency. Agencies shall designate common controls in order to provide cost-effective privacy capabilities that can be inherited by multiple agency information systems or programs.	Appendix I § 4(c)(12), 4(e)(5).
Implement a privacy control selection process.	Agencies shall employ a process to select and implement privacy controls for information systems and programs that satisfies applicable privacy requirements in OMB guidance, including, but not limited to, Appendix I to this Circular and OMB Circular A-108, *Federal Agency Responsibilities for Review, Reporting, and Publication under the Privacy Act*.	Appendix I § 4(c)(6).
Develop, approve, and maintain privacy plans for information systems.	The SAOP shall review and approve the privacy plans for agency information systems prior to authorization, reauthorization, or ongoing authorization. Agencies shall develop and maintain a privacy plan that details the privacy controls selected for an information system that are in place or planned for meeting applicable privacy requirements and managing privacy risks, details how the controls have been implemented, and describes the methodologies and metrics that will be used to assess the controls.	Appendix I § 4(c)(9), 4(e)(8).
Identify privacy control assessment methodologies and metrics.	The SAOP shall identify assessment methodologies and metrics to determine whether privacy controls are implemented correctly, operating as intended, and sufficient to ensure compliance with applicable privacy requirements and manage privacy risks.	Appendix I § 4(e)(4).
Conduct assessments of privacy controls.	The SAOP shall conduct and document the results of privacy control assessments to verify the continued effectiveness of all privacy controls selected and implemented at the agency across all agency risk management tiers to ensure continued compliance with applicable privacy requirements and manage privacy risks. Agencies shall conduct and document privacy control assessments prior to the operation of an information system, and periodically thereafter, consistent with the frequency defined in the agency privacy continuous monitoring strategy and the agency risk tolerance.	Appendix I §§ 3(b)(6), 4(c)(13)-(14), 4(e)(3).
Correct deficiencies that are identified in information systems.	Agencies shall correct deficiencies that are identified through privacy assessments, the privacy continuous monitoring program, or internal or external audits and reviews, to include OMB reviews. Agencies shall use agency plans of action and milestones to record and manage the mitigation and remediation of identified weaknesses and deficiencies, not associated with accepted risks, in agency information systems.	Appendix I § 4(c)(15), 4(k).

Responsibility	Description	Citation
Develop and maintain a privacy continuous monitoring strategy.	The SAOP shall develop and maintain a privacy continuous monitoring strategy, a formal document that catalogs the available privacy controls implemented at the agency across the agency risk management tiers and ensures that the privacy controls are effectively monitored on an ongoing basis by assigning an agency-defined assessment frequency to each control that is sufficient to ensure compliance with applicable privacy requirements and to manage privacy risks.	Appendix I § 4(d)(9), 4(e)(2).
Establish and maintain a privacy continuous monitoring program.	The SAOP shall establish and maintain an agency-wide privacy continuous monitoring program that implements the agency's privacy continuous monitoring strategy and maintains ongoing awareness of threats and vulnerabilities that may pose privacy risks; monitors changes to information systems and environments of operation that create, collect, use, process, store, maintain, disseminate, disclose, or dispose of PII; and conducts privacy control assessments to verify the continued effectiveness of all privacy controls selected and implemented at the agency across the agency risk management tiers to ensure continued compliance with applicable privacy requirements and manage privacy risks. Agencies shall ensure that a robust privacy continuous monitoring program is in place before agency information systems are eligible for ongoing authorization.	Appendix I §§ 3(b)(6), 4(d)(10)-(11), 4(e)(2).
Review authorization packages for information systems that involve PII.	The SAOP shall review authorization packages for information systems that create, collect, use, process, store, maintain, disseminate, disclose, or dispose of PII to ensure compliance with applicable privacy requirements and manage privacy risks, prior to authorizing officials making risk determination and acceptance decisions.	Appendix I § 4(e)(9).
Encrypt moderate-impact and high-impact information.	Agencies shall encrypt all NIST FIPS Publication 199 moderate-impact and high-impact information at rest and in transit, unless encrypting such information is technically infeasible or would demonstrably affect the ability of agencies to carry out their respective missions, functions, or operations; and the risk of not encrypting is accepted by the authorizing official and approved by the agency CIO, in consultation with the SAOP (as appropriate).	Appendix I § 4(i)(14).

6. Managing PII Collected for Statistical Purposes Under a Pledge of Confidentiality

The Nation relies on the flow of credible statistics to support the decisions of individuals, households, governments, businesses, and other organizations. Any loss of trust in the relevance, accuracy, objectivity, or integrity of the Federal statistical system and its products can foster uncertainty about the validity of measures our Nation uses to monitor and assess performance, progress, and needs.

Given the importance of robust and objective official Federal statistics, agencies and components charged with the production of these statistics are assigned particular responsibility. Specifically, information acquired by an agency or component under a pledge of confidentiality[129] and for exclusively statistical purposes shall be used by officers, employees, or agents of the agency exclusively for statistical purposes.[130] As defined in the Confidential Information Protection and Statistical Efficiency Act of 2002 (CIPSEA), statistical purpose refers to the description, estimation, or analysis of the characteristics of groups, without identifying the individuals or organizations that comprise such groups; it includes the development, implementation, or maintenance of methods, technical or administrative procedures, or information resources that support such purposes.[131] These agencies and components shall protect the integrity and confidentiality of this information against unauthorized access, use, disclosure, modification, or destruction throughout the life cycle of the information. Further, these agencies and components shall adhere to legal requirements and should follow best practices for protecting the confidentiality of data, including training their employees and agents, and ensuring the physical and information system security of confidential information.

[129] The term "confidentiality" can have multiple meanings. For example, in the context of general information security, the term means "preserving authorized restrictions on information access and disclosure, including means for protecting personal privacy and proprietary information." *See* 44 U.S.C. § 3552. However, for the purposes of section 6 of Appendix II to this Circular, the term "confidentiality" refers to the requirement that "data or information acquired by an agency under a pledge of confidentiality for exclusively statistical purposes shall not be disclosed by an agency in identifiable form, for any use other than an exclusively statistical purpose, except with the informed consent of the respondent." *See* 44 U.S.C. § 3501 note; Pub. L. 107–347, § 512(b)(1).

[130] 44 U.S.C. § 3501 note; Pub. L. 107-347, § 512(a). There are some narrowly-delineated, authorized, nonstatistical uses of information collected for statistical purposes that are noted in Section 504 of CIPSEA, including providing information to a law enforcement agency for the prosecution of submissions to the collecting agency of false statistical information under statutes that authorize criminal or civil penalties for the provision of false statistical information, unless such disclosure or use would otherwise be prohibited under Federal law.

[131] 44 U.S.C. § 3501 note; Pub. L. 107-347, § 502(9)(A)).

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From: Hughes, Andrew
Sent: Monday, October 16, 2017 10:57 AM
To: John.K.Mashburn@who.eop.gov; Flynn, Matthew J. EOP/WHO; Paranzino, Anthony M. EOP/WHO; Kaelan.K.Dorr@who.eop.gov; Rateike, Bradley A. EOP/WHO
Subject: HUD Daily Briefing (10-16-17)

Good Morning,

Below is Secretary Carson's outlook for today. Thanks. -Andrew

STATUS OF THE SECRETARY
The Secretary is in Washington today.

TODAY (10/16 Washington, DC) the Secretary will:
- Secretary Interview with Telemundo regarding Puerto Rico Hurricane Recovery
- Cabinet Member Meeting
- Meet with National Policy Alliance
- Meet with Ed Olson, Policy Expert in Housing

TOMORROW (10/17 Washington, DC) the Secretary will:
- Meet with HUD internal staff regarding initiatives.

UPCOMING KEY EVENTS
- **Secretary's Tour of Denver, CO**
  - October 23 - 24, 2017
  - Secretary Carson will travel to Denver, CO to visit the HUD Regional Office in Denver, tour Choice Neighborhood housing complexes and a veterans' crisis housing center, and to keynote the Mortgage Bankers Association annual conference.
  - POC: Ben DeMarzo, Director of Operations, Benjamin.e.demarzo@hud.gov

- **Mortgage Bankers Association Annual Meeting**
  - October 23, 2017
  - This is a key industry conference that will have several thousand in attendance including investors, lenders, and bankers within the housing industry. Speech theme still being developed.
  - POC: Chad Cowan, Deputy Assistant Secretary for Public Affairs; chad.cowan@hud.gov

- **White House Fellows Annual Leadership Conference**
  - October 23, 2017
  - Speech to be delivered to about 200 White House Fellows. Subject of speech will center on the Secretary's vision for HUD and key priorities.
  - POC: Chad Cowan, Deputy Assistant Secretary for Public Affairs; chad.cowan@hud.gov

- **Office of General Council Ethics Training**
  - October 26, 2017
  - Introductory comments that will reinforce the importance of ethics training.
  - POC: Chad Cowan, Deputy Assistant Secretary for Public Affairs; chad.cowan@hud.gov

- **Secretary's Tour of Atlanta, GA**
  - October 30 – October 31, 2017

- Secretary Carson will travel to Atlanta, GA to visit the HUD Regional Office in Atlanta, tour Family Self Sufficiency housing centers and Choice Neighborhood housing complexes.
- POC: Abby Delahoyde, Director of Advance, Abigail.M.Delahoyde@hud.gov

- **National Association of Affordable Housing Lenders**
  - November 2, 2017
  - The Secretary will make remarks on public-private partnerships and will be focused on policies and programs.
  - POC: Chad Cowan, Deputy Assistant Secretary for Public Affairs; chad.cowan@hud.gov

- **WH Event – American Dream: Homeownership**
  - August 3, 2017 (POSTPONED – Date TBD)
  - POTUS will host the Secretary at the White House for an event highlighting homeownership as a pillar of the American Dream, and the government programs and services that support homebuyers.
  - POC: Amy Thompson, Assistant Secretary for Public Affairs; amy.c.thompson@hud.gov

- **SOHUD Trip to Charlotte, NC**
  - August 31 - September 1, 2017 (POSTPONED – Date TBD)
  - Secretary Carson will travel to Charlotte to visit various HUD-assisted properties, and discuss public-private partnerships, homelessness, and housing finance reform.
  - POC: Amy Thompson, Assistant Secretary for Public Affairs; amy.c.thompson@hud.gov

ADDITIONAL UPDATES

- **SOHUD Meetings with Members of Senate Banking and House Financial Services Committees**
  - Description: Secretary Carson will be meeting with Senate Banking and House Financial Services Committee members on housing finance reform.
  - POC: Mike Dendas, Senior Advisor for Legislative Affairs; michael.w.dendas@hud.gov
  - Anticipated Date of Action: Meetings are currently underway.

- **Streamlining Administrative Regulations for Public Housing, Housing Choice Voucher, Multifamily Housing, and Community Planning and Development Programs**
  - Description: The 2014 HUD Appropriations Act made statutory changes to ease administrative burdens on public housing agencies (PHAs) and certain multifamily owners. HUD issued a proposed rule on January 6, 2015, to implement these statutory changes and to make additional regulatory changes arising out of stakeholder input asking for additional flexibilities in many HUD programs. In addition, the 2015 HUD Appropriations Act made statutory changes to how PHAs determine flat rents in public housing. HUD issued a September 8, 2015, interim rule to implement these changes. This final rule makes changes to the regulatory text as presented in the January 2015, proposed rule, and finalizes the regulatory changes contained in the September 2015 interim final rule.
  - POC: Danielle Bastarache, Deputy Assistant Secretary for Policies, Programs and Legislative Initiatives, Office of Public and Indian Housing; danielle.l.bastarache@hud.gov
  - Anticipated Date of Action: The rule was cleared by the Office of Management and Budget on August 31, 2017. The rule was delivered to HUD's Executive Secretariat on September 22, 2017 for final approvals. The next step will be submission to HUD's Congressional authorizing committees for pre-publication review. Publication is anticipated in October.
  - Anticipated Process: Federal Register publication.

- **Rule to Amend the Federal Manufactured Home Construction and Safety Standards**

- Description: This proposed rule would amend the Federal Manufactured Home Construction and Safety Standards (the Construction and Safety Standards) by adopting recommendations made to HUD by the Manufactured Housing Consensus Committee (MHCC). The National Manufactured Housing Construction and Safety Standards Act of 1974 (the Act) requires HUD to publish in the Federal Register any proposed revised Construction and Safety Standard submitted by the MHCC. The MHCC has prepared and submitted to HUD its third group of recommendations to improve various aspects of the Construction and Safety Standards. HUD has reviewed those proposals and has made editorial revisions to several of the proposals. (b) (5)

  As agreed upon, these recommendations are being published here to provide notice of the proposed revisions and an opportunity for public comment.
- POC: Pamela Beck Danner, Administrator, Office of Manufactured Housing Programs, Office of Housing; pamela.b.danner@hud.gov
- (b) (5)
- (b) (5)

- **Notice Announcing the Housing Counseling Federal Advisory Committee Appointment of Members and Notice of Public Meeting**
  - Description: This notice announces the appointment of the Housing Counseling Federal Advisory Committee (HCFAC) members, gives notice of a one-day meeting and sets forth the proposed agenda of the first HCFAC meeting. The Committee meeting will be held on Tuesday, November 1, 2017. The meeting is open to the public and is accessible to individuals with disabilities.
  - POC**:** Marjorie George, Housing Program Technical Specialist, Office of Housing Counseling, marjorie.a.george@hud.gov
  - Anticipated Date of Action: The Office of Housing has decided to postpone publication of this notice until November.
  - Anticipated Process: Federal Register publication.

- **Relief from HUD Requirements Available to Public Housing Agencies to Assist with Recovery and Relief Efforts on Behalf of Families Affected by Hurricanes Harvey, Irma, Maria and Future Natural Disasters Where Major Disaster Declarations Might be Issued in 2017**
  - Description: This notice advises the public that HUD, as a result of Presidentially declared Major Disaster Declarations (MDD) following Hurricanes Harvey, Irma and Maria has established an expedited process for the review of requests for relief from HUD regulatory and/or administrative requirements for public housing agencies (PHAs) and Tribes or tribally designated housing entities (TDHEs) that are located in Texas, U.S. Virgin Islands, Puerto Rico, Florida, and Georgia. In addition, this notice advises that PHAs, Tribes and TDHEs located in areas covered by MDDs issued during the remainder of 2017 may utilize the flexibilities and expedited waiver process set out by this notice.
  - POC**:** Shelia Bethea, Office of Field Operations, Office of Public and Indian Housing, sheila.bethea@hud.gov
  - Anticipated Date of Action: The notice is circulating for final HUD approvals prior to publication. Publication is anticipated in October.
  - Anticipated Process: Federal Register publication.

- **Notice of Certain Operating Cost Adjustment Factors for 2018**

- Description: This notice establishes operating cost adjustment factors (OCAFs) for project-based rental assistance contracts issued under Section 8 of the United States Housing Act of 1937 and renewed under the Multifamily Assisted Housing Reform and Affordability Act of 1997 (MAHRA) with an anniversary date on or after February 11, 2018. OCAFs are annual factors used primarily to adjust the rents for contracts renewed under section 515 or section 524 of MAHRA.
- POC: Carisa L. Janis, Program Analyst, Office of Housing, carissa.l.janis@hud.gov
- Anticipated Date of Action: Publication of the notice is anticipated in October.
- Anticipated Process: Federal Register publication.

- **Navajo Housing Authority**
  - Description: After multiple offers and counteroffer's, Navajo Housing Authority (NHA) has offered to repay $26 million from current funds (HUD's previous offer was $31 million, to be repaid from future funds, over a 5-year period). NHA has appealed the administrative law judge's decision to have NHA return $96M in unspent funds to the 9th Circuit Court of Appeals in San Francisco. A decision from the 9th Circuit would not be expected until FFY 2018. The Court requested mediation discussions.
  - POC: Andrew Hughes, White House Liaison, andrew.hughes@hud.gov

- **HUD-Veterans Affairs Supportive Housing (HUD-VASH) Notice**
  - Description: Public and Indian Housing published the HUD-Veterans Affairs Supportive Housing (HUD-VASH) Notice on September 1, 2017 allowing PHAs partnering with their local VA facilities to register their interest in receiving $40M in new awards (approximately 5,500 new HUD-VASH vouchers).
  - POC: Becky Primeaux, Director, Public Housing Management and Occupancy Division, becky.l.primeaux@hud.gov
  - Anticipated Date of Action: PHAs must express interest by October 31, 2017. Awards are expected in December 2017.
  - Anticipated Process: Vouchers will be allocated to registered PHAs based on their local need and program capacity.

HUD News and Opinion

Rep. Beatty grills HUD Secretary Carson on future of FHA mortgage insurance premiums (HousingWire)

HUD Secretary Ben Carson Open to Excising HECMs from the MMIF (Inside Mortgage Finance)

MBA President Supports Call to Remove Reverse Mortgages from MMI Fund (Reverse Mortgage Daily)

Rep. Maxine Waters: 'Housing Is a Necessary Human Right' (CNS News)

Calif. Democrat Tells HUD Secretary to Get Familiar With Procedure for Removing Trump (CNS News)

The OIG issues dozens of new audit reports (JD Supra)

HUD Finds IGs Recommendations On Water Safety Unwarranted (Inside Mortgage Finance)

Ivanka & Jared Host Chai Lifeline Children At The White House (Yeshiva World News)

[PA] HUD charges landlord couple (Altoona Mirror, PA)

[MD] Our say: Public housing in Annapolis passes a crucial turning point (Capital Gazette, MD)

[NC] FEMA awards $1.4 million to N.C. for hurricane relief (Bladen Journal, NC)

[MO] New MO Discrimination Law Not Compliant with Federal Standards (KSFX/KOLR-TV FOX 27 Ozarks First, MO)

[OH] Walnut Hills residents win lawsuit against HUD (Cincinnati Enquirer, OH)

[OH] Federal judge temporarily blocks HUD from leaving the Alms (Cincinnati CityBeat, OH)

[OH] Judge sides with Alms residents over HUD, grants injunction so they can stay in their homes (WCPO-TV ABC 9 Cincinnati, OH)

[OH] Mayor: Neighborhoods staff will focus more on lead safety (Toledo Blade, OH)

[NM] Santa Fe County to join lawsuit against federal housing agency (Santa Fe New Mexican, NM)

Hurricane Sandy

[NY] Where LI stands five years after superstorm Sandy (Newsday, NY)

Federal Housing Administration (FHA)

FHA Eases Occupancy Rule for Properties with H4P Financing (Inside Mortgage Finance)

HUD Dumps Lender Insight for New Loan Review Summary Report (Inside Mortgage Finance)

For older consumers keen to preserve their savings, report offers a helping hand (Tampa Tribune, FL)

[NJ] Gianficaro: That's no way to treat a veteran (Burlington County Times, NJ)

[WA] Berkeley Point Capital Provides $9.3M HUD Refinancing for 63-Unit Seniors Housing Community Near Seattle (RE Business Online)

Ginnie Mae

Ginnie Mae, VA launch task force to look into lenders targeting veterans for quick refinances (HousingWire)

Ginnie Mae and VA Team to Focus on Veterans' Refinancing Problems (National Mortgage Professional)

Ginnie Mae, VA Announce Joint Task Force to Stop Improper Refis (Inside Mortgage Finance)

Ginnie MBS Issuance Rolled To Years High Mark in 3Q17 (Inside Mortgage Finance)

Home Ownership

Mortgage bankers open to rewrite of homeowner tax breaks (Politico)

The government pays more to rich homeowners than poor renters (Inman Real Estate News)

[NY] Housing nonprofits offer downpayment help for first-time homebuyers (Buffalo News, NY)

[NY] Long Island Communities Offer Incentives To First-Time Home Buyers (CBS New York, NY)

[PA] Ryan's big lie (Scranton Times & Tribune, PA)

[PA] Program guarantees 100 new houses in Pittston City (Times Leader, PA)

[GA] Feds: Ga. foreclosure program soaked up admin fees and failed needy (Atlanta Journal-Constitution, GA)

[FL] Which is best, to rent or buy a home? That depends on a host of variables (Herald Tribune, FL)

[LA] Louisiana Congressional delegation united in skirmishes over National Flood Insurance Program (Baton Rouge Advocate, LA)

[OH] Banking & Finance Its a Scam: Land Contracts on Uninhabitable Houses (Youngstown Business Journal, OH)

[OR] Grant helps with repairs for Mid-Valley homeowners (Salem Statesman-Journal, OR)

[CA] Coto de Caza man admits to money laundering and fraud in $2 million home loan scam (Orange County Register, CA)

Affordable Housing

[CT] New Haven residents air concerns to developers over Duncan Hotel sale (New Haven Register, CT)

[NH] Rock n Birch Campground set to close in two weeks, but some tenants aren't ready (Concord Monitor, NH)

[NY] NIMBYs are killing New York's future (New York Daily News, NY)

[NJ] Affordable housing focus of Park Ridge debate (North Jersey.com, NJ)

[NJ] Suit: Fort Lee luxury towers need affordable units (North Jersey.com, NJ)

[PA] 40 years later, N.J. courts, towns still wrestling with 'affordable' housing (Philly.com, PA)

[NC] Why can't we live together? (Durham Herald-Sun, NC

[FL] Tampa firm purchases Cervantes site (Pensacola News Journal, FL)

[FL] Plans for affordable housing in Sarasota's Rosemary District moving along (WWSB-TV ABC, FL)

[TN] Low-Income Housing Tax Credits will allow renovation of two Sneedville apartment complexes (Rogersville Review, TN)

[KY] In 12 years, 43,000 renters were evicted from Lexington homes. Why that matters. (Lexington Herald-Leader, KY)

[KY] 'I haven't had water in five months.' Her home was condemned. Then she was evicted. (Lexington Herald-Leader, KY)

[TX] As Hurricane Harvey evacuees make Dallas home, what Katrina taught us about how D-FW may change (Dallas Morning News, TX)

[TX] Renters find extra hurdles to recovery after hurricanes (San Antonio Express-News, TX)

[KS] Topeka JUMP calls on city council to create affordable housing trust fund (Topeka Capital-Journal, KS)

[IA] 93-year-old feels bullied by WDM mobile home park manager's long list of demands (Des Moines Register, IA)

[CO] Colorado's growing pains: From roads to water, here are 5 key issues as the state's population swells (Denver Post, CO)

[OR] Downtown Eugene housing and retail project pitched by ex-mayor Brian Obie delayed (Eugene Register-Guard, OR)

[OR] FIfth Street Public Markets $50 million expansion will test limits of Eugene's controversial property tax waivers for downtown apartments (Eugene Register-Guard, OR)

[OR] Real housing at a low cost (Eugene Register-Guard, OR)

[OR] Supportive housing saves money and saves lives: Guest opinion (Portland Oregonian, OR)

[CA] Hearst sells off part of huge SoMa development to project partner (San Francisco Chronicle, CA)

Fair Housing

[KY] More renters are evicted in this Lexington neighborhood than any other (Lexington Herald-Leader, KY)

[OH] Mentor to hold fair housing assessment meetings required by HUD, CDBG program (Ohio News Herald, OH)

[IN] Hackney: Real estate ads ignite uproar (Indianapolis Star, IN)

Section 8

[WA] Bellingham measure would give extra protections to renters (Bellingham Herald, WA)

[CA] Section 8 housing choice voucher waiting list lottery open from Oct. 16 to 29 (Asian Journal)

Homelessness

[NY] CB 2 wants more notice on shelters (Queens Chronicle, NY)

[NY] Court to city: Turn over RFPs for shelter (Queens Chronicle, NY)

[NY] Crowley slams city over hotel shelter (Queens Chronicle, NY)

[NY] KG residents irate at lack of shelter notice (Queens Chronicle, NY)

[NY] Most Queens homeless students in SD 24 (Queens Chronicle, NY)

[NY] The Knicks donate basketball court at shelter (NY1-TV, NY)

[NY] Homeless Veterans Receive Variety of Services at Elks Club (WGY-AM 810, NY)

[NY] Homeless Shelters Name Their Own Rates in New York, Audit Finds (New York Times)

[NY] De Blasio's Homelessness Struggle (WNYC - New York Public Radio)

[NY] Controversial Mill Basin hotel finally opens (Brooklyn Daily, NY)

[NJ] Homeless veteran housing underway (Jersey City Reporter, NJ)

[PA] Suburban Station getting a new stop: A service center for Philly's homeless (Philly.com, PA)

[NC] Americas new Nomads are houseless, not homeless (Raleigh News & Observer, NC)

[SC] For the 18th year, Veterans Affairs provides resources to Charleston-area homeless veterans (Charleston Post & Courier, SC)

[VA] Citing safety concerns, Henrico puts up signs at busy intersections discouraging drivers from giving money to panhandlers (Richmond Times-Dispatch, VA)

[FL] 'Florida Project' film portrays life in Kissimmee hotels (Orlando Sentinel, FL)

[FL] OUR VIEW: First Step must move forward (Daytona Beach News-Journal, FL)

[FL] Daytona beachside church helping homeless under scrutiny (Daytona Beach News-Journal, FL)

[OK] Face to face with Tulsa's homeless population, outreach becomes a full-time job for minister (Tulsa World, OK)

[MN] Twin Cities homelessness: Seniors find themselves on street, in shelters (Minneapolis-St. Paul Star Tribune, MN)

[ND] Bringing them in: Northland Rescue Mission in Grand Forks increases homeless outreach as cold approaches (Bismarck Tribune, ND)

[IL] Homelessness: 'It could be a solvable problem here' (Peoria Journal Star, IL)

[IL] Under one roof (Danville Commercial News, IL)

[WI] Editorial: More help for the homeless is reassuring (Wisconsin State Journal, WI)

[WA] Homeless issues likely to be atop agenda at Yakima City Council meeting (Spokane Spokesman-Review, WA)

[OR] Portland and Multnomah County will look at pairing housing with services to keep homeless housed (Portland Oregonian, OR)

[OR] Woman gets a fresh start at women's homeless village (WSTM-TV NBC3-CNY Central, NY)

[OR] Helping Portland's chronically homeless is a choice to save lives: Editorial (Portland Oregonian, OR)

[CA] California declares emergency to fight hepatitis A outbreak (San Francisco Chronicle, CA)

[CA] Homeless veteran housing underway (San Francisco Chronicle, CA)

[CA] Santa Rosa homeless shelters in 'critical need' of food (Santa Rosa Press Democrat, CA)

[CA] California declares state of emergency over deadly hepatitis A outbreak (Baltimore Sun, MD)

[CA] Homeless in Seattle: tent encampments seem to be working (San Diego Union-Tribune, CA)

Public and Indian Housing (PIH)

[ME] Rockland hires community development director (Herald Gazette, ME)

[ME] Augusta council grapples with former Statler site redevelopment (Central Maine, ME)

[NH] Van service ends for seniors at Dover Housing Authority (Seacoast Online, NH)

[NY] NYCHA to install solar panels at 14 developments, including Queens (NY1-TV, NY)

[NY] NYCHA Sets Sights on Solar Power (Fresh Meadows Queens Tribune, NY)

[NY] A dim view of NYCHA's new solar program (Crain's New York Business, NY)

[NY] Public Housing Residents Ask the Crowd to Fund Sustainability Projects (Next City)

[PA] Lehigh Valley leaders, organizations prepare for influx of Puerto Ricans (Allentown Morning Call, PA)

[PA] Puerto Rico hurricane victims find shelter in Lehigh Valley (WFMZ-TV Channel 69, PA)

[MD] Annapolis election focuses on future of public housing (Baltimore Sun, MD)

[VA] Richmond man turns himself in to police in Gilpin Court shooting where victim was found inside RRHA headquarters (Richmond Times-Dispatch, VA)

[GA] Atlanta housing agency: $120M windfall for developer in disputed deal (Atlanta Journal-Constitution, GA)

[GA] Atlanta land deal angers people who want affordable housing (WRBL-TV CBS 3 Columbus, GA)

[AR] Conway Housing Authority director believes in 'a hand up' (Arkansas Democrat-Gazette, AR)

[KY] Build-A-Bed program brings beds to needy families (Bowling Green Daily News, KY)

[MO] Housing Authority receives tree grant (Jefferson City News Tribune, MO)

[MS] Mayor Magee Signs Proclamation Towards Laurel Housing Authority (YouTube, WHPM/FOX23, Hattiesburg, MS)

[MO] Indigo Sky Casino's latest expansion adds 45 jobs (Joplin Globe, MO)

[MO] St. Louis Health Department to take housing authority to court over mice at public housing complex (KPLR-TV Channel 11, MO)

[TX] Blue flame building will reignite in downtown El Paso (KDBC-TV CBS, TX)

[TX] What Forest Green Townhomes residents need to know about mold damage from floodwaters (KPRC-TV NBC 2 Houston, TX)

[OK] Cherokee Nation awarded $800K grant to build storm shelters (Tahlequah Daily Press, OK)

[IL] South Side congregants launch robotics training, plant to generate jobs, hope (Chicago Tribune, IL)

[WI] Invest Health Project connects businesses, city officials to improve housing (Eau Claire Leader-Telegram, WI)

[UT] Program helps low-income Utah families gain 'essential' online access (Salt Lake City Deseret Morning News, UT)

[CA] Napa wine industry tallies damage, economic danger looms (Napa Valley Register, CA)

Sustainability

Coal country is finding little relief in Trump's climate actions (Los Angeles Times)

Comparing the Environmental Impact of Building vs. Buying a Home (PLANetizen)

[TX] Texans hit hard by Hurricane Harvey rethink climate change (San Antonio Express-News, TX)

Community Planning and Development (CPD)

[NJ] Delanco to replace curbs and sidewalks (Burlington County Times, NJ)

[PA] Carlisle Borough Council approves letter of support for development (Carlisle Sentinel, PA)

[PA] Charleroi to use CDBG money to finish municipal building renovation project (Uniontown Herald Standard, PA)

[NC] Hurricane Matthew: One year later (Greenville Reflector, NC)

[NC] Walt Bellamy Jr. Park opens today (New Bern Sun Journal, NC)

[FL] Opinion: Time for a CRexit? (Tallahassee Democrat, FL)

[LA] FEMA: We want people to get back home (WMC-TV, TN)

[CA] Shreveport to get 'culinary hub' for budding chefs (Merced Sun-Star, CA)

National News

After the Rain: The Lasting Effects of a Hurricane on Home Sales (U.S. News & World Report)

Homes Are Shrinking in the U.S. (Bloomberg)

America's newest homes are shrinking (Connecticut Post, CT)

Republicans Can't Agree on Who Counts as Middle Class (Bloomberg)

The Finance 202: House GOP may cap state and local tax deduction amid outcry from moderates (Washington Post)

Brady and Ryan Mulling Big Gamble on Key Tax Deduction (Roll Call)

AP FACT CHECK: Trump's tax plan is far from the biggest ever (Washington Post)

Americans need an environment that supports building financial security (The Hill)

Senate should vacate the harmful consumer banking arbitration rule (The Hill)

Wells Fargo profit falls on legal costs (USA Today)

B of A beefs up rep and warrant reserves ahead of mortgage settlement (American Banker)

Congress takes Wells Fargo, Equifax to task; now it must act (The Hill)

House Panel's Dodd-Frank Tweaks Won't Add Up to a Big Number (Bloomberg)

Want to be a landlord? These are the top markets this fall for investing in rental homes (CNBC)

Monday Morning Cup of Coffee: Is the way the CFPB handles enforcement about to change? (HousingWire)

Blue Counties Are Losing Residents Thanks to Rising Housing Costs (Bloomberg)

Fed agencies grades slip in "plain writing" (Quad-City Times, IA)

[FL] Hurricane costs take toll on state budget (Lakeland Ledger, FL)

[FL] Housing market at a regulatory crossroads (Herald Tribune, FL)

[TN] Is Wall Street upending Nashville neighborhoods? These professors want to know (The Tennessean, TN)

[TX] Many students displaced by Harvey, but districts don't see big dip in attendance (Houston Chronicle, TX)

[TX] Distressed Investors Are Already Buying Houston Homes for 40 Cents on the Dollar (Bloomberg)

[AZ] Tiny home trend slow to grow in Arizona, but developers plan new projects (Tucson Arizona Daily Star, AZ)

[IN] Contractors to replace lighting and fountains at two East Chicago schools (Northwest Indiana Times, IN)

[CO] Improved code would help home and business owners save money (Colorado Springs Gazette, CO)

[AZ] Will Arizona home prices sway Amazon's search for second headquarters? (Arizona Republic, AZ)

[NM] Facing lawsuit, mayoral appointee moved to more secure post (KOB-TV NBC 4, NM)

[CA] California wildfires: Housing markets will likely feel devastating effects for years (San Francisco Chronicle, CA)

[CA] California fires deal devastating economic blow to victims – many poor and elderly (Sacramento Bee, CA)

[CA] Santa Rosa comes to terms with the scale of devastation: 3,000 buildings lost, many dead in fire (Los Angeles Times)

[CA] Deadly California Fires Stretch an Already Tight Housing Market (Bloomberg)

[CA] California Fires Leave Many Homeless Where Housing Was Already Scarce (New York Times)

[PR] Electricity, Water and Shelter Issues Plague Older Adults in Puerto Rico (U.S. News & World Report)

[PR] Thousands in Puerto Rico shelters after hurricane (San Antonio Express-News, TX)

Headlines

The Washington Post

The New York Times

The Wall Street Journal

ABC News

NBC News

CBS News

Washington Schedule

President

Vice President

Senate

House of Representatives

Editorial Note: This Brief represents summarized content - click on the hyperlink to access full-text articles for these news summaries.

HUD News and Opinion

Rep. Beatty grills HUD Secretary Carson on future of FHA mortgage insurance premiums (HousingWire)
HousingWire
(10/15/2017 10:15 AM, Brena Swanson)
Will HUD ever announce a cut to premiums?

During Department of Housing and Urban Development Secretary Ben Carson's hearing before the House Financial Services Committee, Rep. Joyce Beatty, D-Ohio, grilled him on the status of Federal Housing Administration mortgage insurance premium cuts.

President Donald Trump suspended the reduction of mortgage insurance premiums within the first hours of his presidency, and since then, very little information has come out on if HUD will reinstate the cuts.

The cuts were previously announced just before the Obama administration left office.

In her questioning, Beatty asked Carson if he reviewed a letter sent to him by her and 20 other members of Congress.

"It was requesting that you follow through on your predecessor's decision to lower these annual premiums, citing the fiscal strength of the fund and histrionically low homeownership," said Beatty. The full clip from the hearing is below.

Beatty pressed Carson on why she would get a response to her letter from someone other than him, noting that a different staffer at HUD sent her a response.

She added that that in her opinion, it didn't answer the question.

Carson responded saying he could answer now, but Beatty turned down the request, asking Carson to respond to her letter instead since she had other questions.

However, during other parts of the hearing, Carson did address the increasing health of the FHA's flagship fund, the Mutual Mortgage Insurance Fund, ever since HUD announced changes to its reverse mortgage program.

HUD Secretary Ben Carson Open to Excising HECMs from the MMIF (Inside Mortgage Finance)
Inside Mortgage Finance
(10/16/2017 4:42 AM, George Brooks)
Department of Housing and Urban Development Secretary Ben Carson indicated he is open to the idea of moving the Home Equity Conversion Mortgage program out of the FHA Mutual Mortgage Insurance Fund to stem future losses.

Testifying before the House Financial Services Committee on Thursday, Carson said the changes the department has made recently – as well as those currently under consideration – will eliminate the program's problems although residual issues may linger.

Carson acknowledged that the HECM program's default rate has been a drain on the MMI Fund even though it is much smaller than the FHA's forward loan portfolio.

The recently revised HECM rules have “stopped the bleeding” in terms of new reverse mortgages, he added.

MBA President Supports Call to Remove Reverse Mortgages from MMI Fund (Reverse Mortgage Daily)
Reverse Mortgage Daily
(10/16/2017 1:17 AM, Alex Spanko)
When Ben Carson expressed support for removing the reverse mortgage program from the Mutual Mortgage Insurance Fund before Congress last week, he became the most prominent voice in a growing call within the industry.

“I think the secretary is very astute on the subject, and separating it out from the MMI fund would certainly allow for better policymaking overall,” Mortgage Bankers Association president and CEO David Stevens told RMD in an interview.

Including the Home Equity Conversion Mortgage in the MMI fund puts the program — along with the Federal Housing Administration’s larger mortgage portfolio — in a difficult position, Stevens said.

While serving as FHA commissioner, Stevens said the arrival of the annual actuarial report in the fall was always a source of anxiety.

Rep. Maxine Waters: ‘Housing Is a Necessary Human Right’ (CNS News)
CNS News
(10/13/2017 8:51 AM, Susan Jones)
Rep. Maxine Waters, used a HUD oversight hearing on Oct. 12, 2017 to slam President Trump. Prominent liberals, Sen. Bernie Sanders among them, insist that health care is a human right, and the same can be said about housing, Rep. Maxine Waters said on Thursday.

Waters, the ranking member of the House Financial Services Committee, was among several African-American Democrats on the committee who blasted HUD Secretary Ben Carson as uncaring and incompetent because he supports the Trump administration’s budget cuts.

"In the face of the immense housing needs in our country, President Trump chose Dr. Ben Carson to serve as the head of the Department of Housing and Urban Development," Waters said in her opening statement at the HUD oversight hearing.

Waters and a few other Democrats complained that Carson supports President Trump’s budget, "Which slashes funding for critical housing programs."

Carson told the committee that "Spending more taxpayer dollars does not necessarily create better outcomes."

"We must constantly evaluate our programs to ensure that we are delivering services effectively and efficiently to HUD’s constituents and responding to today’s challenges with the best practices and technologies," the secretary said. Carson added that he’s working to "Reform our programs and remain careful stewards of taxpayer dollars."

Calif. Democrat Tells HUD Secretary to Get Familiar With Procedure for Removing Trump (CNS News)
CNS News
(10/13/2017 7:42 AM, Susan Jones)
A California Democrat urged Housing Secretary Ben Carson to get familiar with a provision in the U.S. Constitution that allows for the removal of a president who is declared "Unable to discharge the powers and duties of his office."

Unable so far to get rid of a president they despise, some Democrats and liberal activists, including those in the media, have raised the possibility of declaring Trump unfit for office.

"Beyond your responsibilities for Housing and Urban Development, you have other responsibilities under the Constitution, along with other Cabinet secretaries, particularly Section 4 of the 25th Amendment," Rep. Brad Sherman told Carson on Thursday as the House Financial Services Committee held a HUD oversight hearing.

"And we all live by this Constitution," Sherman continued: "I - the - Section 4 deals with the possibility that a president is unable to

discharge the powers and duties of his office. Have you taken the time to get legal counsel to brief you on what your responsibility is, as a Cabinet secretary, under the 25th Amendment?" Sherman asked Carson.

"I have not had any in-depth discussions of that," Carson replied.

"I would urge you to do so," Sherman told Carson. "This amendment was written in the early '60s as a result of what we - life that happens, whether it's the dangers that a president faces, whether it's the health problems a president can face." "I would urge you first to get legal counsel, to know what your responsibilities are, and second, to discuss with other Cabinet officers how you would implement Section 4 of the 25th Amendment."

Sherman's time was up, and Carson did not reply.

The OIG issues dozens of new audit reports (JD Supra)
JD Supra
(10/13/2017 5:50 PM, Amy Glassman, Ballard Spahr LLP)
Just in time for the end of the federal fiscal year (September 30), the HUD Office of Inspector General (OIG) issued a flurry of internal and external audit reports over the last few weeks on a wide variety of topics. They include:

--CDBG disaster grant administration issues, including criticism of HUD's guidance and oversight on procurement matters. Perhaps not so coincidentally, HUD has just published a new procurement guide for CDBG-DR grantees. The OIG also examined the invoice review process prior to disbursal of CDBG-DR by a grantee.

--A critique of HUD's controls over dispositions of CDBG-funded properties

--Several audits of voucher programs administered by housing authorities, including overall HCV administration issues, HQS standards, and project-based voucher administration

--Findings that HUD did not provide sufficient guidance and oversight in connection with FHA-insured loans to ensure that properties receiving FHA mortgage insurance had access to a sufficient supply of lead-free, safe water

--A remote review of housing authority implementation of flat rents. The OIG only reviewed 60 tenant files but extrapolated information found in this limited review to project that there could be over 10,000 undercharged flat rent tenants nationally.

HUD Finds IGs Recommendations On Water Safety Unwarranted (Inside Mortgage Finance)
Inside Mortgage Finance
(10/13/2017 4:12 PM, Staff)
The Department of Housing and Urban Development has requested its inspector general to reconsider certain recommendations intended to toughen safety standards for drinking water in FHA-insured properties.

Other lenders or appraisers could interpret imposing stringent requirements on a few FHA lenders wrongly, which could lead to unnecessary water testing simply to avoid future litigation risk, HUD warned in its response to audit findings.

HUD disagreed that administrative action is warranted.

Due to potential unintended consequences, does not believe the imposition of sanctions at this time presents a viable alternative, the department wrote.

While making changes to water-safety standards, HUD said it will train lenders and appraisers to ensure compliance with the revised standards.

Ivanka & Jared Host Chai Lifeline Children At The White House (Yeshiva World News)
Yeshiva World News
(10/15/2017 10:27 AM, Yeshiva World News)
Not too many people get the opportunity to go bowling at the Harry S. Truman Bowling Alley in the White House. Even fewer people get to bowl with Ivanka Trump and Jared Kushner.

A group of Chai Lifeline Mid-Atlantic children did both during an eventful Tuesday Chol Hamoed trip to the White House.

The children, accompanied by case manager Rivkah Flaum, enjoyed an exclusive VIP tour of The White House. Their day began with a meeting with Secretary of Housing and Urban Development Dr. Ben Carson. The group was inspired by the words of Dr. Carson, who is also a renowned pediatric neurosurgeon.

They then enjoyed a VIP tour of the East Wing and the Office of Vice President. After a delicious lunch break and an excursion to the National Museum of Natural History, the Chai Lifeline group headed back to the White House for bowling at the Harry S. Truman Bowling Alley in the White House.

They were surprised by a visit from Ivanka Trump and Jared Kushner, who wished the families a Chag Sameach before returning to their responsibilities.

[PA] HUD charges landlord couple (Altoona Mirror, PA)
Altoona Mirror
(10/16/2017 4:42 AM, William Kibler)
Federal housing dept. says pair discriminated against families with children

The federal Department of Housing and Urban Development has charged an Altoona couple that owns an apartment building in Greenwood with discriminating against families with children in dealing with potential tenants.

Citing the Fair Housing Act, the regional HUD office in Philadelphia has accused Gregory and Katherine Ellis of refusing to rent units on the 1600 block of East Pleasant Valley Boulevard to a series of “testers” posing as parents of children — while making the same units available to potential testers who said they had no children.

An administrative law judge will hear the case, unless one of the parties wants to move it to federal court, according to a HUD news release.

The judge could award damages to the Fair Housing Partnership of Greater Pittsburgh Inc., the original complainant on whose behalf HUD brought the charges; order injunctive relief; order payment of attorneys’ fees and impose civil penalties “to vindicate the public interest,” according to the news release.

[MD] Our say: Public housing in Annapolis passes a crucial turning point (Capital Gazette, MD)
Capital Gazette
(10/15/2017 6:34 AM, Capital Gazette)
Public housing is often talked about in city elections, but the amount of rhetoric has traditionally been inversely proportional to what the city government can actually do about federally owned and managed properties, or to what the mayor and aldermen are willing to try. Not much changes, unless you count the recurring management problems at the Housing Authority for the City of Annapolis or the way the agency’s properties deteriorate. The status quo is finally crumbling, as can be seen in today’s election primer story on the city’s public housing. Incumbent Mayor Mike Pantelides, using the appointment power that is a mayor’s main leverage on public housing policy, has remade the authority’s board: He has nominated six people to the seven-member panel, and five of them are currently serving. Pantelides ordered rental inspections of public housing units - although there is dispute over whether that has done much to improve conditions.

There’s little dispute that the authority board took a dramatic and significant step last week: It voted unanimously to apply for the Rental Assistance Demonstration program, or RAD. Under this steadily expanding five-year-old federal effort, traditional public housing properties are converted to a project-based voucher system that encourages public-private partnerships. Ownership would be transferred to the Housing Authority, which could borrow money against the property for redevelopment. Under the program’s rules, the occupants are still public housing residents and their rents don’t change. "No loss of units, no loss of families," said Housing Authority Executive Director Beverly Wilbourne. The Housing Authority board has been shying away from such innovations for years, even as the U.S. Department of Housing and Urban Development has pushed them harder and harder - while slicing traditional direct subsidies. The RAD program, as local activist Robert Eades put it, is now the only game in town. The Housing Authority is overdue to start playing it.

[NC] FEMA awards $1.4 million to N.C. for hurricane relief (Bladen Journal, NC)
Bladen Journal
(10/13/2017 10:27 AM, Staff)
Congressman Robert Pittenger (NC-09) on Friday announced the Federal Emergency Management Agency will provide North Carolina with an additional $1,391,675.95 to assist with Hurricane Matthew recovery efforts.
This grant will be provided to the N.C. Department of Transportation to reimburse for debris removal and infrastructure repair projects associated with Hurricane Matthew. NCDOT will be responsible for distributing the money to local governments. "We will knock on every door, and try every avenue, to ensure North Carolina receives full and appropriate funding for Hurricane Matthew recovery," said Congressman Pittenger. "I spoke with HUD Secretary Dr. Ben Carson about visiting North Carolina later this year to view the ongoing recovery needs. The media has moved on, but I haven't, and I am committed to seeing this project through."
To date, $1.28 billion in federal funding has been provided for Hurricane Matthew recovery in North Carolina. Much of that money is released to the State of North Carolina, which is then responsible for distributing to affected counties and municipalities.

[MO] New MO Discrimination Law Not Compliant with Federal Standards (KSFX/KOLR-TV FOX 27 Ozarks First, MO)
KSFX/KOLR-TV FOX 27 Ozarks First
(10/13/2017 8:43 AM, Jason Taylor, Missourinet)
JEFFERSON CITY, Mo. -- The U.S. government says a new controversial discrimination law in Missouri fails to meet federal standards.

The U.S. Department of Housing and Urban Development, or HUD, has determined that protections under the Missouri Human Rights Act are not in compliance with federal standards in the Fair Housing Act.

In a letter dated July 14th to state Human Rights Commission Director Alisa Warren, the agency cites Senate Bill 43, which Governor Eric Greitens signed into law in late June, as the reason for the shortcoming.

The measure stiffened the threshold for proving discrimination in lawsuits. Under the new law, a practice is unlawful if the protected classification - based on race, color, religion, sex or national origin - is "the motivating factor" in a decision to discriminate. Previously, the protected classification needed only to be "a contributing factor" in order to prove discrimination.

In its letter to Director Warren, HUD said the state Human Rights Act must be restored to Fair Housing Act standards by March 1st, 2018, or Missouri will be suspended from participating in the Fair Housing Assistance Program.

In a statement, Missouri House Minority Leader Gail McCann Beatty claimed the state would lose as much as $500,000 a year in federal funding under the new law.

[OH] Walnut Hills residents win lawsuit against HUD (Cincinnati Enquirer, OH)
Cincinnati Enquirer
(10/13/2017 6:04 PM, Monroe Trombly)
Residents of a Walnut Hills apartment complex won in court Thursday against the federal government. A federal judge has granted the residents of a low-income, subsidized apartment complex a preliminary injunction against the U.S. Department of Housing and Urban Development. The ruling allows residents to remain living there with their rental subsidies intact after HUD had initially decided to pull the housing assistance. The decision handed down by U.S. District Judge Timothy S. Black, allows the Alms Hill Apartments to remain in state-court appointed receivership instead of possibly becoming a vacant building, until a new purchaser can be found. A federal lawsuit was filed in September on behalf of residents of the Alms Hill Apartments in Walnut Hills by Legal Aid of Greater Cincinnati, after HUD decided to abate, or in other words, pull federal housing subsidies for over 100 families. Read: Walnut Hills residents face losing their affordable housing from HUD. "Tenants in the City of Cincinnati deserve quality, affordable housing," said Virginia Tallent of Legal Aid. "Judge Black's decision affirms the rights of tenants to fair due process in their dealings with the federal government."

HUD had concluded abatement was necessary after deciding the Alms Hill was unsafe for residents to live in. Once HUD starts the process of ending housing assistance, existing housing leases are automatically terminated. HUD had started to secure funds for relocation vouchers in September. Legal Aid feared abatement would push some residents into homelessness, citing Hamilton County's shortage of 40,000 units of affordable housing according to Xavier University's Community Building Institute. Legal Aid lawyers also argued many landlords not only do not accept the re-location housing assistance vouchers issued by HUD but are also not required to accept the vouchers. HUD argued the Alms Hill Apartments has major health and safety problems citing four

failed inspections. The best option for the building, HUD argued, was to relocate residents to other affordable housing. Residents at a September meeting unanimously opposed HUD's findings, arguing Milhaus Management, the receiver, has improved conditions markedly. In his decision, Judge Black wrote that "HUD did not identify any current major threat to health or safety in its briefs, at the September 22, 2017 meeting, nor at oral argument."

[OH] Federal judge temporarily blocks HUD from leaving the Alms (Cincinnati CityBeat, OH)
Cincinnati CityBeat
(10/13/2017 4:05 PM, Nick Swartsell)
The ruling keeps HUD from immediately ending its subsidies — and with them, residents' leases — until state courts rule on the Walnut Hills low-income housing

More than 100 residents living in affordable housing at the Alms in Walnut Hills will get to stay in their homes for now. A federal judge yesterday granted a preliminary injunction that keeps the Department of Housing and Urban Development from pulling out of the building.

U.S. District Court Judge Timothy Black's ruling doesn't end the case, but keeps HUD from immediately ending its subsidies - and with them, residents' leases - until state courts rule on the lawsuit against the federal housing department.

That decision is the latest in a long battle to shore up conditions at the former luxury hotel and several other buildings, which a state court placed in receivership with Indianapolis-based developer Milhaus after city inspections found terrible conditions in the properties under New Jersey-based owners PF Holdings. Despite the receivership, HUD moved in July to pull its Housing Assistance Payments, or HAP contract, from the building after it failed several HUD inspections.

The building failed two inspections following Milhaus' receivership, oddly receiving lower scores than when PF Holdings was in control of the building. Most of those failing scores come from vacant units or areas of the building that don't pose a threat to residents documents related to the case suggest.

HUD did not meet with residents before giving notice it was abating its HAP contract with the Alms. Officials did meet with residents last month, but refused to answer questions or give statements about the Alms and the potential loss of housing in the building.

The abatement triggered a lawsuit from the Alms Residents Association, Legal Aid of Greater Cincinnati and the Greater Cincinnati Homeless Coalition.

[OH] Judge sides with Alms residents over HUD, grants injunction so they can stay in their homes (WCPO-TV ABC 9 Cincinnati, OH)
WCPO-TV ABC 9 Cincinnati
(10/13/2017 9:36 AM, Paula Christian)
CINCINNATI -- A federal judge overwhelmingly sided with the residents the Alms Hill Apartments, granting them a preliminary injunction late Thursday that will allow them to stay in their low-income Walnut Hills apartments.

Four longtime residents sued the U.S. Department of Housing and Urban Development after the agency announced it would end low-income rental subsidies to the complex, which has a long history of neglect.

Residents worried they would become homeless if forced out of the Alms, because the city of Cincinnati has a severe shortage of low-income housing. U.S. District Judge Timothy Black agreed. "Plaintiffs have demonstrated they will be irreparably harmed … abatement will terminate (their) leases and force (them) to search for another residence in a community with a 40,000-unit shortage of affordable housing," Black wrote in his order granting the preliminary injunction. "In all scenarios, Plaintiffs will have to move. However, because landlords are not required to accept housing vouchers and there is already a shortage of affordable housing in Cincinnati, there is a realistic possibility some of the Plaintiffs will become homeless," Black wrote.

It is a huge victory for the residents of the 200-unit complex that is home to mostly African-Americans, many of whom are disabled or elderly. But it is also a win for the Legal Aid Society of Greater Cincinnati, which filed the lawsuit on behalf of Alms residents, and the city of Cincinnati, which sided with the residents and spoke on their behalf at a federal court hearing last week.

“This is a big deal,” Josh Spring, executive director of the Greater Cincinnati Homeless Coalition, wrote in a press release about Black’s decision.

[OH] Mayor: Neighborhoods staff will focus more on lead safety (Toledo Blade, OH)
Toledo Blade
(10/15/2017 4:35 PM, Lauren Lindstrom)
Ms. Hicks-Hudson clarified on Friday that the city inspectors would not issue the “lead-safe certificates” required by the ordinance passed by City Council last year for every rental property with one to four units built before 1978 and home day care centers. That job was given to private inspectors, who are required to be certified as a lead risk assessor or clearance technician through the Ohio Department of Health.

They would, however, be more attentive to lead issues during inspections and direct homeowners to available grants, education, and other resources, she said.

“Part of the mission of the Department of Neighborhoods is to try to help people stay in their homes and make sure homes are safe and healthy,” she said. “We’re looking at every opportunity to create a lead-safe zone in our city.”

She pointed to a nearly $3 million U.S. Department of Housing and Urban Development grant the neighborhoods department received in July that will fund lead-related improvements for Toledo properties. It is open to owner-occupied and rental units built before 1978.

[NM] Santa Fe County to join lawsuit against federal housing agency (Santa Fe New Mexican, NM)
Santa Fe New Mexican
(10/14/2017 6:14 AM, Staff)
Santa Fe County will join a lawsuit against the U.S. Department of Housing and Urban Development over the federal agency’s alleged breach of a contract that the county says cost it a chunk of an annual housing subsidy. In 2012, the department improperly distributed subsidy payments to hundreds of public housing agencies, according to a county resolution authorizing the county manager to join the lawsuit to be filed with the U.S. Court of Federal Claims. County spokeswoman Kristine Mihelcic confirmed this week the county would join. In 2013, more than 300 public housing agencies brought a suit against the HUD over the alleged breach of contract; the federal claims court this year ordered the plaintiffs were owed more than $136 million, which would average to roughly $450,000 each. The improper distribution of the subsidy affected all public housing agencies across the nation, the county resolution states, but not all joined the first lawsuit, including Santa Fe County. The county’s housing authority, which manages public housing units and housing-choice voucher programs, lost out on $234,000 it should have received from the federal department that year, Mihelcic said.

Hurricane Sandy

[NY] Where LI stands five years after superstorm Sandy (Newsday, NY)
Newsday
(10/16/2017 5:00 AM, Yancey Roy)
Hurricane Sandy sprung to life in the central Caribbean on Oct. 22, 2012, more than 1,600 miles from New York, probably not much on any Long Islander’s radar.

It drove north, strafing the eastern edge of Jamaica and Cuba and cutting through the Bahamas, killing dozens along the way. By the time it steamed into the Atlantic Ocean, forecasters said it likely was headed north and west where it would eventually dissipate. Its winds had even started to slow.

But on Oct. 27, it took a startling left turn that would change the course of local history.

When the downgraded storm slammed the shores of New York, New Jersey and Connecticut two days later, it arrived at high tide, creating record storm surges. It also had spread into the largest Atlantic storm by diameter.

Federal Housing Administration (FHA)

FHA Eases Occupancy Rule for Properties with H4P Financing (Inside Mortgage Finance)
Inside Mortgage Finance
(10/13/2017 5:13 PM, Staff)
The FHA has updated its guidelines for Home Equity Conversion Mortgage for Purchase loans to allow lenders to accept loan applications from borrowers without requiring a certificate of occupancy, as well as prior to completion of HECM counseling.

The change follows the Sept. 19 effective date of the HECM final rule, which the Department of Housing and Urban Development released earlier this year.

The final rule codifies the many policies that are now in place for originating and servicing reverse mortgages, including H4P requirements.

According to the revised guideline, an FHA lender may take an initial HECM loan application either prior to or after the completion of HECM counseling.

HUD Dumps Lender Insight for New Loan Review Summary Report (Inside Mortgage Finance)
Inside Mortgage Finance
(10/13/2017 5:13 PM, Staff)
The Department of Housing and Urban Development is discontinuing its quarterly newsletter, Lender Insight, with the implementation of FHAs Loan Review System.

The change is aimed at improving both FHAs and lenders quality-control and risk-management operations.

HUD will be publishing a quarterly Loan Review Summary Report to provide a snapshot of the results of FHAs quality-control review of mortgage originations over the preceding 12 months.

According to HUD, the report will include only underwritten loans that were subject to a post-endorsement technical review.

It does not include the results of lenders self-reports or any other loans that were reviewed as part of a lender examination, the agency said.

The report will show the initial rating of all loans, the updated rating six months from the end of the review period, and a final rating.

For older consumers keen to preserve their savings, report offers a helping hand (Tampa Tribune, FL)
Tampa Tribune
(10/13/2017 6:46 AM, Robert Trigaux)
Now that I am officially an "older" consumer — at least based on this report's criteria — I can offer firsthand confirmation that predatory lending and a poorly monitored debt collection industry are both alive and well in Florida.

That's why a 35-page report issued Thursday — Older Consumers in the Financial Marketplace — that looks at financial complaints filed by folks 62 and older to the federal Consumer Financial Protection Bureau resonates more to me now than it might have a decade ago.

The report analyzes specific complaints sent to the CFPB from older consumers nationwide. It's no shock that the 8,469 complaints from older Florida consumers was second in volume only to the 10,986 from California, a state with nearly twice the population of this one.

The CFPB was established in 2011 as a federal response to consumers needing more help dealing with volatile and often unfriendly financial markets and firms. Now that the economy has strengthened and the Dow has rebounded dramatically, trading this past week above 22,000, the Trump administration is eager to do away with or at least sideline the influence of the CFPB via newly proposed legislation.

This report aims, in part, to justify the value and preserve the clout of the CFPB for consumers. But that's a political agenda for

another story. The latest report also has valuable insights for older consumers dealing with their financial affairs. Among the report's key findings:

> Mortgages, notably existing mortgages, account for 31 percent of complaints by older consumers.
>
> Among older consumers, 5 percent of mortgage complaints relate to reverse mortgages, loans solely available to older consumers that allow them to use their home equity as security. Understanding reverse mortgages can be tricky. Remember those TV ads with spokesmen like Fred Thompson and Tom Selleck earnestly pitching reverse mortgages? The CFPB has taken action against reverse mortgage companies (including the one featuring these actors) for misleading consumers about risks.

[NJ] Gianficaro: That's no way to treat a veteran (Burlington County Times, NJ)
Burlington County Times
(10/16/2017 5:32 AM, Phil Gianficaro)
A veteran deserves better than this. He deserves better than to be hanging onto his foreclosing home in North Hanover by 93-year-old fingers that bravely yet nervously clutched the sides of his seat during bombing missions in World War II and Korea. He deserves better than to be old, alone, permanently disabled, and perhaps losing his house as well as his hearing.

Walter Perry, disabled Army Air Corps veteran, deserves better than to be told he will be evicted from his home for failure to pay insurance on his property as well as property taxes, thereby violating the conditions of a reverse mortgage he and his late wife secured in 2004, triggering foreclosure last year.

The Burlington County Times reported Perry's painful plight last week, when only an emergency hearing before Judge Kathi Fiamingo at the Olde Courthouse in Mount Holly, at which a 60-day stay of the eviction was granted, prevented county sheriff's officers from reluctantly putting the veteran and all that he owned on the street. His world exploding around him, like so many of those bombing missions on which he flew as a member of the Army Air Corps and Air Force when America needed him most. Reciprocation would only be fair.

The years pass, the memory fades. Information once processed in an instant now lags, like sucking quicksand through a straw. Perry said he didn't realize he was being evicted on Tuesday until just after midnight that day. He claimed he paid his taxes on the reverse mortgage agreement prior to 2010, but court records indicate taxes went unpaid for three of those years. He told the court on Tuesday he couldn't recall if he responded to the foreclosure complaint. From quick to quicksand.

[WA] Berkeley Point Capital Provides $9.3M HUD Refinancing for 63-Unit Seniors Housing Community Near Seattle (RE Business Online)
RE Business Online
(10/13/2017 9:45 AM, Nellie Day)
TACOMA, WASH. — Berkeley Point Capital has provided a $9.3 million FHA 232/223(f) refinancing for Spring Ridge Assisted Living & Memory Care, a 63-unit seniors housing community in the Seattle suburb of Tacoma.

The loan replaces the existing debt on the property, which was for the acquisition, renovation and expansion of the property.

Tom White led the transaction out of Berkeley Point's Bethesda, Md., office. The loan features a 3.45 percent interest rate and an 80 percent loan-to-value ratio.

Ginnie Mae

Ginnie Mae, VA launch task force to look into lenders targeting veterans for quick refinances (HousingWire)
HousingWire
(10/15/2017 10:15 AM, Ben Lane)
Comes on the heels of Ginnie Mae opening investigation

Roughly one month ago, Ginnie Mae announced that it was launching an investigation into mortgage lenders that were aggressively targeting servicemembers and military veterans for quick and potentially risky refinances of their mortgages.

The investigation came on the heels of a letter from Sen. Elizabeth Warren, D-Massachusetts, who cited a report from the Consumer Financial Protection Bureau, which covered complaints received from veterans about Department of Veterans Affairs mortgage refinancing.

Warren's letter claimed that there may be lenders "aggressively and misleadingly marketing the refinancing of mortgages backed by the Department of Veterans Affairs, generating fees for themselves at the expense of veterans and American taxpayers."

Now, Ginnie Mae and the VA are launching a task force to "address mortgage refinancing issues" surrounding VA loans.

Ginnie Mae and VA Team to Focus on Veterans' Refinancing Problems (National Mortgage Professional)
National Mortgage Professional
(10/13/2017 6:04 PM, Phil Hall)
Ginnie Mae and the U.S. Department of Veterans Affairs have teamed up on a new initiative to focus on problems related to mortgage refinancing for retired military personnel. The Joint Ginnie Mae-VA Refinance Loan Task Force is tasked with examining the issues, data and lender behavior related to refinancing and will determine if program or policy changes are required to prevent undue risk being placed on the veterans receiving the refinancing or the taxpayers funding the refinancing. The task force will place a specific focus on aggressive and misleading refinancing propositions identified by the Consumer Financial Protection Bureau and will address questionable practices including loan churning and repeated refinancing. Ginnie Mae and VA plans to meet with individual lenders that may be engaged in inappropriate refinancing solutions. In a statement, the agencies promised to "continue to work collaboratively until concrete solutions have been implemented to eliminate lender behavior that is unhelpful to veterans and harmful to the American taxpayer."

Ginnie Mae, VA Announce Joint Task Force to Stop Improper Refis (Inside Mortgage Finance)
Inside Mortgage Finance
(10/13/2017 3:42 PM, Staff)
Ginnie Mae and the VA this week officially announced a joint-agency task force to deal with the loan-churning problem that is triggering faster prepayments in Ginnie mortgage-backed securities pools.

Specifically, the task force will scrutinize aggressive and misleading refinancing offers and address loan churning and repeated refinancings.

It will also examine critical issues, data and lender behaviors related to refinancing loans, as well as determine the kind of policy and program changes agencies should make to ensure VA refi loans do not pose an undue risk or burden to vets and taxpayers.

Both the VA and Ginnie Mae programs work best when market participants use them to provide a benefit to VA borrowers and, ultimately, lower vets costs, officials said.

The task force has begun examining data and information to ensure refi loans provide net tangible benefits to veteran-borrowers.

Ginnie MBS Issuance Rolled To Years High Mark in 3Q17 (Inside Mortgage Finance)
Inside Mortgage Finance
(10/13/2017 3:03 PM, Staff)
Ginnie Mae issuers rode a wave of purchase-mortgage lending to deliver $120.46 billion of forward mortgages during the third quarter of 2017, the highest three-month volume for the year, according to a new analysis and ranking by Inside FHA/VA Lending.

Third-quarter volume was up 9.6 percent from the April-June cycle.

The data excluded FHA reverse mortgages and loan amounts are truncated in Ginnies mortgage-backed securities disclosures.

Without those limitations, total Ginnie MBS issuance rose 9.5 percent to $123.37 billion in the third quarter.

Purchase mortgages were the engine behind the growth.

Ginnie issuers securitized $85.35 billion of purchase loans in the third quarter, falling just short of the record $85.41 billion set in the third quarter of last year.

Home Ownership

Mortgage bankers open to rewrite of homeowner tax breaks (Politico)
Politico
(10/13/2017 2:20 PM, Lorraine Woellert)
The Mortgage Bankers Association said it is open to a rewrite of homeowner tax breaks as part of a broader reform package, adding to the political momentum in support of a mortgage tax credit.

The MBA position comes days after the National Association of Home Builders broke ranks with the real estate industry to endorse changes to the mortgage interest deduction, a tax break that for decades has been considered untouchable.

"The mortgage interest deduction is important, but if there are other alternatives, we are open to them," MBA President David Stevens told POLITICO. "In isolation, we would fight against modification to the mortgage interest deduction very hard," Stevens said. In the context of broader reform, "We want to remain open-minded and involved in those proposals. If there's a trade-off that gets you ultimately to the same outcome, we're open to it."

In a letter to House and Senate leaders, Treasury Secretary Steven Mnuchin and National Economic Council Director Gary Cohn, the MBA said a White House tax framework released last month gives policymakers "a tangible opportunity to pursue alternative homeownership tax incentives - and perhaps target those benefits more efficiently to low- to moderate-income borrowers."

That reform outline would raise the standard tax deduction, making the mortgage interest deduction less valuable to low- and moderate-income homeowners. Fewer of those homeowners would have an incentive to itemize their returns, and more benefits of the tax break would flow to higher-income households.

With mortgage bankers and builders splitting off, the National Association of Realtors is the last big trade group fully committed to defending the $70 billion mortgage interest deduction. The group has 1.2 million members and the country's biggest political action committee, funneling nearly $4 million to candidates this election cycle.

Advocates for increased spending on low-income housing, including the J. Ronald Terwilliger Foundation and the National Low Income Housing Coalition, have taken aim at the mortgage interest deduction as unfairly benefiting wealthier households.

Several fiscal reform groups, including the Simpson-Bowles commission, have endorsed replacing the interest deduction with a tax credit.

The government pays more to rich homeowners than poor renters (Inman Real Estate News)
Inman Real Estate News
(10/13/2017 1:09 PM, Patrick Kearns)
Housing subsidies are going to wealthy homeowners at nearly twice the rate of low income renters

The United States government spends nearly twice the amount on housing subsidies that favor the rich over the section 8 housing program for low income Americans, a new report finds—$71 billion compared to $29.9 billion in 2015, the report from the website Apartment List found.

As the country heads towards a likely partisan debate over major changes in the tax code, a new report finds the mortgage interest deduction (MID)–which would remain essentially untouched–disproportionately favors affluent Americans. Under President Donald Trump's tax reform plan, the the standard deduction would be doubled, and other itemized deductions would be eliminated.

One reason could be that the richest Americans are far more likely to benefit from MID.

Andrew Woo, director of data science and growth and Chris Salvanti, a housing economist – both at Apartment List – compared

federal expenditures on the MID to spending on Section 8 rental assistance programs in the report. They found that MID cost the federal government $71 billion, compared to $29.9 billion funding for Section 8, in 2015.

“While administration officials, lawmakers, industry executives and housing experts fiercely debate the future of the home mortgage deduction, lost in the argument is the fact that the political battle centers on issues relevant primarily to wealthier homeowners, while disregarding the unmet needs of lower income renters,” the report states. “The debate overlooks remedies for the deeply underfunded Section 8 rent subsidy program that helps some of the country’s poorest Americans.”

A main reason that MID benefits wealthier Americans, is simply how often that box is checked on a tax filing.

The report found that 53 percent of high income households took the deduction, while 20 percent of middle-income households and only 11 percent of low-income households received MID or assistance through the federal government’s section 8 program.

High-income individuals are more likely to own more than one home, the report finds, while low income individuals are more likely to file for a standard deduction. If the tax plan doubles the standard deduction or even increases it at all, it becomes likely even fewer low-income individuals will receive MID.

The lopsided percentages are apparent in total expenditures as well, with federal spending on housing averaging $1,549 for high income households, $222 for middle income households and $416 for low income households.

[NY] Housing nonprofits offer downpayment help for first-time homebuyers (Buffalo News, NY)
Buffalo News
(10/13/2017 9:14 AM, Jonathan D. Epstein)
Two housing nonprofits in Buffalo and Rochester have teamed up to offer $1.2 million in downpayment assistance for first-time homebuyers in Erie and Monroe counties.

Under the Project Reinvest: Homeownership program, West Side Neighborhood Housing Services in Buffalo and NeighborWorks Rochester will offer up to $10,500 in no-interest deferred grants to eligible homebuyers to help them buy their first homes in target areas of the two counties. To qualify, homebuyers must earn at or below the area median income for their county, and must be purchasing in a community development financial institution investment area.

“For people whose American dream of owning their own home might have been just out of reach, Project Reinvest Homeownership will give them the opportunity to build wealth and a brighter future,” said Ed Jackson, executive director of West Side NHS.

Interested applicants should contact one of the participating partner lenders, including Evans Bank, Five Star Bank and Northwest Bank in Erie County. Five Star and Northwest, along with Canandaigua national Bank, are the partners in Monroe County.

[NY] Long Island Communities Offer Incentives To First-Time Home Buyers (CBS New York, NY)
CBS New York
(10/13/2017 4:45 AM, Staff)
With thousands of dollars in debt, rising home prices and paychecks that aren’t keeping pace, millennials say they need help to move out of their parents’ basements. As CBS2’s Jennifer McLogan reports, some Long Island communities are now offering incentives to first-time home buyers. Amanda Smith had to find creative ways to afford the biggest purchase of her life - a four bedroom house in Huntington Station. Smith, who advocates for the disabled, and her newlywed husband Kevin, a school teacher, discovered loans and grants that added tens of thousands of dollars to their budgets. "We worked with our mortgage broker early on to find exactly what the best moves were for us, as far as paying off a credit card or a car that we were financing to get the best loan rate and have the lowest monthly payments," she said. Since 2000, home prices on Long Island have risen more than twice as fast as wages.

"For the millennials, especially student loans and things, they are not familiar with how this process works. I think there is a lot of hand holding involved," said Emilia Pizzo, with Daniel Gale Sotheby’s Realty. "And I think getting a preapproval early on in the process is really important." Lenders and not-for-profit groups are trying to help first-time home buyers, like the Dusling family. Additional costs of mortgage taxes and insurance can price millennials right out of the market. "We were able to find the grossest

house in the nicest neighborhood and buy it at bottom dollar, because it needed everything," Shaughnessy Dusling said. She and her husband Brett got a loan through the Federal Housing Authority. "The FHA gave us what is called a 203k rehab loan. We tied all of our construction costs into our mortgage," she said. A bill allowing first-time home buyers to create savings accounts that would give them a state income tax deduction, similar to college savings accounts, has passed both houses. The bill, titled First Home Savings Program, is now under review in the governor's office and could become law by December.

[Editorial note: VIDEO at source]

[PA] Ryan's big lie (Scranton Times & Tribune, PA)
Scranton Times & Tribune
(10/13/2017 9:38 AM, Scranton Times & Tribune Editorial Board)
House Speaker Paul Ryan hasn't been able to convince many of his members, mostly from big Eastern states, that the tax bill he and President Trump favor would be a boon to the middle class.

That didn't stop him from appearing Wednesday at a right-wing think tank and repeating the lie at the heart of those members' opposition.

According to Ryan, the rest of the country is "propping up profligate, big-government states." The reference is to the federal income tax deductions for mortgage interest and state and local taxes, all of which Ryan's plan would eliminate. In states with personal income taxes and local property taxes, eliminating the targeted deductions would cause chaos for state and local government, the housing market and the economy.

The theory is that the mortgage interest deduction primarily benefits more affluent people, and the local and state deductions enable state and local governments to diminish the impact of high state and local taxes.

The "profligate, big-government states" he's referring to, not coincidentally, are mostly majority-Democratic states.

[PA] Program guarantees 100 new houses in Pittston City (Times Leader, PA)
Times Leader
(10/16/2017 1:14 AM, Tony Callaio)
PITTSTON — Former Pittston City mayor Mike Lombardo announced a new housing initiative to build 100 new homes in Pittston, creating a housing boom that hasn't been seen since the 1960s.

Lombardo, who sits on the city Redevelopment Authority Board, made the announcement of the 100 Houses Initiative at a ribbon cutting ceremony of Stauffer Pointe's new Pittston Patio Ranch home located at Grandview Drive. Stauffer Point is a 180-lot development with 40 lots in Pittston and the remainder in Pittston Twp.

"I want to thank Angelo (Terrana) and Armand (Mascioli) and their families on making a significant investment, not only here in the future of Pittston City, but also with our neighbors in Pittston Twp. and Hughestown. We need to start thinking regionally," Lombardo said. Terrana and Mascioli are co-developers of Stauffer Pointe.

The 100 Houses Initiative guarantees 100 new houses being built in Pittston City over the next four years with 40 of those homes tied into the Stauffer Pointe project.

[GA] Feds: Ga. foreclosure program soaked up admin fees and failed needy (Atlanta Journal-Constitution, GA)
Atlanta Journal-Constitution
(10/13/2017 2:00 PM, Willoughby Mariano)
A state-run program to save struggling homeowners from foreclosure was so mismanaged that it has awarded only a portion of the $370 million that it was supposed to give to Georgia residents, according to an audit released Friday by a federal watchdog agency.

The Department of Community Affairs was warned by federal watchdogs 25 times in five years that its HomeSafe Georgia program failed to help residents quickly enough. The department "Slow walked" the aid, paying itself $32 million in administrative fees as it turned down worthy applicants, the report by the Office of the Inspector General for the Troubled Asset Relief Program states.

This inaction helped slow the state's housing market recovery after the Great Recession, it said. Other states have already spent all of their assistance funds. The report singled out problems in the Atlanta area, where DCA turned down 6,200 Clayton, DeKalb and Fulton county applicants.

U.S. Rep. John Lewis, who requested the audit, called the results "a shame and a disgrace." "We have all of these dollars that have not been spent in metro Atlanta, in DeKalb and Clayton and Fulton counties," Lewis said.

Department of Community Affairs spokeswoman MaryBrown Sandys defended HomeSafe, saying it spent taxpayer funds responsibly and improved its services over time.

[FL] Which is best, to rent or buy a home? That depends on a host of variables (Herald Tribune, FL)
Herald Tribune.com
(10/15/2017 11:53 AM, Chris Wille)
Website offers free interactive tools that can help in the rent versus buy question

For generation after generation, home ownership stood as one of the pinnacles of the American Dream. There was little if any downside. Properties appreciated in value. Mortgages, for the most part, provided the security of a stable payment without the rental rate and eviction whims of a landlord. Owners enjoyed total freedom to modify and improve their residences.

When the over-inflated real estate market crashed in 2007, home prices nosedived and saddled mortgage-holders with negative equity, i.e. homeowners owed more on their mortgages than the value of the home. Foreclosure and short sales flooded the residential market as homeowners defaulted on residential loans. The rental market looked like a lot safer bet than home ownership. Millions of households that lost their homes turned to leasing a residence.

Impressive real estate market gains signal a healthy comeback. With home prices rising once again and the property inventory low enough to indicate this is a sellers' market with few exceptions, optimism abounds. More than 4,100 mortgage-holders in Sarasota and Manatee counties recouped sufficient equity to overcome their underwater status, a second-quarter report from data source CoreLogic states. But another 13,999 property owners remain upside-down on their mortgages, holding debt from lost home values.

[LA] Louisiana Congressional delegation united in skirmishes over National Flood Insurance Program (Baton Rouge Advocate, LA)
Baton Rouge Advocate
(10/15/2017 4:09 PM, Bryn Stole)
WASHINGTON — After a series of skirmishes over changes to the National Flood Insurance Program, Louisiana's congressional delegation is showing a united front as negotiations heat up on Capitol Hill over a long-term reauthorization of the program.

An emergency package of federal disaster funding, which sailed through the U.S. House of Representatives on Thursday and is now awaiting action in the Senate, has bolstered their hand by defusing a potential showdown over the NFIP's borrowing cap. The bill would wipe away $16 billion of the NFIP's debt, freeing up cash to pay billions of new claims from hurricanes Harvey, Irma, Maria and Nate.

Without the debt forgiveness, the NFIP was hurtling toward insolvency, with its cash reserves exhausted and no permission from Congress to borrow more money. A number of staffers and members of Louisiana's congressional delegation had worried that fiscal hawks on the other side of the bargaining table — who've pushed for substantial changes to the NFIP that would hike rates and limit access to coverage — would use the program's dire financial straits to extract concessions.

Instead, Republican leaders in the House decided to provide debt relief without any strings attached.

[OH] Banking & Finance Its a Scam: Land Contracts on Uninhabitable Houses (Youngstown Business Journal, OH)
Youngstown Business Journal
(10/14/2017 1:26 PM, George Nelson)
YOUNGSTOWN, Ohio - The visual might be comical if it weren't so sad. Behind the disintegrating front porch roof at 226 E. Lucius Ave., on the front door hangs a sign advising that the property has been winterized.

Just a few yards away, a tree grows through an attached trellis.

The house, owned by Vision Property Management, a South Carolina company, provided the backdrop Friday for a news conference to outline legislation introduced by state Rep. Michele Lepore-Hagan to regulate land contracts.

Vision, along with Harbour Portfolio Advisors in Texas and other out-of-town firms, own properties in Youngstown and elsewhere in the Mahoning Valley. Many of these properties are under land contracts that critics say offer predatory terms.

"Companies have swooped into Ohio and other states devastated by the collapse of the housing market, bought homes for pennies on the dollar, inflated the values of the homes, then enticed borrowers into entering into a high-interest, long-term loan that they have little if any chance of ever repaying," Lepore-Hagan said.

"They employ a series of predatory tactics and practices," said Ian Beniston, executive director of Youngstown Neighborhood Development Corp. "They require the occupant - the vendee - to make all of the repairs and they charge interest rates well above market, into the double digits." The companies also inflate the values, selling a property they bought for $3,000 for $30,000.

"These companies are picking up on the wreckage of the foreclosure crisis, buying properties and using unregulated predatory practices to take advantage of people, particularly low-income people," he continued.

"They target minority neighborhoods the most."

Beniston and YNDC brought the issue to Lepore-Hagan's attention.

YNDC, which has repaired homes for low-income homeowners for the past few years, discovered many homeowners who contacted the organization for assistance didn't actually own their properties and were in a land contract, with the property legally still in the company's name.

The problem is throughout the Midwest and beyond, and locally is not confined to Youngstown, Beniston said.

[OR] Grant helps with repairs for Mid-Valley homeowners (Salem Statesman-Journal, OR)
Salem Statesman-Journal
(10/13/2017 10:20 AM, Justin Much)
Anyone with critical home-repair issues and a tight budget could be eligible to take advantage of the Housing Rehabilitation Program. The program has loans available for home improvements to income-qualified homeowners. Stipulations include that qualifying properties must be owner-occupied and have enough equity to meet loan guidelines. The maximum amount of a loan through this program is $25,000, and no monthly payments are required. The loan is ultimately repaid from proceeds of the home's sale. An interest rate of 4 percent accrues the first four years, and no interest accrues after that. Applications for a loan may also be received through Garrett Jensen at the Mid-Willamette Valley Council of Governments, 588-6177.City officials note that funds for the program come from a Community Development Block Grant through the federal Department of Housing and Urban Development.

[CA] Coto de Caza man admits to money laundering and fraud in $2 million home loan scam (Orange County Register, CA)
Orange County Register
(10/13/2017 9:33 PM, Sean Emery)
A Coto de Caza man who promised hundreds of homeowners that he would save their homes from foreclosure before bilking them out of more than $2 million pleaded guilty Friday to money laundering and fraud charges. Kevin Frank Rasher, 46, was sentenced to 12 years in prison after pleading guilty in Orange County Superior Court to 49 counts of money laundering and one count of preparing a false or fraudulent tax return. Less than a month ago, Rasher was sentenced to 8 years in federal prison after pleading guilty to a dozen counts of mail fraud. The two sentences will run concurrently, with Rasher expected to serve his time in federal lockup, Orange County District Attorney's Office spokeswoman Michelle Van Der Linden said. Both state and federal prosecutors say Rasher preyed on more than 500 struggling homeowners by promising to help reduce their mortgage payments. Among the ways in which he reached his victims were video clips posted on YouTube.

Rasher - who at times falsely claimed to be an attorney or an official with the U.S. Department of Housing and Urban Development - convinced his victims to send their payments directly to him. He used his victims' money to bankroll an estimated $20,000 in monthly expenses, federal prosecutors said, including rent on his Coto de Casa home. According to the Orange County District Attorney's Office, Rasher laundered the money through two unnamed financial institutions. At least three of his victims lost their homes, the D.A.'s Office said. During his federal sentencing last month, Rasher apologized to his victims, telling them he was "fully remorseful to all who have had any pain or suffering for my actions." Several victims who attended that hearing said they doubted his sincerity, accusing him of betraying them and causing them to lose homes they had spent a lifetime saving for.

Affordable Housing

[CT] New Haven residents air concerns to developers over Duncan Hotel sale (New Haven Register, CT)
New Haven Register
(10/13/2017 6:27 AM, Esteban L. Hernandez)
Developers have set a tentative deadline for relocation by Nov. 11, or Veterans Day, which AJ Capital Partners President Timothy G. Franzen said was a "embarrassing and horrific oversight." Some tenants, including Szelest, are veterans.

Szelest said it was "inappropriate" to ask tenants to leave by Nov. 11, to which Franzen later said is a date that could be changed to the following Monday or Tuesday. Szelest has since relocated to a new neighborhood, though he described it as an unsafe place.

"This is unacceptable," Szelest said. "There is no real affordable housing in New Haven now that the Duncan is gone."

Residents repeatedly requested a public hearing on the hotel's sale, which has already been finalized. Developers simply said this was not necessary, though they had requested a meeting with community management teams at Wooster Square and Dwight. AJ Capital is also covering moving expenses and security deposits.

[NH] Rock n Birch Campground set to close in two weeks, but some tenants aren't ready (Concord Monitor, NH)
Concord Monitor
(10/14/2017 6:15 AM, By Leah Willingham)
Seven years ago, Dana Colburn Jr. was in a financial tight spot. He was looking for a place to live, and he said the town of Henniker welfare office suggested Rock 'n' Birch Campground. "They told us, 'There's a cheap place over there. Go and see the owner, Ray, he'll put you up,' " Colburn remembered. "A lot of people who needed it were sent here by the town." Over time, Colburn built a life at Rock 'n' Birch - he made relationships with neighbors, raised a family and planted a sprawling vegetable garden. Now, Henniker officials are telling Rock 'n' Birch tenants they need to leave. The town has argued that Rock 'n' Birch is only zoned as a recreational campground, and not intended for year-round use, an argument the campground's owner, Ray Panetta, has fought for years. In May 2016, Panetta settled with the town and agreed to close the campground from November to April 30. The problem is, many of those who live at Rock 'n' Birch full-time can't afford to live anywhere else and have nowhere to go.

Cindy Estabrook of the New Hampshire Campground Owner's Association said very few campgrounds are open all four seasons. The most popular time for campgrounds to be open, according to the association's website, is May to October. Only 10 of 140 of campground members listed on the N.H. Campground Association website advertised openings during winter months. When people live in a campground year-round, it produces challenges for a town. A campground cannot be used as a personal address, therefore people who reside there full-time are not considered residents; they are technically homeless. If there's a silver lining to all of this, it's that Rock 'n' Birch residents have had some time to prepare, said Stephanie Bray, managing attorney and foreclosure project director for New Hampshire Legal Assistance.

[NY] NIMBYs are killing New York's future (New York Daily News, NY)
New York Daily News
(10/16/2017 5:27 AM, Robert Mascali)
New York has lived through many periods when the future of our city seemed in serious jeopardy. There was the Great Depression of 1929; the city's near insolvency in the 1970s; the tragedy and violence of the terrorist attack of 9/11, and the mortgage disaster of 2008, where homes and jobs were lost, resulting in the Great Recession.

At this juncture of our history in 2017 there is a disease that is quietly spreading among our neighborhoods and our elected officials that could result in tens of thousands of New Yorkers being left with no place to live.

That disease is NIMBYism, the not-in-my-backyard resistance to getting almost anything built in a city that can and must continue to meet the needs of a growing population.

Neighborhoods resist the possibility of new jails that would be needed to close the facilities at Rikers Island. They resist new public spaces. They resist new homeless shelters.

[NJ] Affordable housing focus of Park Ridge debate (North Jersey.com, NJ)
North Jersey.com
(10/13/2017 6:20 AM, Sarah Nolan)
PARK RIDGE – Affordable housing was the pivotal issue at a debate for mayor and council candidates Thursday, but there was little dispute – participants agreed that a top priority should they be elected would be keeping overdevelopment out of Park Ridge in order to maintain the borough's "small-town" charm.

Mayor Keith Misciagna is seeking re-election on the Democratic ticket along with incumbent Councilman Michael Mintz and newcomer Tom Farinaro. The "Park Ridge United" team will face off against Republicans Keri Cooper and Donna Szot for council and incumbent councilman, Richard Bosi, for mayor.

The League of Women Voters moderated the debate Thursday night, posing questions from residents to the candidates, running the gamut from the approved downtown redevelopment project and the town's affordable housing obligations, to taxes and pedestrian safety.

As Park Ridge works to present a plan for affordable housing that the state Superior Court will find acceptable, many questioned the candidates' stance on a proposed agreement for the soon-to-be-vacant Sony property, which the council ultimately voted down earlier this year.

[NJ] Suit: Fort Lee luxury towers need affordable units (North Jersey.com, NJ)
North Jersey.com
(10/13/2017 6:37 AM, Micahel W. Curley Jr.)
FORT LEE — A housing rights organization is suing the developers of The Modern to make them set aside apartments as affordable housing.

The developers agreed in 2012 to meet any affordable housing obligations stemming from the development of the two towers, but have not yet met those obligations, the suit says.

"It's particularly important because this is one of the biggest luxury housing developments in New Jersey history," said Anthony Campisi, a representative of Fair Share Housing Center, which filed the suit in September.

The two towers stand in sight of the George Washington Bridge, near the Hudson Lights mall and rental complex. They offer luxury apartments near New York City, some of which rent for $7,000 a month, Campisi said.

[PA] 40 years later, N.J. courts, towns still wrestling with 'affordable' housing (Philly.com, PA)
Philly.com
(10/13/2017 6:46 PM, Maddie Hanna)
A six-lane highway lined with strip malls cuts through a patchwork of tamed lawns and suburban houses in Delran, where population has sprouted rapidly in recent decades.

The township, which has close to 17,000 residents in about 6,000 housing units, is nearly built-out with "Less than half a dozen properties" available for multiple new housing units, according to Gary Catrambone, the township council president.

Actually, Delran needs to accommodate more than 700 residences - for low- and middle-income New Jerseyans - contends the Fair Share Housing Center, which has sued the township alleging it is undermining its ability to fulfill the Mount Laurel affordable-

housing requirements.

The dispute has been tense in Delran, with one resident complaining at a public meeting, "Next thing you know they're going to say, 'Hey get out of your house, we got a poor person that wants your house.'".

It is a variation of a debate that has played out in hundreds of towns across the state over the Mount Laurel requirements, the subject of decades of New Jersey court cases that required communities to accommodate housing that lower- and middle-income households could afford.

"I don't think anyone would describe affordable housing policy in the state in the last 10 years as reasonable or rational," said Mike Cerra, assistant executive director of the New Jersey State League of Municipalities.

After years without enforcement of those requirements - stalling development of new housing - the New Jersey Supreme Court in a sweeping decision in January ruled that towns had to retroactively act on 16 years of accrued housing needs.

The court's ruling didn't define exactly how many homes each community owed, spurring town-by-town negotiations - and in some cases battles in communities like Delran, among the more than 150 municipalities that have not yet settled for varying reasons.

In a town where the median income is $90,500, the prospect of hundreds of new housing units for lower-income residents generates fears that include new burdens on schools and increased taxes. "If you're a lazy SOB and you don't want to work, you don't deserve squat, period," Bob Gilbert, a Delran resident, told the township council at an August meeting.

Housing advocates say the fight in Delran demonstrates the need for the precedent-setting rulings that began when New Jersey's high court declared the township of Mount Laurel's zoning practices unconstitutional in 1975.

[NC] Why can't we live together? (Durham Herald-Sun, NC
Durham Herald-Sun
(10/13/2017 10:24 AM, Jesse James DeConto)
When I bought my house in Walltown eight years ago, I had to give up my spot on the waiting list for a subsidized home with the Community Home Trust, formerly Orange Community Housing and Land Trust.

I was working full time for McClatchy Newspapers out of the old Chapel Hill News office on Franklin Street, what is now Topo Distillery. As a reporter, I had covered the development of the eco-friendly condos at Greenbridge, just down the block from my office. Some of those condos were on the market for nine figures, and with a Home Trust subsidy, I could live there for about $150,000. As a single father making about $35,000 a year, the program was tailor-made for someone like me.

Access to cutting-edge energy systems like solar or geothermal are usually unattainable for working-class people, so I was pretty excited. Still, as convenient as those condos would have been to my office, I had found my life shifting to Durham. Most of my friends were here, my future spouse, and Durham offered its own kind of subsidy – that is, the homes were simply cheaper. I mean, I did literally receive a special $30,000 second-mortgage at 2 percent interest through the city's Neighborhood Incentive Program for buying in a lower-income neighborhood. But most of the "subsidy" came from simply living in Durham. My house cost $176,000 and would easily have sold for more than twice that in Chapel Hill or Carrboro.

[FL] Tampa firm purchases Cervantes site (Pensacola News Journal, FL)
Pensacola News Journal
(10/15/2017 10:44 AM, Joseph Baucum)
Scott Seckinger, Southport Financial Services vice president, did not immediately respond to inquiries from the News Journal seeking comment on the potential development of the site. Based on figures from its website, the company has developed, acquired, renovated or managed 183 properties in 19 states since its launch in 1995. The bulk of its assets are in the Southeast.

The website further states that the company has developed more than 90 properties through the Department of Housing and Urban Development's Low-Income Housing Tax Credit. The tax credit helps defray the cost of acquiring, rehabilitating or constructing lower-income housing.

It is unknown if Southport Financial Services intends to build low-income housing, known as Section 8, at the site on West Cervantes Street. Its website indicates its focus has shifted to developments geared toward varying income levels.

"While maintaining a strong focus on developing and rehabilitating government subsidized housing, Southport is also expanding its portfolio of conventional multi-family housing properties in central Florida and throughout select cities in the southeastern United States," the website states.

[FL] Plans for affordable housing in Sarasota's Rosemary District moving along (WWSB-TV ABC, FL)
WWSB-TV ABC
(10/13/2017 7:11 AM, Rick Adams)
There are plans to build at least 88 affordable rental apartments on three acres of land at the corner of Lemon Avenue and Ninth Street in the Rosemary District of Sarasota. It's a former housing sight that has been cleared for years. "Not only do we not have a lot of affordable rental housing in greater Sarasota, but we certainly have a lack of it, an acute shortage of it near downtown where many of the jobs are down on the urban core," said William Russell, President and CEO of the Sarasota Housing Authority. Maxwell Garrabrant lives in a development right next to where this new affordable housing would be built. "I think it's a good thing for the community because I know a lot of people that I grew up with they can't even afford to live in this town anymore," said Garrabrant. Rafael Mercado has lived on 7th Street in the Rosemary District for more than a dozen years. He tells us the area has experienced tremendous growth and he says this affordable housing complex would be a welcome addition to the neighborhood.

[TN] Low-Income Housing Tax Credits will allow renovation of two Sneedville apartment complexes (Rogersville Review, TN)
Rogersville Review
(10/13/2017 8:30 AM, Staff)
Tennessee Housing Development Agency has awarded Low Income Housing Tax Credits to a pair of projects that will help improve the quality and extend the availability of existing affordable housing for residents of Hancock County. The allocation represents an investment of approximately $8.9 million in equity in Hancock County over the next decade. The THDA Board of Directors recently approved LIHTC credit awards that will facilitate the rehabilitation of Cumberland View Apartments and Mountain View Apartments, both of which are located in Sneedville. Atlanta-based Hallmark Co. was awarded $287,915 in tax credits over 10-year period to rehabilitate the Mountain View property, while Paladin was awarded $600,000 to redevelop Cumberland View. THDA Executive Director Ralph M. Perrey said the LIHTC program plays an important role in the preservation of affordable housing in Tennessee.

These awards complement Project 95 which was announced in July as a multi-departmental project that combines state and federal resources to create a holistic solution for Hancock County, which for the past number of years has ranked at or near the bottom of Tennessee counties in almost all major economic indicators. Alongside federal and local partners, the State will construct an approximately 17,000-square-foot facility in the Hancock Co. Industrial Park, designed for a call center operation, provide tourism assistance to develop a motorcycle trail, facilitate an anti-drug coalition, assist with workforce development and coordinate a health initiative for the community. The Mountain View property, had its first tax credit allocation awarded in 1990 and was built in 1991. Construction on the renovation is scheduled to start in Jan. 2018 with an expected completion date of Sept. 2018. When complete, Mountain View will feature 45 newly-remodeled units. The Cumberland View Apartments were originally built with HUD financing and placed into service in 1983 as a Section 8-based development. The allocation of tax credits will allow the developer to overhaul the property's 51 units. The property will still accept HUD Housing Choice Vouchers once the renovation work is complete.

[KY] In 12 years, 43,000 renters were evicted from Lexington homes. Why that matters. (Lexington Herald-Leader, KY)
Kentucky.com
(10/13/2017 5:06 PM, Beth Musgrave)
When Victor Johnson went to eviction court in December, he hoped to stop the eviction of his family from the home they had rented on Argyle Drive for eight years.

The landlord had given him an eviction notice earlier that month, alleging the Johnson family had let the Argyle Drive home fall into disrepair. Victor Johnson said he wasn't responsible for the condition of the property.

"I didn't get a chance to speak," Johnson said of his day in court. The judge never saw him when he raised his hand and ruled in

favor of his landlord. An eviction notice was entered Dec. 28, court records show. The landlord sold the rental property within months of the eviction.

The Johnsons' eviction was one of 43,725 court-ordered evictions in Fayette County from 2005 to 2016, according to a new report released this week. The Lexington Fair Housing Council's report, titled "Locked Out: Foreclosure, Eviction and Housing Instability in Lexington, 2005-2016," is the first study of evictions that go through Fayette County District Court.

The study found:

--While the number of home foreclosures fluctuated greatly from 2005 to 2016, the number of evictions in Fayette County has remained about the same — an average of 3,463 court-mandated evictions each year for the past 12 years.

--The courts overwhelmingly side with landlords in eviction cases. There were 68,260 filings for evictions during the 12-year time period. In 43,725 of those cases, or 65 percent, the judge sided with the landlord and the tenant was evicted. Tenants won only three cases. A little more than a third of the cases were dismissed before the court date, which likely means the tenant left on their own or paid back rent.

--The average annual rate of eviction in Fayette County is 6.3 percent.

--Few tenants have a lawyer. There is only one legal aid attorney to represent tenants in eviction court for a 15-county area that includes Fayette County.

--Some landlords use the courts to evict tenants more than others. The 10 landlords with the most eviction cases are responsible for more than 20 percent of all evictions over the past 12 years.

--Most evictions likely don't go through the courts. Many Fayette County homeless and housing advocates say the 43,725 court-ordered evictions represent only about a third of the total evictions each year in Fayette County. It's likely that the eviction rate in Fayette County is more than 10 percent, the study suggests.

--Evictions can lead people already struggling to make ends meet deeper into poverty.

Difficult road after eviction

Take the Johnson family. After getting their eviction notice, Johnson and his wife and two daughters moved their possessions into storage units.

Then things got worse.

[KY] 'I haven't had water in five months.' Her home was condemned. Then she was evicted. (Lexington Herald-Leader, KY)
Kentucky.com
(10/13/2017 5:05 PM, Beth Musgrave)
If it wasn't for a nosy neighbor, Phyllis Myers may have ended up in a homeless shelter after the home she rented for a decade was condemned in 2016.

Myers was pushing a shopping cart filled with jugs of distilled water near North Limestone in June 2016 when a man came up behind her.

Kris Nonn, who coordinates North Limestone Community Development Corporation's affordable housing program, had looked out his window of the community organization's North Limestone office and saw Myers pushing her cart up the street. Nonn was worried and curious: Why would this woman need so much water? So he followed her and asked. "I haven't had water in five months," Myers told Nonn.

Myers had complained to her landlord for months that the plumbing in her Seventh Street home was busted. Although several

relatives of her landlord stopped by, the pipes - which Nonn said froze in February and burst - were never fixed. Code enforcement found a host of violations in the home that Myers had shared with her late husband for 10 years. There was no lock on the front door - the Myers used a padlock to lock their door. "I put my foot down on the floor in the bathroom and it went down four inches," Nonn said. Nonn also looked at Myers' heating bills for that winter. "They were sometimes as much as $300 to $500 a month." Her landlord left her a note on her door asking her to leave. "I can't believe I lost this woman her house," Nonn said.

Finding a new home for Myers was no easy task, even for Nonn who builds affordable housing and has extensive experience with city services. Nonn and Myers called a number that is supposed to connect people with needed social services. "They said to go to the Lexington Housing Authority and get on Craigslist and start looking for an apartment," Nonn said. "Phyllis has never been on a computer in her life. She had a phone but she didn't have any minutes left on it. She didn't have a car."

The Lexington Housing Authority was not accepting applications for either public housing or its voucher programs, which tenants can use to pay rent for private rental units. She's on Social Security and receives less than $750 a month. "I didn't know what to do," Myers said.

[TX] As Hurricane Harvey evacuees make Dallas home, what Katrina taught us about how D-FW may change (Dallas Morning News, TX)
Dallas Morning News
(10/15/2017 4:25 PM, Jill Cowan)
Sherrie Miles struggled to corral the kids as they bounced between the pink air mattresses covered with purple sheets that her mother bought them with her last few dollars.

Part of her didn't want to, though. It had been weeks since Zatakyyus, an Energizer bunny of a 3-year-old with a runny nose and a devastating smile, and Nylah, a long-limbed 5-year-old, had been able to play in a home of their own.

The family's new apartment in southern Dallas was tidy but almost empty. Instead of a couch, Miles sat on one of the big bins that had recently held everything she owns, its plastic lid sagging. She started to cry.

For Miles, a 27-year-old Port Arthur native, the Hurricane Harvey-driven floodwaters that swallowed her truck and sent her family to the Kay Bailey Hutchison Convention Center were both overwhelming and cleansing.

Housing pinch

When those migrants showed up, though, they had no place to live because Katrina had destroyed much of the region's affordable housing stock.

Liu said that drove up housing prices not just in New Orleans proper, but in surrounding parishes and nearby metros. "There was a short-term boost even to Baton Rouge's economy," she said. By and large, though, lower-wage workers felt a squeeze, Liu said. New Orleans' housing affordability never recovered.

In the New Orleans metro area, 31 percent of renters were paying more than half of their household income for housing in 2015, according to The Data Center, an organization founded in 1977 to provide leaders in southeast Louisiana with objective information for policymaking. That number was just 22 percent in 2004, before Katrina hit. Now, economists are worried something similar could happen in Harvey's wake.

[TX] Renters find extra hurdles to recovery after hurricanes (San Antonio Express-News, TX)
MySanAntonio.com
(10/13/2017 8:00 PM, Claudia Lauer and Adriana Gomez Licon, Associated Press)
DALLAS - A neighbor was the first to tell Paige Cane that her landlord had posted an eviction notice on the door of her flooded apartment in Port Arthur.

The 26-year-old was more than 300 miles away with no car, sleeping in a Dallas shelter for evacuees escaping Harvey's floodwaters. The mother of four had no way to get back in the five days the eviction notice gave her to remove her belongings before they would be heaped on the curb.

Rental housing has been a concern in many cities in Texas and Florida after hurricanes Harvey and Irma flooded tens of thousands of homes. Texas renters have complained of difficulties getting out of leases on damaged properties, short timelines for evictions, and trouble finding affordable rentals because landlords have a glut of tenants to choose from. In Florida, advocates worry rebuilding efforts after Irma are forcing out mobile home park residents who rent coveted land in the Florida Keys.

In Texas, housing advocacy groups in Houston, Port Arthur and other hard-hit cities are fielding complaints. Lone Star Legal Aid, which provides free civil legal services to low-income residents in parts of the state, has received nearly 100 complaints from renters since the storm - complaints that can encompass issues dozens of renters have at one complex.

"It's unconscionable, but there were landlords who would not extend the rent deadlines," even as Harvey hit on Aug. 25, days before rent was due for many, said John Henneberger, co-director of the Texas Low Income Housing Information Service.

Texas statutes, which often favor landlords in disputes, require tenants to take landlords to court for rent reductions or lease termination - something that can seem monumental when courthouses are flooded, cars destroyed and incomes lost, Henneberger said.

Florida has no blanket policy governing how late rental payments or evictions should be handled after storms, according to the Florida Apartment Association, which represents owners, developers and property managers for about 600,000 units. An association representative didn't know of any landlords refusing to allow renters to break leases, but that doesn't address renters who want their apartments repaired. "They haven't done anything, not even put a tarp on the roof," said Liliana Caminero, a 54-year-old nurse, who lived in a second-floor apartment in Miami that suffered extensive roof damage. An inspector told her the place was uninhabitable and covered in black mildew, so she was forced to find another rental.

In the Florida Keys, which took the brunt of Hurricane Irma, half of the up to 15,000 residential homes damaged or destroyed were mobile homes.

Jose Fons, advocacy director for Monroe County for the Legal Services of Greater Miami, said landowners have started evicting trailer owners or renters from their lots, saying they are having problems with access to utilities. "There is a fear that some of them will change the use of land," so that they are no longer mobile home parks, said Fons, a concern shared by U.S. Sen. Marco Rubio, R-Fla. "Not all of the trailers are uninhabitable." Fons said landowners are giving tenants short timeframes to remove trailers.

Florida officials have not asked park owners or landlords for leniency, unlike Texas. Houston Mayor Sylvester Turner urged landlords to waive late fees for September and give more time to vacate uninhabitable apartments. At the same time, groups that track rental stock say they've seen a decrease in areas of Houston that stayed dry and an increase in average rents. Texas renters have also complained about landlords demanding rent for unlivable apartments and threatening to keep security deposits or put a mark on the renters' credit reports if they don't pay.

Texas law says either the landlord or the tenant can decide that a space is unlivable because of a flood or fire, but the law doesn't clearly outline what happens if they disagree. As for short timelines for evictions, five-day notices, while allowed, have been applied in ways that don't comply with Texas law, said Rich Tomlinson, litigation director at Lone Star Legal Aid. Landlords cannot move tenants' property without going to court, he said.

The Houston Housing Authority, which provides housing for low-income residents, has had its own issues, including initially charging some residents September rent for flood-damaged apartments before returning the money.

At Clayton Homes near downtown Houston, officials said 112 of 296 units would be demolished because of mold and E. coli. Tenants were given vouchers for private housing because the authority has nothing left. The authority also issued five-day eviction notices to about 150 residents at a senior living apartment building because of floodwater damage. The residents were given more time, but many protested that they didn't want to leave despite damage to electrical and other systems. "This isn't ideal. But it isn't safe," the authority's president, Tory Gunsolley, said.

[KS] Topeka JUMP calls on city council to create affordable housing trust fund (Topeka Capital-Journal, KS)
Topeka Capital-Journal

(10/13/2017 4:27 PM, Angela Deines)
After two years of working with Mayor Larry Wolgast and other city officials, members of a 20-church organization are calling on the Topeka City Council to create a trust fund to address the capital city's affordable housing crisis.

"This is about making what we have bigger," said Shanae Elem, of Topeka JUMP. "A local affordable housing trust fund is local money. It can be used for however our community wants for it to be used, and that's why having a local trust fund is impactful."

About 50 members of Topeka JUMP gathered Friday morning on the steps of the Inward Faith Outreach Ministries, S.W. 7th and Polk, and marched as a group to push for the trust fund, something they said would begin to help the estimated 7,000 families they say are living in "Unstable and unsanitary conditions."

"We know that the mayor and city staff are working to develop a plan, and we do applaud those efforts," said Carol Babcock, a member of Topeka JUMP. "But we requested this plan in 2015. How much longer must we wait?".

Babcock said one out of four eligible Topeka families is receiving rental assistance, and roughly half of the people who pay rent in Topeka are using 50 percent of their income on housing. Thirty percent of one's income is considered the standard percentage to pay for housing and it be considered affordable.

Sweet Divers, of Inward Faith, another member of Topeka JUMP, said the neighborhood just west of downtown where the church is located is overrun with trash and full of substandard housing units whose residents can't afford to live anywhere else. "Our neighborhood has been overlooked far, far too long," said Sweet Divers, another member of Topeka JUMP. "We want justice and we want it now."

[IA] 93-year-old feels bullied by WDM mobile home park manager's long list of demands (Des Moines Register, IA)
Des Moines Register
(10/14/2017 6:25 AM, Lee Rood)
VIDEO. Dorothy Funk strolls up to the door of her double-wide mobile home in West Des Moines in a perky leopard-print ensemble, proudly showing off the cozy living room with white couches and red accents she's kept up since 1977.

Funk says she's "93 going on 66," and enjoyed 39 of the past 40 years she's lived among other seniors in Western Village mobile home park at 2000 Grand Ave. Not 2017, though. This year has been stressful as hell, she said.

Over the summer and fall, the widow has received several notices giving her 48 hours to comply with different orders to do work on her manufactured home and garage. The most recent from park manager Nancy Shelley came late last week and gave Funk until Monday to paint her white home, or at least get the job scheduled. Failure to comply meant risking eviction from the private Wes Des Moines park for those 55 and older. "I know we're seniors, but we still have our brains," Funk complained.

A notice Dorothy Funk received Thursday, Oct. 5, 2017, urged her to paint her home. Failure to comply can result in an eviction notice, the park manager said.

Funk's manufactured home is older, but it is not in bad shape - inside or out. There's dirt splattered around some of the skirting, some faded paint near the side door and cracks in the driveway, but no more than most regular wear and tear on a home.

In 2010, in a yearlong series called "Trapped," I documented some of the worst living conditions you can imagine in mobile home parks across Iowa.The stories underscored how state law affecting mobile home residents is so lopsided, tenants can be - and are - kicked out of the private parks for almost any reason.

The worst problems were in rogue parks owned by a Colorado millionaire, where decrepit and unsafe homes were being sold off to the poorest of the poor. Those who churned through such parks frequently lost their down payments and all the cash shelled out for improvements because the old trailer homes they'd purchased were too frail to move. Park owners would then resell the homes, even though some didn't have legal title. The standards she and the 250 other lot renters in Western Village are being held to are very high - though still at the whim of the park manager, Shelley.

[CO] Colorado's growing pains: From roads to water, here are 5 key issues as the state's population swells (Denver Post, CO)
Denver Post
(10/15/2017 9:17 AM, Brian Eason)
Unaffordable housing

If traffic congestion is a top gripe directed at newcomers, the cost of housing isn't far behind.

For years, metro Denver's housing market has been among the hottest in the country, and it's not clear how soon people can expect to see relief.

Construction has picked up since the Great Recession, but Elizabeth Garner, the state demographer, says there are still fewer new units being built today than in the past.

"Even though people think we're doing a lot of building, it's not as much as we think we are," Garner said. For much of the 1990s and early 2000s, she said, Colorado was building 40,000 to 60,000 housing units a year. In 2016, despite record demand, just 30,000 new units came online.

So far, policy solutions have been scattershot around the state. After a number of municipalities passed similar ordinances at the local level, state lawmakers this year approve a measure aimed at stimulating the state's dormant condominium market, but it's not clear if it alone will have a major impact.

In many cities, efforts are underway to encourage density and create more affordable housing. Denver's long-range planning effort contains prescriptions for both, and city officials hope to raise $150 million for affordable housing through property taxes and a new fee on developers. But housing advocates worry that's not enough to meet the enormous need.

[OR] Downtown Eugene housing and retail project pitched by ex-mayor Brian Obie delayed (Eugene Register-Guard, OR)
Eugene Register-Guard
(10/15/2017 9:30 AM, Elon Glucklich)
The biggest mixed-use commercial-residential project proposed for downtown Eugene in decades has been delayed.

The multi-component undertaking — one portion to be developed by Eugene businessman Brian Obie and the other by Lane County government's Housing and Community Services Agency — was set for a groundbreaking late this year or early next.

But that won't happen, because HACSA has not yet lined up the money for its building.

HACSA wants a one-year extension from Lane County commissioners to start building its 50-unit low-rent apartment complex at Oak Street and East Sixth Avenue, HACSA Real Estate Development Director Steve Ochs said. HACSA may make the formal request in the next few weeks.

Obie said HACSA's delay will prompt him to hold off because he wants to develop in tandem with HACSA.

The housing agency and Obie would each build on county-owned parking lots on either side of Oak Street under 99-year leases they signed with the county in 2013. Those agreements called for both groups to hit a series of milestones in planning their construction, including applying for building permits by December of this year.
HACSA wants commissioners to approve a delay until late 2018 or early 2019 to apply for building permits.

HACSA plans to fund most of the apartment complex's estimated $12.6 million cost through federal low-income housing tax credits, which affordable-housing developers apply for through the state each year.

[OR] FIfth Street Public Markets $50 million expansion will test limits of Eugene's controversial property tax waivers for downtown apartments (Eugene Register-Guard, OR)
Eugene Register-Guard
(10/15/2017 9:30 AM, Elon Glucklich)

The council devised the rent-control requirement — a first for Eugene — as a way to provide what it terms "workforce" housing in the face of rapidly escalating rents and a shortage of homes affordable to moderate-income families.

To get the MUPTE tax break, developers can alternatively pay 10 percent of the waiver's value to a city affordable housing fund.

Obie says he needs MUPTE property tax relief from the city, most likely worth several hundred thousand dollars a year on the housing portion of his project, or his endeavor won't be worth the investment.

But capping the rent on 30 or more of his apartment units isn't in his plans either.

Enter Lane County government's public housing agency.

Obie wants his units to qualify for a MUPTE tax waiver by counting a separate 50-unit low-rent apartment complex planned by the Housing and Community Services Agency of Lane County toward his workforce housing requirement. HACSA is planning its project across Oak Street from the Obie property. HACSA builds and manages apartments for low-income residents across Lane County using state and federal funds. HACSA would cap its rents to make them affordable to low-income residents.

[OR] Real housing at a low cost (Eugene Register-Guard, OR)
Eugene Register-Guard
(10/15/2017 9:59 AM, Eugene Register-Guard Editorial)
Alice Gentry retired into poverty after a lifetime of work as a bank teller, secretary, waitress, retail clerk and more.

She lived in a tent for four months, until winter forced her indoors at the Eugene Mission.

After nine months at the Mission she found a spot at Opportunity Village, an encampment with rudimentary shelters classified by the city of Eugene as sleeping cabins: No heat, no power, no plumbing.

Gentry's $748-a-month Social Security check won't cover the cost of real housing - not until her house in Emerald Village is built.

[OR] Supportive housing saves money and saves lives: Guest opinion (Portland Oregonian, OR)
Portland Oregonian
(10/15/2017 2:12 PM, Ted Wheeler, Deborah Kafoury and Nick Fish)
For the past three years, Multnomah County, the City of Portland and a team of partners have been united in building a more rational, robust and compassionate response to homelessness.

First, we convened A Home For Everyone, setting big goals and expanding our investments in a proven set of strategies: prevention, housing and shelter. Last year, we cemented that partnership, forming the Joint Office of Homeless Services.

Our work is making a difference, even in a painful housing crisis.

We exceeded our initial goals, helping thousands of people stay in their homes or transition to permanent housing. This winter, for the first time, we counted more people in shelter than facing the elements on the streets.

[CA] Hearst sells off part of huge SoMa development to project partner (San Francisco Chronicle, CA)
San Francisco Chronicle
(10/16/2017 4:42 AM, J.K. Dineen)
The deal is the latest chapter in a redevelopment process that started in 2007 when Hearst hired the real estate consulting company CBRE to explore development of a collection of lots that span 4 acres between Howard and Mission streets in the city's burgeoning South of Market neighborhood. In March 2008, Hearst selected Forest City, which was a partner in the development of the nearby Metreon and the expansion of the Westfield San Francisco Centre.

The project Hearst and Forest City came up with, dubbed 5M, is a sweeping reimagining of a transition block between SoMa and downtown San Francisco, a mix of housing, office space and arts. The project includes an acre of open space and 241 units of affordable housing, including an 83-unit, $24.5 million affordable senior housing complex at 967 Mission St.

The plan was opposed by nearby condo owners, who objected to the height of some of the buildings, as well as some neighborhood nonprofit organizations that argued that the $1 billion investment would squeeze out what remains of a working-class enclave of residential hotels and subsidized housing buildings that has long been a center of the Bay Area's Filipino community.

The development won approvals at the city Planning Commission and the Board of Supervisors in November 2015. Since then it has been tied up in court. A group of neighborhood opponents sued to block the development, a lawsuit that was tossed out in January and then appealed to the Court of Appeal. There is no date set on when the court will rule on the case.

Fair Housing

[KY] More renters are evicted in this Lexington neighborhood than any other (Lexington Herald-Leader, KY)
Kentucky.com
(10/13/2017 7:58 PM, Beth Musgrave)
Renters in the Winburn area were more likely to be evicted from their homes and apartments than any other area in Lexington, a recent analysis of Fayette County court-ordered evictions over a 12-year period shows.

The Lexington Fair Housing Council's report: "Locked Out: Foreclosure, Eviction and Housing Instability in Lexington, 2005-2016" by Taylor Shelton analyzed eviction filings in Fayette District Court. In addition to finding that landlords overwhelmingly win in eviction court, Shelton also looked at where the 43,725 evictions occurred by U.S. Census tract. Shelton is a research associate with the council and an assistant professor at Mississippi State University.

The Winburn neighborhood in North Lexington had the highest eviction rate for that 12-year period, at 101.2 percent — meaning there were more evictions in that area than rental units. The Winburn neighborhood includes Winburn Drive off Russell Cave Road.

The census tract with the second most evictions is the North Limestone area. It had an eviction rate of approximately 85.9 percent. The North Limestone neighborhood includes Third, Fourth, Fifth, Sixth and Seventh streets.

The report also shows that certain landlords evict more often than others. Landlords with the most evictions during the 12-year period were responsible for 20 percent of all eviction filings, the report found.

That means one landlord that uses court-ordered evictions frequently can dramatically alter or skew eviction rates for an entire census block. The report found that high rates of evictions can be traced to specific blocks of streets. In addition to Winburn, other streets with pockets of high-eviction rates include the Woodhill neighborhood off Richmond Road and Centre Parkway in the Southeastern Hills neighborhood.

"Evictions tend to be isolated in smaller corners of a neighborhood, often a single street or even a single multi-family apartment complex," the report found.

Art Crosby, executive director of the Lexington Fair Housing Council, said some of those landlords are renting to lower income people, tenants with poor credit or those with criminal records who other landlords won't rent to. Those tenants struggle to pay rent and evictions are common. But other landlords use the system, he said. "Others build in evictions as the cost of doing business," Crosby said.

[OH] Mentor to hold fair housing assessment meetings required by HUD, CDBG program (Ohio News Herald, OH)
Ohio News Herald
(10/15/2017 7:51 PM, Ohio News Herald)
The city of Mentor is conducting a series of Assessment of Fair Housing meetings as required by the Department of Housing and Urban Development under its Affirmatively Furthering Fair Housing rule.

The assessment is a necessary component of the city's participation in the Community Development Block Grant program.

Public input is sought to complete the assessment of issues surrounding fair housing in the community. The city is opening these

meetings to anyone who wishes to participate, including nonresidents, according to a press release.

To make these meetings inclusive, open and available to everyone, the same meeting will be held on three different weekdays, one weeknight and another on a Saturday morning. The intent of this initial meeting will be to open a dialog on what fair housing is and what issues face the Mentor community regarding fair access to housing free from discrimination, the release stated.

[IN] Hackney: Real estate ads ignite uproar (Indianapolis Star, IN)
Indianapolis Star
(10/13/2017 9:38 AM, Suzette Hackney)
It's no secret that Fall Creek Place is experiencing some gentrification, as more businesses open, more upscale houses are built and more affluent individuals and families quickly scoop up the housing stock.

The owners of longtime Indianapolis real estate company Flock Realty found themselves in quite the predicament this week after two questionable ads surfaced with language many perceived as racist and classist.

The ads were placed on the back page of Urban Times, a monthly publication serving Indy's Downtown and neighborhoods such as Fall Creek Place, Herron-Morton and the Old Northside.

The October ad characterizes Fall Creek Place as "once an unseemly place filled with unholy habitats and vice lords." The add continues: "With blessing of the banks, brokers and bureaucrats ZMC Urban Homes began building new homes for the blessed who believed urban living could be holy, hip, righteous, and upscale."

Last month, Flock Realty's ad read, in part, "They said I wouldn't have to mow grass and they'd take care of everything. They didn't warn me about thin walls, late night banging, insomnia, and the smell of cumin, curry, and oregano in the halls. Apt. living is oxymoronic."

Section 8

[WA] Bellingham measure would give extra protections to renters (Bellingham Herald, WA)
Bellingham Herald
(10/16/2017 4:41 AM, Robert Mittendorf)
Tom Follis, a real estate appraiser and broker in Bellingham, said the local vacancy rate is at 0.0 percent for apartments, duplexes and condos. For single-family homes, the October 2017 vacancy rate is 2.5 percent. Follis blamed the majority of the high housing prices on limited supply and increased demand, although he agreed that some price-gouging exists.

Section 8 refers to the Depression-era federal housing program that offers rental housing assistance to private landlords through the Department of Housing and Urban Development.

Here's how the Section 8 voucher program works

Here's how the Section 8 housing voucher program works, and why some of the poorest Whatcom County residents are having trouble finding a place to live that they can afford -- even with financial assistance.

[CA] Section 8 housing choice voucher waiting list lottery open from Oct. 16 to 29 (Asian Journal)
Asian Journal
(10/14/2017 12:30 PM, AJ Press Published)
Earlier this month, Los Angeles Mayor Eric Garcetti, along with other elected officials, joined the Housing Authority of the City of Los Angeles to announce the opening of the Section 8 Waiting List Lottery. People will be able to apply online starting at 6:00 a.m., Monday, October 16, 2017, through 5:00 p.m., Sunday, October 29, 2017, by going to HACLA.hcvlist.org. The Section 8 program provides rental assistance to eligible individuals and families by paying a portion of rent directly to private landlords. "Angelenos deserve housing they can afford, no matter their income," Garcetti said. "People who are eligible should apply for the Section 8 rental subsidy program - and we'll keep fighting to build more affordable housing that gives every family the opportunity to find safe, stable places to live." Interested families and individuals can apply online 24 hours a day, seven days a week, during the application period using a smartphone, mobile device or computer with Internet access.

Homelessness

[NY] CB 2 wants more notice on shelters (Queens Chronicle, NY)
Queens Chronicle
(10/13/2017 7:11 AM, Matthew Bultman)
Sunnyside residents are looking for answers after it was revealed the city recently began using a former hotel in the neighborhood to house homeless families.

Representatives from the Department of Homeless Services were peppered with questions during Community Board 2's meeting last week about the use of the Best Western on Hunter's Point Avenue as an emergency shelter space.

Elected officials and board members said they were notified just 24 hours before the hotel, between 38th and 39th streets, started admitting families on Sept. 26.

Councilman Jimmy Van Bramer (D-Sunnyide) said it was "absurd" not to give the community more notice.

[NY] Court to city: Turn over RFPs for shelter (Queens Chronicle, NY)
Queens Chronicle
(10/13/2017 7:16 AM, Christopher Barca)
Civics earn partial victory in Article 78 lawsuit over homeless hotel

The city is not planning to appeal a court ruling ordering it to turn over documents related to last year's highly controversial planned conversion of the Maspeth Holiday Inn Express into a homeless shelter.

The Sept. 27 ruling, made by Justice Allan Weiss of Queens Supreme Court, stems from an Article 78 case brought against the city earlier this year by the civic Citizens for a Better Maspeth.

Under court order, the Department of Homeless Services must provide CBM with the city's original request for proposals and the response documents from applying companies as it related to the proposed operation the 59-40 55 Road hotel as a shelter.

"It is ordered and adjudged that the petition is granted solely to the extent that respondents are directed to provide petitioner with copies of the Request For Proposals that were received in connection with the proposal to convert the subject Holiday Inn Express to a homeless shelter," Weiss' ruling reads, "and any and all plans submitted along with the RFPs which demonstrate that the space would be a conforming use under the zoning resolution."

[NY] Crowley slams city over hotel shelter (Queens Chronicle, NY)
Queens Chronicle
(10/13/2017 7:12 AM, Christopher Barca)
City and state lawmakers have taken their turns slamming the city for moving homeless individuals into a Best Western in Sunnyside with no advanced notice.

And now, the area's federal representative is getting his licks in.

In a letter dated Oct. 5, Rep. Joe Crowley (D-Queens, Bronx) blasted Mayor de Blasio and Human Resources Administration Commissioner Steve Banks over the decision to rent out all 82 rooms at the 38-05 Hunters Point Ave. hotel two weeks ago, saying the officials have gone back on their word.

"Despite a litany of promises of greater accountability, including at least 30 days' notice, and increased transparency in the process of siting these emergency shelters, this community finds itself once again blindsided with the last-minute announcement of yet another hotel conversion," Crowley wrote. "While I am deeply sympathetic to the plight of homeless families, your administration has shown a sustained pattern of making promises that you have no intention of keeping."

[NY] KG residents irate at lack of shelter notice (Queens Chronicle, NY)
Queens Chronicle
(10/13/2017 7:16 AM, Anthony O'Reilly)

Tenants living above Comfort Inn said they found out on evening news

Tenants living in the apartments above the Kew Gardens Comfort Inn — where the city is renting 42 rooms and housing homeless individuals in 19 of them — only found out about the move through media reports, according to one resident who spoke at Community Board 9's meeting Tuesday night.

"I myself found out watching the evening news," said Jonathan, who only wanted his first name used. "And then my mother called me to tell me she saw it on the news as well."

According to Jonathan, residents at The Kewl — the name for the apartments above the hotel — have been unable to get in contact with their management company about the situation.

"We know nothing," he said.

[NY] Most Queens homeless students in SD 24 (Queens Chronicle, NY)
Queens Chronicle
(10/13/2017 7:14 AM, Anthony O'Reilly)
The most overcrowded school district in Queens is also the one with the greatest number of homeless students, according to a new report.

School District 24 — which stretches from Ridgewood to Corona — had 4,186 students who were identified as homeless during the 2016-17 school year, according to state data compiled by the New York State Technical and Education Assistance Center for Homeless Students on Tuesday.

That's up from 3,709 in 2015-16.

The second-highest homeless concentration was in SD 27 — which has Richmond Hill to Rockaway — which in the most recent school year had 3,164 and the year prior had 2,870.

[NY] The Knicks donate basketball court at shelter (NY1-TV, NY)
NY1-TV
(10/13/2017 11:21 AM, NY1-TV)
The Knicks hit nothing but net by giving a gift to children at a Department of Homeless Services shelter.

Knicks rookie--Frank Ntilikina helped open a new basketball court with the kids at Saratoga Family Inn onThursday.

The Knicks team and the Garden of Dreams Foundation teamed up to make the donation.

The organizations also provided a pizza dinner for the families, a D-J, as well as streetball and basketball performers.

"Homeless kids don't have the opportunity that much to experience things that other children may. The Knicks doing something like this really made them feel special and gave them an opportunity that they probably would had other wise," said Michael Fahy, administrator for Saratoga Family Inn.

[NY] Homeless Veterans Receive Variety of Services at Elks Club (WGY-AM 810, NY)
WGY-AM 810
(10/15/2017 8:37 AM, WGY-AM 810)
More than 200 veterans were able to take advantage of free services offered at the Colonie Elks Club.

The Capital Region Homeless Veterans Stand Down event provides a variety of services to homeless veterans and those at risk of becoming homeless.

Veteran Tina Henderson Arceneau tells News Channel 13 that there is more to this event, however, than just services.

"There's always old vets that can tell you good war stories to the younger vets, and the younger vets can share their experience with them, so it's a day of sharing."

[NY] Homeless Shelters Name Their Own Rates in New York, Audit Finds (New York Times)
New York Times
(10/16/2017 5:00 AM, Nikta Stewart)
Under pressure to shelter close to 58,000 homeless people on a daily basis, New York City has been paying widely varying rates to shelter providers and, until recently, had no set procedure for determining how much to pay, according to a new audit.

The state comptroller's office could not determine whether the city is paying reasonable rates for nearly 750 shelters that have cost the city more than $1.1 billion annually, according to the audit, which looked at a sampling of contracts over a four-year period.

Examining 23 new contracts for shelters, auditors concluded that shelter providers named their own prices with little pushback from the Department of Homeless Services. The rates charged by two comparable shelters might differ by as much as $225 per person per day, according to the audit.

The city's shelter system is a patchwork fashioned out of emergency and necessity, and it has failed to keep up with new demands that emerged, particularly after a rental assistance program was cut in 2011. The city must house every eligible person who seeks help, and there is a daily scramble to shelter thousands.

[NY] De Blasio's Homelessness Struggle (WNYC - New York Public Radio)
WNYC - New York Public Radio
(10/16/2017 5:00 AM, Mirela Iverac)
AUDIO. After winning the mayoral election, Bill de Blasio promised to immediately address the unprecedented homeless crisis underway.

"We have the highest number of people in shelter in the history of this city," he said in December, 2013. "The highest number of people who are homeless in any sense literally since the Great Depression. And it simply can't continue."

At that point, 51,018 New Yorkers were homeless.

As mayor, de Blasio promised to use a different strategy to tackle homelessness. But since he came into office, the number of people in the shelter system has increased by 17 percent. Currently, more than 60,000 people live in shelters. Meanwhile, the Department of Homeless Services' budget has ballooned from $900 million to $1.6 billion.

"This mayor has invested more money than anyone in a very long time in the problem," Lilliam Barrios-Paoli, de Blasio's former Deputy Mayor for Health and Human Services, said in a recent interview with WNYC. "I don't think he's gotten the results that he thought or hoped he was going to get."

[NY] Controversial Mill Basin hotel finally opens (Brooklyn Daily, NY)
Brooklyn Daily
(10/16/2017 4:48 AM, Julianne Cuba)
Suspicions about the new inn only grew as Mayor DeBlasio came under fire for failing to reduce the number of hotels used as homeless shelters, and as several hotels in Sunset Park became shelters — to the consternation of many nearby residents.

But even now that the hotel is finally open and everything appears to check out, so to speak, Maisel said he's still concerned for the what the future holds — if the hotel is not able to sustain a profit over the next few years, its owners could still look to partner with an organization to open up a shelter.

"At this point I'm not worried about it happening in the next year or two, I'm worried about three to four years from now," said Maisel. "It's just a terrible block to put a hotel on. There's no parking, it's a horrible block, you got a sanitation garage and auto repair shops. It's just not a nice block if you're trying to encourage people to come to your hotel. Time will tell — things seem to be working well, I just hope it continues."

The Department of Homeless Services says it is not currently using the Mill Basin hotel as a shelter, has no plans to, and would notify neighbors a minimum of 30 days in advance if it plans to open one, said a spokeswoman for the city agency.

[NJ] Homeless veteran housing underway (Jersey City Reporter, NJ)
Jersey City Reporter
(10/15/2017 1:24 AM, Hudson Reporter)
Mayor Dawn Zimmer, Hudson County Executive Tom DeGise, and other officials joined with members of the American Legion on Tuesday for the ceremonial groundbreaking of the American Legion Hoboken Post 107 project. It includes a veteran community center and a six-unit residential building for homeless veterans.

American Legion Post 107 sustained severe damage from flooding during Superstorm Sandy in 2012 and requested a partnership with the city to rebuild its facility. The project is funded through the New Jersey Housing and Mortgage Finance Agency ("NJHMFA"), the Hudson County HOME Funding Consortium, and the City of Hoboken. American Legion Post 107 is also privately raising additional funds to cover furniture, appliances, and other necessities for the veterans who will reside in the units.

The project is located at 308 Second St.

[PA] Suburban Station getting a new stop: A service center for Philly's homeless (Philly.com, PA)
Philly.com
(10/14/2017 12:39 PM, Jason Laughlin)
Staying clean is a problem, Iverson Furtic said, on and off for more than 30 years.

The 51-year-old is talking about the drug use he can't seem to beat, the addiction that keeps returning him to the street. Philadelphia social services set him up with a place in the city's Frankford neighborhood, but the lure of easy drugs nearby proved too powerful. Sitting on a bench along Suburban Station's concourse, Furtic also talked about literally staying clean - how much a person without a home values something as simple as a shower.

Those are among the basic necessities longed for by Philadelphia's estimated 950 people without even temporary shelter, he said - "Somewhere to go where you won't be looked upon like, 'What are you doing here?'".

A few hundred yards away, down a forgotten corridor among Suburban Station's warren of tunnels, the whine of buzz saws and power drills echo. SEPTA workers are erecting the steel skeleton of a $1.4 million service center for the city's homeless - a place designed to offer all the things Furtic said matter to someone living on the streets. The 11,000-square-foot facility is scheduled to be finished by the end of the year. The goal is to have it up and running the first week of January, hopefully in time to provide shelter from winter's worst. "We wanted to do something that would really help the homeless," said Jeff Knueppel, SEPTA's general manager.

Though it has the highest poverty rate among big American cities, Philadelphia has one of the lowest homelessness rates, said Liz Hersh, director of the office of homeless services. The number of people on the street is growing, she said, in large part because of the opioid epidemic. Along with the people without any shelter, Philadelphia has about 5,700 who reside in shelters or temporary housing. "Three-fourths have some kind of substance abuse disorder or mental health problems and very often both," Hersh said.

Other factors contributing to homelessness include the cost of housing and budget cuts. Last winter, the homeless turned to transit centers more than usual due to construction in LOVE Park and the Gallery that left them fewer places to go. Transit stations are obvious havens for homeless people.

The increase in the city's homeless population has, in turn, led to more homeless people in places like Suburban Station during bad weather - as many as 350 in one day, according to a count last winter. It's unusual for a transportation authority to take so active a role in providing an alternative for a city's homeless. "SEPTA is pretty unique in major city transit authorities sort of embracing and stepping up to the challenge of homeless systems," said Laura Weinbaum, a vice president at Project HOME. Officials aren't concerned the service center will attract more homeless people to Suburban Station, Knueppel said; they're there already.

[NC] Americas new Nomads are houseless, not homeless (Raleigh News & Observer, NC)
Raleigh News & Observer
(10/13/2017 6:48 AM, Kim Ode)
If you're in a city but you live in a van, or a trailer, or a tent, you are considered homeless.

But if you're in the desert or the forest, you're camping.

Rationalizations such as these are what make "Nomadland" such a compelling look at a weirdly camouflaged swath of society that's more entwined around us than we realize.

Author Jessica Bruder, a professor at the Columbia School of Journalism, immersed herself among those who move between seasonal jobs at a time when they'd imagined contemplating retirement, but life went haywire.

[SC] For the 18th year, Veterans Affairs provides resources to Charleston-area homeless veterans (Charleston Post & Courier, SC)
Charleston Post & Courier
(10/13/2017 6:12 PM, Mary Katherine Wildeman)
VIDEO. When Nathaniel Sims was young, he had two dreams: Serve in the military and become a teacher. He served in the Army for four years, from 1979 to 1983. Now, he has almost completed his teaching degree. He wants to stay in the area and teach at an elementary or middle school. He just needs a little bit of aid to cross the finish line. "Once I finish my education, I won't need any more help," Sims said.

Sims was hoping to find some of that help at a Veterans Affairs event Friday morning. The local arm of the VA has used the annual event, called Stand Down Against Homelessness, to make a slew of resources available to homeless veterans and veterans like Sims, who are not homeless but need some aid.

Year after year, the numbers of people who come to the event have dwindled The Ralph H. Johnson VA Medical Center's director of mental health, Dr. Hugh Myrick, said. It's a sign the VA is doing its job.

Fewer veterans are homeless today than when the event began, he said. At its height, the VA served 2,400 people at Stand Down. For 14 years, the event was held in the Park Circle neighborhood of North Charleston. For the past four years, it has been held at the Community Resource and Referral Center, also in North Charleston.

On Friday morning, a couple hundred local veterans wandered the booths inside and outside the resource center. They waited in line for haircuts, ate a meal, and picked up outfits from Goodwill and sleeping bags supplied by the VA. Medical staff offered health screenings.

Myrick said the Stand Down event today is more than anything else meant to show what the VA offers every day, year round at the resource center. "You don't have to wait for Stand Down," Myrick said. He said the VA keeps close track of homeless veterans in the area. They often fall into homelessness because of mental illness or substance use issues, along with "just plain bad luck," Myrick said.

The U.S. Department of Housing and Urban Development estimated there were 738 homeless veterans in South Carolina in 2016. There were more than 39,000 homeless veterans nationwide, according to HUD.

Since Myrick began at the VA about 20 years ago, staff in the mental health department has increased nearly five-fold to meet the mental health needs of veterans, he said. Younger veterans face "near homelessness" relatively often, Myrick said, but the improvements in help for veterans in need have improved in his time at the VA.

"The changes I've seen are just amazing," he said.

The number of people the VA has helped secure housing in the area has increased, too.

The Department of Housing and Urban Development gives vouchers to veterans to help them afford housing through the VA's

Supportive Housing Program. A VA spokeswoman said 649 such vouchers have been given out this year in the local VA's jurisdiction, an increase from 584 in 2016. Of the vouchers given this year, 290 were for housing aid in Charleston.

Walter Scott Jr. receives one of those vouchers to pay for his home in North Charleston. Friday was his third time at the Stand Down event, and he said it was the smoothest he's seen yet. "We just kept moving on down the line," he said.

There are similar Stand Down events in Savannah and Myrtle Beach. Both were in September this year.

[VA] Citing safety concerns, Henrico puts up signs at busy intersections discouraging drivers from giving money to panhandlers (Richmond Times-Dispatch, VA)
Richmond Times-Dispatch
(10/13/2017 5:13 AM, Ned Oliver)
After a legal-minded panhandler successfully challenged the constitutionality of an outright ban on begging for cash on roadways, Henrico County has adopted a new way to curb the practice: placing big signs at busy intersections asking drivers not to give money to people in the medians.

"We were seeing an increasing number of individuals soliciting in the median, which was really creating some public safety concerns," said Brandon Hinton, Henrico's deputy county manager for community services. "We want to make sure nobody gets hurt. And yes, that means by asking folks driving not to give to those that are soliciting in the median."

The county has installed the signs at 10 intersections, mostly along Broad Street and Laburnum Avenue. Hinton said more will go up based on feedback from residents.

The first half of the sign addresses drivers: "Please do not give money to persons in the median." The second half addresses "those who need assistance," offering a phone number — 501-7818 — that connects them with social services and concluding with the words "Henrico County can help."

[FL] 'Florida Project' film portrays life in Kissimmee hotels (Orlando Sentinel, FL)
Orlando Sentinel
(10/15/2017 5:40 AM, Mary Shanklin)
VIDEO. Central Florida's latest portrayal on the big screen shows a darker slice of the tourist-centric region — children growing up living at old Kissimmee area hotels in the shadow of theme parks.

"The Florida Project," named for Walt Disney's vision to remake much of Central Florida, centers on a 6-year-old girl frolicking unsupervised around the grounds of the 1960s Magic Castle hotel where she and her rebellious mother eke out an existence.

"It is neither too graphic or too tame. It's what people actually experience and what people actually go through," said Travis Vengroff, whose company is converting an old hotel on U.S. Highway 192 into apartments and has more than 1,300 rental units for low-income residents mostly in southwest Florida.

"The Florida Project," showing in Orlando and other select cities, touches on an increasingly common way of life in Central Florida. While some Florida school districts have seen declines in the number of homeless students, the number of children living in hotels and motels has grown in Orange and Osceola counties, according to school officials. Those two Central Florida counties lead the state for students who head home to a motel at the end of a school day, according to researchers at the Shimberg Center for Housing Studies at the University of Florida.

[FL] OUR VIEW: First Step must move forward (Daytona Beach News-Journal, FL)
Daytona Beach News-Journal
(10/15/2017 7:29 AM, Daytona Beach News-Journal Editorial)
Get it done right, but also in a timely fashion.

The community's First Step homeless shelter is taking steps in the wrong direction — backward.

In June, the Volusia County Council voted to contribute $2.5 million for shelter construction and infrastructure costs — and, in a major reversal of policy, agreed to give $400,000 per year for shelter operations for the first five years, matching the city of

Daytona Beach's commitment.

That was a landmark deal between the city and the county that ended years of stalemate between the two governments on how best to address the homelessness problem. The progress perhaps fueled unrealistic expectations for when the shelter would be completed.

[FL] Daytona beachside church helping homeless under scrutiny (Daytona Beach News-Journal, FL)
Daytona Beach News-Journal
(10/16/2017 1:28 AM, Eileen Zaffiro-Kean)
People who live south of Main Street say they just want a chance to turn around their struggling neighborhood. The people who hand out free clothes, food and spiritual sustenance every Monday evening at a church in the neighborhood say they just want to help the most vulnerable in Daytona Beach.

DAYTONA BEACH — Inside a small beachside church one evening last week, a few dozen people sat in the heat of a barely air-conditioned sanctuary with a roof so torn apart from hurricanes that bare wooden rafters are exposed.

But it wasn't the musty, stagnant air or spartan building that had the attention of the group, most of whom are homelessness. They were locked on the pastor at the front of the room wearing a T-shirt that said "For Nothing Is Impossible With God" and talking about what they need to do to get to heaven.

"There's no Plan B. You're either saved or unsaved," Pastor Robert Borde warned them.

Most people in the oceanfront neighborhood have probably never watched the distressed congregants bowing their heads in prayer during the hour-long services inside the International Miracle Center at the corner of Fifth and Wild Olive avenues. They've probably also never seen the drifters after the services happily feasting on free dinners in the church's dining hall with its long tables, metal folding chairs and a large picture of Jesus at the front of the simple room.

[OK] Face to face with Tulsa's homeless population, outreach becomes a full-time job for minister (Tulsa World, OK)
Tulsa World
(10/14/2017 5:45 AM, Michael Overall)
Driving through downtown Tulsa during an afternoon rain storm, Noe Rodriguez parks his white SUV under an interstate overpass and watches in the rear-view mirror as a raggedly dressed man takes off in the opposite direction, briskly walking into the downpour and glancing over his shoulder to make sure Rodriguez isn't following. He gets that reaction a lot. "They aren't necessarily happy to see me," Rodriguez shrugs nonchalantly. "They don't trust me." But he's not here to see the man anyway. Rodriguez has come looking for "Amanda," a gaunt and frail-looking middle-aged woman who lives under a pile of blankets below the northwest corner of the Inner Dispersal Loop. Rodriguez had talked to her the day before and promised to come find her again today. But she doesn't seem to recognize him as he climbs out of his SUV and steps onto the sidewalk, where Amanda is sitting near a muddy puddle next to a giant concrete pillar. "Do you remember me?" Rodriguez asks, but she only stares at him. "You said I could come back today and help you get a birth certificate. Remember?

"Working for the Mental Health Association in Tulsa, Rodriguez has recently begun doing full-time "outreach" — eight hours a day, 40 hours a week, searching the streets of Tulsa and offering to help find homes for chronically homeless individuals. That process often begins with obtaining very basic personal documents. A birth certificate will help Amanda get an ID. And an ID will let her apply for subsidized housing. But first, she has to let Rodriguez help. "Can I fill out this form for you?" he asks, squatting down with an iPad. "How do you spell your last name?" The wind keeps blowing rain across his iPad screen. And to hear Amanda's mumbled answer, Rodriguez has to lean in very close to her face. Fifteen minutes later, he has the information he needs to obtain a birth certificate and promises Amanda that he will check on her again tomorrow. But she lies down without saying "thank you" or even "goodbye." "I don't expect any gratitude," Rodriguez says, climbing back into the SUV. "My 'why' goes deeper than that."

[Editorial note: consult source link for further reading]

[MN] Twin Cities homelessness: Seniors find themselves on street, in shelters (Minneapolis-St. Paul Star Tribune, MN)
Minneapolis-St. Paul Star Tribune
(10/14/2017 7:47 PM, Ed Murphy)

I grew up next to the railroad tracks in the 1960s. Among my earliest memories are trains passing with men in the boxcars or occasionally riding on top. Many, I presume, were heading, if not to greener pastures, then downtown to the flophouses and residential hotels of the Gateway District, known as Skid Row. That was the face of homelessness in that era.

Today, rail cars are sealed and the downtown hotels are long gone, but there are more homeless people than ever. Homelessness has become more democratic, if you will. Families, young people and single women have joined the ranks of the homeless in force.

But, more recently, the face of homelessness is increasingly the face of an adult 55 and older, the fastest-growing segment of the homeless population. With their numbers up some 60 percent in Minnesota since 2009, they now represent one-third of the homeless adult population.

Many homeless seniors never dreamed they would end up like this. Widowhood or estrangement from family often means diminished social connections. Loss of work, due to downsizing, disability or the changing nature of needed work skills, not only robs them of a sense of personal worth, but is financially catastrophic and can lead to lost housing. Their personal safety net, taken for granted through the years, unravels - and thus the spiral to the streets. For most older homeless women and men, this is their first experience on the street, and they are wholly unprepared.

More than just lacking dignity, life for homeless seniors is not healthful. Some 71 percent of older homeless have a chronic physical or mental health condition.

On a recent visit to a large downtown Minneapolis shelter, it became clear what this has meant for the homeless and the agencies that struggle to serve them.

[ND] Bringing them in: Northland Rescue Mission in Grand Forks increases homeless outreach as cold approaches (Bismarck Tribune, ND)
Bismarck Tribune
(10/16/2017 5:18 AM, Andrew Hazzard)
One such resource is currently under construction in Grand Forks. Ground broke last month on La Grave on First, a $8.5 million project aimed at giving chronically homeless people a place to live and access to resources such as job training and counseling. The housing project will be located at the corner of First Avenue South and Walnut Street in Grand Forks.

To live at LaGrave, residents must have been homeless for the last year or four times in the last three years. Plus, they need to have a debilitating disability that could range from an addiction to a mental disability but must prevent someone from functioning adequately in society. Living expenses come to a maximum of 30 percent of a renter's income, according to Terry Hanson with the Grand Forks Housing Authority.

But funding for homeless shelters in North Dakota was cut significantly in the Legislature last year, when shelter grants were moved into the discretionary fund. The Mission has historically received $40,000, or 10 percent of its budget, from the grant. Shirek said that has meant spending more time courting donors and looking for federal grant dollars to keep the Mission viable.

"There's always going to be a need,"Shirek said.

[IL] Homelessness: 'It could be a solvable problem here' (Peoria Journal Star, IL)
Peoria Journal Star
(10/14/2017 5:07 PM, Steve Tarter)
Kevin Nowlan doesn't see more cots in emergency shelters solving the homeless problem in central Illinois. "Permanent housing is the answer," said the Continuum of Care director with the Heart of Illinois United Way, the agency that last year took over management of the region's homeless care program. "We don't have the housing stock for all of the homeless people in the area. That's why we're prioritizing," said Nowlan. The number of people served by the Heart of Illinois Continuum of Care in the past year in Peoria, Tazewell, Woodford and Fulton counties is more than 1,300. The idea is to make sure that homeless individuals in the greatest need for shelter, because of a medical or mental condition, are cared for first, said Nowlan. "We want to identify those who need help the most with everyone sharing the same list," he said, referring to agencies that house the homeless in the Peoria area.

South Side Mission and the Peoria Rescue Mission provide shelter but aren't involved with the assessment system, Nowlan noted. The new system works more efficiently for the individual and agency, alike, he said. Previously, a homeless individual might have to go from one shelter to another, relying on each individual agency to do their own evaluation, said Nowlan. Someone in need of shelter can access the new system by calling 211, the area's information/referral service. A second access point is the emergency shelter at Dream Center Peoria, 714 Hamilton Blvd. Dream Center. Kristy Schofield, Dream Center's housing director, can relate to the families that seek shelter there because she was homeless 22 years ago. Schofield ended up getting help at the YWCA's emergency shelter, then located on Jefferson Street.

[Editorial note: consult source link for additional information]

[IL] Under one roof (Danville Commercial News, IL)
Danville Commercial News
(10/14/2017 6:16 AM, Mary Wicoff)
Housing in which residents of all ages live together appears to be working at Cannon Place, according to a visiting scholar from England. "Older veterans love having kids around," said Emma Garland of Hull, Yorkshire. "There is mutual respect between the young and old. Once they get to know each other, it works." That interaction is going on at Cannon Place, a 65-unit building for homeless and at-risk veterans and their families. The building is owned by Mercy Housing Lakefront, based in Chicago, and is located at the Veterans Affairs Illiana Health Care System campus. Garland spent Thursday and Friday in Danville talking to veterans at Cannon Place, as well as city housing officials. She's on a one-month trip to the United States as a Winston Churchill Memorial Trust traveling fellow. The trust gives grants to United Kingdom citizens in a range of fields so they can do research overseas.

Garland, who is policy and research officer at Ongo Homes in England, is researching different examples of intergenerational housing projects. Garland visited several Mercy Housing Lakefront properties in the Chicago area before coming to Danville, as well as Hope Meadows in Rantoul, and was impressed with how the ages get along. The concept of intergenerational housing, where people live in a cohesive community, is not well-known in the United Kingdom, she said, and no purpose-built projects exist. Her goal is to show that developing co-housing with shared facilities can invoke a sense of community Garland said she's met many friendly and helpful people during her visits to housing developments in Illinois. She thanked Mercy Housing for letting her meet residents, who were kind enough to share their stories, and to the Danville Housing Authority for giving her insight into the challenges of public housing.

[WI] Editorial: More help for the homeless is reassuring (Wisconsin State Journal, WI)
Wisconsin State Journal
(10/16/2017 5:00 AM, Wisconsin State Journal Editorial Board)
Dane County and its partners did it.

The Beacon, a bright and welcoming day resource center to comfort and steer the homeless to better lives, is scheduled to open Monday.

At the same time, a key state Senate committee this month unanimously endorsed a pair of homeless bills that advocates have prioritized.

And there's more good news in the ongoing effort to help desperate people — especially families with children — find stable housing.

[WA] Homeless issues likely to be atop agenda at Yakima City Council meeting (Spokane Spokesman-Review, WA)
Spokane Spokesman-Review
(10/15/2017 9:03 PM, Kaitlin Bain)
YAKIMA – By Tuesday night, Yakima residents should learn the fate of a homeless encampment operating since March on city-owned land behind the former Kmart building on East Nob Hill Boulevard.

And despite not having locked in a specific building, a short-term winter plan for the homeless will likely also come to light Tuesday.

Transform Yakima Together, the faith-based group running Camp Hope, in August asked the city to consider a long-term lease

for the land that would allow construction of buildings that would be more permanent than the tents residents have been staying in.

The council is expected to vote on that lease Tuesday. The proposed agreement would last until Nov. 15, 2020, with an opportunity to renew for two more years. Residents would only allowed to stay at the camp from March 15 through Nov. 15, and all temporary structures, such as tents and portable toilets, must be removed during the winter.

[OR] Portland and Multnomah County will look at pairing housing with services to keep homeless housed (Portland Oregonian, OR)
Portland Oregonian
(10/13/2017 8:14 AM, Jessica Floum)
Portland and Multnomah County next week will vote on setting goals for creating housing opportunities for chronically homeless people who struggle with addiction and mental illness.

The goal would be to add, by 2028, 2,000 additional apartments that include access to physical and mental health care, drug addiction treatment, employment coaching and other social services. City Commissioner Nick Fish served as the city's first housing commissioner in 2009 and has long advocated for City Hall to help increase housing with services.

"It's time for us to be bold ... and invest in a national best practice that gets people off the streets and into recovery with the hope of a productive life," Fish told The Oregonian/OregonLive on Thursday.

About 3,300 of these units already exist in Portland and Multnomah County, funded in part by federal vouchers, the city and county's Joint Office of Homeless Services, nonprofits and health-care providers, said Marc Jolin, the joint office director.

[OR] Woman gets a fresh start at women's homeless village (WSTM-TV NBC3-CNY Central, NY)
WSTM-TV NBC3-CNY Central
(10/15/2017 2:33 PM, KATU.com)
PORTLAND, Ore. — After 10 years of chronic homelessness, Jewell Ramirez couldn't take it anymore.

So she sought help from Catholic Charities. A case manager there helped her fill out a questionnaire, and three days later Ramirez was approved for a tiny home at the newly formed Kenton Women's Village in North Portland.

"I just want to say in my heart how grateful I am to have this opportunity to further myself and to get on with my life for the better," she said Saturday about the opportunity for a better life that the community of 13 other women has given her.

"It's nice to have someone to listen to you – and their kindness," she says, "I just never thought there were people like that."

[OR] Helping Portland's chronically homeless is a choice to save lives: Editorial (Portland Oregonian, OR)
Oregon Live.com
(10/13/2017 7:59 PM, The Oregonian Editorial Board)
As we inch toward another winter, let's recall the grim lesson learned during the relentless cold temperatures and snow storms last December and January: Homelessness in Portland is deadly.

Four people suffering homelessness died in the first, freezing days of 2017. They were among the men and women trying to survive on our streets and struggling with drug addiction, mental illness and other disabilities. Most of these people aren't from out of town, as that tired rumor goes: Here in Portland because they heard how well we treat our homeless.

No, these are the more than 1,200 men and women considered "Chronically homeless" because they've been without permanent housing for at least a year. A good number of this unfortunate group hold Oregon birth certificates and they need more than a shelter bed or extra cash to cover rent to stay on their feet. These Portlanders need sustained help over a long period of time to find success.

Finally, local leaders are moving forward with an aggressive plan to help that happen. As The Oregonian/OregonLive's Jessica Floum reported Friday, Portland City Council will vote next week on a goal to add 2,000 housing options for this specific

population over the next 10 years. Called "Permanent supportive housing," the units may be apartments or shared housing that also provide tenants with health care, addiction treatment, job coaching and other social services.

[CA] California declares emergency to fight hepatitis A outbreak (San Francisco Chronicle, CA)
San Francisco Chronicle
(10/15/2017 5:45 AM, Associated Press)
SAN DIEGO (AP) — California Gov. Jerry Brown on Friday declared a state of emergency to combat a hepatitis A outbreak that has claimed 18 lives in San Diego.

Brown said the federally-funded supply of vaccines is inadequate. His proclamation allows the state to buy vaccines directly from manufacturers and distribute them.

The declaration "allows us to move very swiftly," Dr. Gil Chavez, epidemiologist at the California Department of Public Health, told reporters. He said the state would place an order Monday or Tuesday and supplies would reach the state soon after.

California has distributed 81,000 federally-funded vaccine doses since the outbreak began and local jurisdictions have acquired more but the supply is insufficient, Chavez said.

California is experiencing the largest hepatitis A outbreak in the United States transmitted from person to person — instead of by contaminated food — since the vaccine became available in 1996. The state says the majority affected are homeless, using drugs or both.

[CA] Homeless veteran housing underway (San Francisco Chronicle, CA)
San Francisco Chronicle
(10/15/2017 5:39 AM, Melody Gutierrez)
SACRAMENTO — San Francisco, Berkeley and Oakland will be able to quickly build shelters for homeless people using “extraordinary” powers to bypass regulatory hurdles under a bill Gov. Jerry Brown signed Saturday.

AB932 by Assemblyman Phil Ting, D-San Francisco, creates a pilot program allowing certain cities and counties to suspend state and local building standards for three years when a local shelter crisis is declared so that temporary shelters can be built on publicly owned or leased land. The pilot program, which will run between Jan. 1, 2018, and Jan. 1, 2021, applies to San Francisco, Berkeley, Emeryville, Los Angeles, Oakland, San Diego and Santa Clara County.

Brown wrote in his signing message that the “extraordinary grant of exception should be used wisely and expeditiously” by cities in the pilot program.

“The thousands and thousands of men and women living on our streets are looking to the leaders of these communities for decent shelter and a place of dwelling, not abandonment,” Brown wrote, adding that coupled with other housing bills, the legislation presents “a unique opportunity for creativity and compassion to the growing number of homeless people. Don’t let them down.”

[CA] Santa Rosa homeless shelters in ‘critical need’ of food (Santa Rosa Press Democrat, CA)
Santa Rosa Press Democrat
(10/15/2017 5:57 PM, Santa Rosa Press Democrat)
Santa Rosa’s homeless shelters were in "critical need" of food, the city says.

Food normally donated to the city’s shelters has been diverted to fire evacuation shelters leaving pantries close to bare.

"Members of our community who were experiencing homelessness before the fires are in need of food at this time," the city wrote in a Saturday Facebook post. "Much of the food normally donated to the City’s homeless shelters has been diverted to local fire shelters, leaving the homeless shelters in critical need."

St. Vincent de Paul is accepting donations of unprepared foods at its 610 Wilson Street location, 8 a.m.-3 p.m. The food will be distributed to shelters throughout the city.

[CA] California declares state of emergency over deadly hepatitis A outbreak (Baltimore Sun, MD)
Baltimore Sun
(10/13/2017 9:04 PM, Soumya Karlamangla)
VIDEO. California Gov. Brown declared a state of emergency Friday because of a hepatitis A outbreak that has killed at least 18 people in the state.

The declaration allows state health officials to buy additional doses of the hepatitis A vaccine to try to halt the outbreak, which is already the nation's second largest in more than two decades. "We have the capacity to use as much vaccine as we can get our hands on," said Dr. Gil Chavez, state epidemiologist with the California Department of Public Health.

The outbreak began in San Diego's homeless community late last year, but has since spread outside the region. Los Angeles and Santa Cruz counties are also now experiencing outbreaks. 581 people in California have been sickened with the liver virus, more than half of whom have ended up in the hospital.

The virus is particularly dangerous, and can be fatal, for people who already have other liver diseases, such as hepatitis B or C. Federal health officials said last week that, even with the ongoing efforts to slow the spread of the disease, California's outbreak could last years. "Vaccinating people at risk of exposure is the most effective tool we have to prevent the spread of hepatitis A," said California Department of Public Health Director Dr. Karen Smith.

The hepatitis A shot is already required for children, but now health officials are recommending it for people who are homeless and drug users. "The general population does not have an increased risk of infection at this time," Chavez said. Hepatitis A is commonly transmitted through contaminated food. The only U.S. outbreak in the last 20 years bigger than California's occurred in Pennsylvania in 2003, when more than 900 people were infected after eating contaminated green onions at a restaurant.

[CA] Homeless in Seattle: tent encampments seem to be working (San Diego Union-Tribune, CA)
San Diego Union-Tribune
(10/16/2017 4:48 AM, John Wilkens)
As San Diego moves into a second week of operating a tent city for the homeless in Golden Hill, officials here can look to Seattle to gauge whether such temporary shelters are likely to be helpful.

The answer there appears to be yes.

Seattle was the first city in the country to use public land and public funding to support encampments. There are six there now.

According to an analysis this summer of the first three camps, they've attracted hundreds of homeless people who otherwise would be sleeping on sidewalks, under bridges or in parks.

Public and Indian Housing (PIH)

[ME] Rockland hires community development director (Herald Gazette, ME)
Herald Gazette
(10/12/2017 4:41 AM, Stephen Betts)
A Bangor-area woman with extensive experience in housing and planning will begin work later this month as Rockland's community development director. Julie Hashem's hiring was announced Wednesday night, Oct. 11, by City Manager Tom Luttrell at the City Council meeting. She will succeed Audra Caler-Bell, who left in June to be Camden's town manager. Hashem currently serves as external affairs and power sector consultant for energy company Emera Maine. She worked at the Maine State Housing Authority from 2004 until 2012 and from 2000 through 2004 had worked for the Maine State Planning Office. She earned a degree in civil engineering and urban planning at the Massachusetts Institute of Technology and earned a master's of business administration in business and public policy at University of California at Berkeley, Haas School of Business.

[ME] Augusta council grapples with former Statler site redevelopment (Central Maine, ME)
Central Maine
(10/15/2017 5:05 PM, Keith Edwards)
The cost of building a new road, and neighbor complaints, drive the discussion of how to make the best use of the riverfront site.

AUGUSTA — Neighbors opposed to the Augusta Housing Authority's proposal to build 34 apartments meant to be affordable to working people on the city-owned former Statler mill site say it could prevent other developers from bringing what they describe as more desirable new development to the riverside site, including condominiums and retail shops or restaurants.

However, a developer of several major area projects, who is not involved in the proposal, says an affordable housing complex could actually help, not hinder, efforts to draw more extensive development to the property that city officials have long sought to have redeveloped.

City councilors, housing authority officials and neighbors to the site discussed the proposal for some three hours Thursday, debating whether the city should strike a tax deal, and provide the land for the site at no cost to the housing authority, to help make the project happen.

Several residents of Maple Street, a residential dead-end street which as proposed would be the only way to and from the new apartments, criticized the project and said the presence of low-income housing on the site could deter those who might bring development to the site the entire community could benefit from, such as cultural offerings, or a brew pub, or who might bring higher-end housing to the spot.

[NH] Van service ends for seniors at Dover Housing Authority (Seacoast Online, NH)
Seacoast Online
(10/15/2017 6:47 AM, Brian Early)
Low-income seniors who live at the Dover Housing Authority have for years relied on a free service that transported them to medical appointments. That service will cease next month, and community members are trying to fill the gap. The free transportation service has been provided by the Hand-in-Hand Van, which originated from a federal grant. The DHA collaborated with Wentworth-Douglass Hospital to purchase the van more than a decade ago, and the hospital ran the service, said DHA Executive Director Allan Krans. While WDH operated the van, it brought seniors to a variety of medical appointments, even facilities not affiliated with the hospital. While the grant ran out after three years, Wentworth-Douglass continued the program on its own. In July, WDH sent notice to the DHA that it was discontinuing the service on Oct. 15. Dawn Fernald, director of marketing and public relations at WDH, said hospital officials, during a review of its regulations, realized the way the hospital was using the van was probably out of compliance, she said.

[NY] NYCHA to install solar panels at 14 developments, including Queens (NY1-TV, NY)
NY1-TV
(10/14/2017 1:26 AM, Ny1 News)
Five New York City Housing Authority, NYCHA, communities in Queens will be getting solar power. It's part of a city-wide program to bring clean and low cost energy to low to moderate income New Yorkers. During a press conference Thursday, officials at NYCHA said solar power will be installed at 14 developments including Queens Bridge North, Queensbridge South, Pomonok Houses, Carleton Manor and Beach 41st Street Beach Channel Drive. The city's goal is to install 25 megawatts of solar capacity, which would power up to 6,600 households, by 2025. Officials said this large scale effort will be instrumental in meeting the city's goal to reduce greenhouse gas emissions 80 percent by 2050. "[It's] harnessing the scale of the New York City House Authority which is the largest residential landlord in the country- um harnessing our scale to contribute to the reduction of carbon emissions and making our city a healthy and safer place to be," said Shola Olatoye, NYCHA Chair and CEO. The city is currently seeking developers to install the solar panels at the 14 sites by 2019.

[NY] NYCHA Sets Sights on Solar Power (Fresh Meadows Queens Tribune, NY)
Fresh Meadows Queens Tribune
(10/13/2017 4:16 PM, Trone Dowd)
The New York City Housing Authority announced today that the agency will invest in a new solar power infrastructure for 14 housing developments throughout the five boroughs.

The announcement, made by NYCHA Chairwoman Shola Olatoye and the Mayor's Office of Sustainability Director Mark Chambers, is just the latest of many initiatives meant to transition the city towards sustainable, clean energy usage. According to a press statement, the "Large-scale program" will provide "Low to moderate-income New Yorkers, including public housing residents, access to clean, low-cost energy throughout the city."

According to Olatoye, the program will not only bring the environmentally friendly power alternative to the city's densest

developments, but it will also create jobs in the growing industry of solar power.

A total of four Queens developments are set to receive the installations-Queensbridge North and Queensbridge South in Long Island City, Pomonok Houses in Flushing and Beach 41st Street Beach Channel Drive in the Rockaways.

NYCHA is currently in the process of hiring a developer to install at least 25 megawatts of solar capacity by 2025.

In 2015, Mayor Bill de Blasio, Councilman Donovan Richards and the office of Gov. Andrew Cuomo buoyed a three-story, 5,500 solar panel facility at JFK Airport Park.

The project is currently the largest in the borough, producing 1.8 million kilowatt-hours each year, which is enough to power more than 244 households year-round.

[NY] A dim view of NYCHA's new solar program (Crain's New York Business, NY)
Crain's New York Business
(10/13/2017 2:16 PM, Erik Engquist)
Goal is to power the equivalent of 4% of public housing units in eight years

The Housing Authority will for the first time have a solar-power footprint, though a pinky toe–print might be a more accurate description.

The agency said it will announce today its first "large-scale" solar program, which will provide "low-cost" energy to low- and moderate-income New Yorkers, including public housing residents. By large-scale, it means a program that in eight years from now will supply enough power to serve 4% of its units.

The solar power would go a lot further if Housing Authority tenants had any incentive to conserve it. Very few have meters, which the agency has been hesitant to install because it fears tenants would not adjust their habits and would be walloped by huge bills.
ADVERTISING

But the Housing Authority's own data shows its fears are misplaced. On average, one of its units with meters consumes about 25% as much power as one whose occupants pay the same rent regardless of how much electricity they use. Clearly, tenants adjust. (Crain's editorialized last Earth Day that the most energy-wasting landlord in the city is the city itself. Most of the inefficiency has nothing to do with tenant behavior, but that is no reason not to leave tenants off the hook.)

The housing agency is seeking developers to install solar power at 14 sites as the first step toward a goal of installing 25 megawatts of solar capacity, which would power up to 6,600 households, by 2025. Some perspective: The authority has more than 176,000 apartments.

Shola Olatoye, the chairwoman and CEO of the nation's largest public-housing system, and Mark Chambers, director of Mayor's Office of Sustainability, will unveil the program Friday afternoon on the roof of the New York City Lab School for Collaborative Studies, on West 17th Street in Manhattan.

[NY] Public Housing Residents Ask the Crowd to Fund Sustainability Projects (Next City)
Next City
(10/16/2017 5:00 AM, Oscar Perry Abello)
The Rockaway Youth Task Force has a long waiting list of families who want spots in its community garden, but more of those aspiring harvesters might be tending fresh veggies soon thanks to a new crowdfunding effort by the New York City Housing Authority.

"My vision for the organization is to provide young people the tools that they need to advocate for themselves," says Milan Taylor, who founded Rockaway Youth Task Force in 2011 and was born and raised in the Rockaways, a beachside community at the far southern edge of New York City.

Most of the Rockaways was a food desert before Superstorm Sandy hit New York in 2012, and after the storm, access to fresh, healthy foods only got more limited when some retailers didn't recover. "At the same time there's plenty of fast food options

around," Taylor says.

Wanting to help residents take things into their own hands, Rockaway Youth Task Force created its first community garden, right across the street from one of the city's largest public housing communities, Ocean Bay (Bayside) Apartments. No one expects the gardens to meet all the participating families' food needs, but Taylor estimates that, on average, each raised bed produces some $500 worth of food per year. What families don't need, they may choose to sell through an onsite community market.

[PA] Lehigh Valley leaders, organizations prepare for influx of Puerto Ricans (Allentown Morning Call, PA)
Allentown Morning Call
(10/13/2017 6:55 PM, Jacqueline Palochko)
Lehigh Valley school districts and community groups that will see an influx of Puerto Ricans escaping the hurricane-damaged island likely will make changes in procedures and policies to help those families. Friday morning, a large group of community stakeholders from Northampton and Lehigh counties met at Northampton Community College to discuss ways to help families coming from Puerto Rico. School districts, for example, might have to enroll Puerto Rican children who left without their birth certificates, while housing authorities could extend the rules for how long residents can have visitors. The Lehigh Valley could see thousands fleeing Puerto Rico, Jennings said, because of the large number of families of Puerto Rican heritage already here. The most recent U.S. Census figures showed about 64,000 people of Puerto Rican heritage live in Lehigh and Northampton counties.

While schools could see a tremendous impact, housing could be a "nightmare," Jennings said. The Allentown Housing Authority is extending how long a visitor can stay in a resident's home from 14 to 90 days, said Aida Nunez, an authority program director. The 90-day extension could be extended to 180 days if the visitor shows proof of income and proof of children enrolled in school, Nunez said. Jennings proposed three "relocation advocates" - the Hispanic Center in Bethlehem and Casa Guadalupe and the Hispanic American Organization in Allentown. The three will provide families with access to health care, housing, transportation, translators and employment opportunities.

[PA] Puerto Rico hurricane victims find shelter in Lehigh Valley (WFMZ-TV Channel 69, PA)
WFMZ-TV Channel 69
(10/13/2017 8:08 PM, Bo Koltnow)
VIDEO. LEHIGH VALLEY, Pa. - The cleanup continues in Puerto Rico.

Bethlehem councilwoman and island native Olga Negron knows thousands of hurricane victims will be coming to the Lehigh Valley. "They're going to need to be connected with everything, especially jobs," Negron said.

Headed by the Community Action Committee of the Lehigh Valley, a cadre of local agencies gathered at Northampton Community College to coordinate plans for Puerto Rican refugees. "You are talking about 10,000 to 20,000 people. You bring that many people into a marketplace , you will have a profound impact on everything," said Alan Jennings of the CACLV.

The Allentown School District says already 37 kids from Puerto Rico have enrolled in the school system and they're ready for more. "The biggest thing families need to know is we do it without a lot of paperwork," said Superintendent Thomas Parker.

Allentown's housing authority has extended the 14-day guest stay for up to 180 days for family and friends form Puerto Rico. "After 90 days if they are working on bettering themselves, finding a job, we can extend and they can request an extension," said Julio Guridy from Allentown City Council.

[MD] Annapolis election focuses on future of public housing (Baltimore Sun, MD)
Baltimore Sun
(10/14/2017 6:56 PM, Chase Cook)
Annapolis public housing is one of the most commonly discussed topics in Annapolis, whether it's an election season or not.

While some of Annapolis' most serious crimes do take place in public housing neighborhoods, the majority of residents don't engage in crime and are often the most vocal in wanting help from police. "Without being overly simple, we want to see public housing survive in Annapolis," said Andre Atkins, a resident of Eastport Terrace and Harbour House.

Residents living in public housing have a hard time transitioning out into homeownership, with some deciding to stay in Annapolis

public housing rather than move to Glen Burnie or other more affordable parts of Anne Arundel County. The people who stay deal with poor living conditions as dwindling federal funds make it harder for the Housing Authority of the City of Annapolis to pay for repairs and long-term maintenance.

A high-profile crime or federal chastising puts public housing in the spotlight. A definitive change might be on the horizon, one that has city officials, housing authority leaders and public housing residents excited about the prospects.

The housing authority on Tuesday voted to begin the Rental Assistance Demonstration application process, which would convert all of the authority's units into project-based Section 8 housing. This means the property is no longer traditional public housing, but it still has many of the same protections it had before the transition.

The U.S. Department of Housing and Urban Development created the program in 2012 to guarantee federal funding long-term if housing authorities transitioned away from the traditional model.

Mayor Mike Pantelides is running as the first mayor to inspect public housing residences for city rules on rental housing and building a new relationship with the authority and its board. The mayor also has touted the city's job fair initiatives and building a basketball court at Newtowne 20 as examples of his partnership in public housing.

[VA] Richmond man turns himself in to police in Gilpin Court shooting where victim was found inside RRHA headquarters (Richmond Times-Dispatch, VA)
Richmond Times-Dispatch
(10/13/2017 5:13 AM, Ali Rockett)
A Richmond man has turned himself in to police in connection with a shooting last week in Gilpin Court in which the victim limped into the Richmond Redevelopment and Housing Authority office.

Rod'Que L. Hoggard-Johnson, 24, of the 200 block of West Charity Street turned himself in Wednesday to the U.S. Marshals Regional Fugitive Task Force. He has been charged with attempted murder and use of a firearm in commission of a felony.

About 9:20 a.m. on Oct. 5, officers responded to RRHA's offices at 901 Chamberlayne Parkway for the report of a person shot in the leg.

Ingram Brown, the agency's director of human resources, used her belt as a tourniquet until medical assistance arrived. The victim was taken to a hospital with a non-life-threatening wound.

[GA] Atlanta housing agency: $120M windfall for developer in disputed deal (Atlanta Journal-Constitution, GA)
Atlanta Journal-Constitution
(10/13/2017 7:53 AM, Willoughby Mariano)
A controversial deal to require the city's low-income housing authority to sell prime parcels of vacant land to a developer would hand them over at a $120 million discount, according to estimates obtained by The Atlanta Journal-Constitution.

If the sale goes through, it could amount to a king-sized subsidy towards the construction of high-end, market-rate homes, and harm the city's efforts to create more affordable housing, public housing officials and affordable housing advocates said. Atlanta Housing Authority would give up control of one third of its vacant land, or about 100 acres, according to agency estimates, and there is no requirement that affordable housing be built on it.

The 2011 deal between the AHA and Integral Group came under scrutiny in March after the AJC raised questions about its terms. The deal gave Integral several years to exercise options to purchase the properties, and pricing was to be determined by a complicated formula weighted toward values that were years out of date.

Integral Chairman and CEO Egbert Perry told the AJC previously that he intended to sell homes he builds on the land at market prices.

Optioned parcels in hot neighborhoods

The deal now under dispute arranged for AHA to hold the property at the former Carver, Capitol, Grady, and Harris homes tax-

free as Integral decided whether to purchase it. The terms specified that sales prices would be based in part on much lower property values that date to when Integral and the AHA first built mixed-income housing on these sites in the late 1990s and 2000s.

AHA demolished nearly all of its public housing projects during those years as part of its nationally recognized, two-decade effort to replace low-income housing through the federal HOPE VI program. It encouraged public housing authorities to form partnerships with private developers to build mixed-income housing.

AHA board members who served at the time of the deal told the AJC that they did not approve the options, and there is no evidence in U.S. Housing and Urban Development documents obtained by the AJC through a Freedom of Information Act request of a 2011 approval.

[GA] Atlanta land deal angers people who want affordable housing (WRBL-TV CBS 3 Columbus, GA)
WRBL-TV CBS 3 Columbus
(10/13/2017 8:56 AM, Associated Press)
ATLANTA - A newspaper reports that a deal to require the city's low-income housing authority to sell prime parcels of vacant land to a developer would hand them over at a $120 million discount.

The Atlanta Journal-Constitution reports that the Atlanta Housing Authority would give up control of one-third of its vacant land - or about 100 acres - if the sale goes through.

That's according to estimates from the housing authority.

The newspaper reports that under terms of the deal, there's no requirement that affordable housing be built on the land.

The property deal has sparked outrage among local affordable housing advocates with the Housing Justice League.

[AR] Conway Housing Authority director believes in 'a hand up' (Arkansas Democrat-Gazette, AR)
Arkansas Democrat-Gazette
(10/15/2017 2:49 AM, Tammy Keith)
Mary Boyd of Conway was voted most passionate about her job by the 1997 Faulkner County Leadership Institute Class. Twenty years later, she said she feels just as strongly about the Conway Housing Authority. "The waiting list is over two years for public housing," Boyd said. Boyd is executive director of the housing authority, where she's worked for 32 years. Boyd came to Arkansas in 1981 for her then-husband's job in Morrilton. She became the assistant to the part-time Morrilton mayor, and part of Boyd's responsibility was to oversee Section 8 housing, which is rental-housing assistance through private landlords. A HUD employee inspected the units; they all passed with flying colors, Boyd said. She said the man was impressed, and he told her about an opening at the Conway Housing Authority. She was hires as assistant executive director, and four years later, became the director.

She oversees housing vouchers, two high-rises for the disabled and elderly, tax-credit properties and 154 public-housing units. "The mayor and City Council fought us all the way to the [Arkansas] Supreme Court to get the 74 family units; they didn't want any public housing, 'not in my backyard,'" she said. The Arkansas Supreme Court stated that the city had to allow the units under the Fair Housing Act. Public housing ceased being built in the 1980s, she said, but more housing is needed in Faulkner County. Boyd does not take kindly to the area being called "the projects." These are income-based family units, she said. "When you say Conway Housing Authority, you hear a change in somebody's voice. Come on, come see our place before you denigrate it," she said. In the last inspection, on a scale of 1 to 100, the Conway Housing Authority got a score of 97, she said. The Conway Housing Authority received an award from U.S. Housing and Urban Development for instituting the first police substation in public housing in Arkansas.

[KY] Build-A-Bed program brings beds to needy families (Bowling Green Daily News, KY)
Bowling Green Daily News
(10/15/2017 5:52 AM, Jackson French)
Volunteers from the Housing Authority of Bowling Green, the Bowling Green Noon Rotary Club and Independence Bank delivered nearly 50 beds to area families in need. Housing Authority assistant project manager Joyce Johnson said the program began three years ago when Independence Bank approached the authority about starting a Build-A-Bed project in Bowling

Green. Build-A-Bed is a program Kentucky AmeriCorps started in 2009 to bring beds to homes that have a shortage or absence of beds, according to the Kentucky Cabinet for Health and Family Service's webpage. The Housing Authority wanted to get involved in the project because of a lack of beds in some of its dwellings, Johnson said. Saturday, volunteers delivered 42 mattresses out of 50 that Tempur Sealy donated. The beds included pillows donated by St. James United Methodist Church and the other parts of a complete bed set like sheets and comforters the Housing Authority purchased with donated funds.

Abraham Williams, the Housing Authority's director, delivered beds to families Saturday, the mattresses filling the bed of the Housing Authority truck he drove. The first home he and a small group of other volunteers delivered to was a house on Clearview Avenue where DeSirea Cross raises her two daughters, ages 2 and 8. Cross said she had been gathering the materials necessary to make beds but didn't have two mattresses yet.
Williams said the first two times the Housing Authority participated in Build-A-Bed, he mainly delivered to families living in Housing Authority homes. This year, the authority is collaborating more with Warren County Public Schools, Bowling Green Independent Schools and agencies like BRADD and Community Action of Southern Kentucky to find families outside the Housing Authority in need of beds. "We were spreading it out this year," he said, adding that due to efforts over the last two years, not many housing authority families still need beds.

[MO] Housing Authority receives tree grant (Jefferson City News Tribune, MO)
Jefferson City News Tribune
(10/14/2017 5:54 AM, Nicole Roberts)
The Jefferson City Housing Authority plans to plant nearly 75 trees in a neighborhood after receiving a grant from the Missouri Department of Conservation. The Housing Authority received $10,000 from the MDC Tree Resource Improvement and Maintenance grant program, which provides funding to public schools, nonprofit organizations and government agencies to plant and manage trees. The MDC awarded almost $383,000 to Missouri communities through the program, according to a press release. The Housing Authority will use the $10,000 to plant about 73 trees, including maples, oaks and locusts, on Dulle Street in the spring. "We're just very excited because we think trees will improve the look and feel of the neighborhood and add to the health of the neighborhood," Housing Authority Executive Director Cynthia Quetsch said. "There's plenty of statistics that say that people who live by trees are happier and healthier. It'll also will make the area, especially Dulle Street, look so much better when they are there." On Thursday, the Housing Authority planted trees at the end of the cul-de-sac at Buena Vista Street.

[MS] Mayor Magee Signs Proclamation Towards Laurel Housing Authority (YouTube, WHPM/FOX23, Hattiesburg, MS)
YouTube
(10/13/2017 12:15 PM, WHPM/FOX23)
Mayor Magee Signs Proclamation Towards Laurel Housing Authority.

[MO] Indigo Sky Casino's latest expansion adds 45 jobs (Joplin Globe, MO)
Joplin Globe
(10/15/2017 7:12 AM, Ines Kagubare)
Indigo Sky is one of three gaming properties owned and operated by the Eastern Shawnee Tribe of Oklahoma, which collectively employs approximately 700 people, according to a news release. Employees come largely from this region, including Oklahoma, Missouri, Kansas and Arkansas, Caden Chase said.

The tribe's other gaming properties are Outpost Casino, also in Wyandotte, and Bordertown Casino, located near Seneca.

Indigo Sky, which first opened in 2012, now has 244 hotel rooms and features the Red Bud and Sycamore towers, poker, bingo, a fitness center, a pool, three food venues, two bars and 1,275 gaming machines. The tribe has been in the gaming industry for 32 years.

Although the casino has no immediate plans for further expansion, the tribe has received an $800,000 grant from the U.S. Department of Housing and Urban Development that will allow for the construction of a shooting range and training center, to be located on 75 acres of tribe-owned land. It will include a 3,000-square-foot clubhouse, a 12-station sporting clays course, a pistol and rifle range with an earthen berm, a five stand and skeet/trap stations, Caden Chase said.

[MO] St. Louis Health Department to take housing authority to court over mice at public housing complex (KPLR-TV Channel 11, MO)
KPLR-TV Channel 11

(10/15/2017 1:12 PM, Elliott Davis)
ST. LOUIS – You Paid For It has learned that the St. Louis City Health Department plans to take the St. Louis Housing Authority to court over the mice infestation problem at the Clinton Peabody public housing complex in South St. Louis.

Health Department investigators found a number of violations at the complex they wanted corrected that's contributing to the problem.

They ordered the Housing Authority to correct them. When that wasn't done Housing Authority Executive Director Cheryl Lovell was notified that her agency was being taken to court.

We have been reporting on this issue for weeks now, ever since the Housing Authority announced that it was bringing in six feral cats to tackle the mice infestation. The Health Department is not endorsing that idea.

[Editorial note: VIDEO at source].

[TX] Blue flame building will reignite in downtown El Paso (KDBC-TV CBS, TX)
KDBC-TV CBS
(10/13/2017 6:37 PM, Jamel Valencia)
The iconic blue flame above the former El Paso Natural Gas Co. building will be turned on. City leaders will reignite the blue flame to initiate the redevelopment of the building, which will house low-income families. This will be the first Housing Authority high-rise in El Paso. The Blue Flame Building is located at the intersection of Texas Avenue and Stanton Street in downtown El Paso. The 17-story building has been vacant for a decade.

[TX] What Forest Green Townhomes residents need to know about mold damage from floodwaters (KPRC-TV NBC 2 Houston, TX)
KPRC-TV NBC 2 Houston
(10/13/2017 7:59 PM, Leigh Frillici)
HOUSTON - Forest Green Townhomes in northeast Houston is the third complex that the Houston Housing Authority has to repair due to damages from Hurricane Harvey.

People will have to move out in order for the Houston Housing Authority to muck, gut and repair the townhomes. "My thoughts are, it's good," said Marilyn Smith, a Forest Green Townhomes resident. "They're helping. That's what we need."

Since Harvey, the HHA has had to repair a total of three complexes. In all, 950 people have to be relocated. "The downside would be my kids having to relocate, withdraw from school, the new faces and things," Smith said.

The HHA said its housing options are dwindling. There was already an affordable housing shortage in Houston and Harvey intensified the problem. So the HHA reached out to housing authorities across the nation to borrow housing vouchers that Forest Green Townhomes residents could use to pay part of the rent at other apartments. Oklahoma City answered the call. So residents are getting ready to move out, so their homes can be cleaned up. "You got to do it," Smith said. "You can't live in mold, mold up to 2 feet in your house."

Here is what Forest Green Townhomes residents need to know:

1. HHA will be on-site to help people fill out applications.
2. Nearly everyone will qualify for the vouchers. What disqualifies people is a recent felony or an increase income.
3. Residents will have first priority to return to Forest Green Townhomes once they are repaired.
4. Residents can also remain at their Section 8 housing, if they like they're new location.
5. HHA will cover moving expenses.

[OK] Cherokee Nation awarded $800K grant to build storm shelters (Tahlequah Daily Press, OK)
Tahlequah Daily Press
(10/14/2017 6:56 AM, Staff)
Cherokee Nation will install storm shelters in its Head Start campuses after recently receiving an $800,000 grant from the U.S. Department of Housing and Urban Development. The above-ground storm shelters will protect nearly 300 toddlers, preschoolers

and staff at seven Head Start sites from severe weather and will be used as multipurpose facilities at the centers, as well. An internal notification system for staff is also being implemented during the project. "Ensuring our most valuable resource, our children, are able to stay safe and keep sheltered during a life-threatening storm gives us all a better peace of mind," Deputy Chief S. Joe Crittenden said. "Providing these additional levels of protection is a responsibility we take very seriously at Cherokee Nation. In Northeastern Oklahoma, dangerous weather is an inevitability we must prepare for, and these storm shelters will enable the tribe to offer Cherokee families a better sense of security when it comes to their kids." Cherokee Nation is one of 77 tribes in the U.S. to receive a portion of the $55.2 million awarded by HUD on Sept. 14. The Indian Community Development Block Grants are meant to improve housing conditions and community amenities and to stimulate economic development across Indian Country.

[IL] South Side congregants launch robotics training, plant to generate jobs, hope (Chicago Tribune, IL)
Chicago Tribune
(10/15/2017 6:00 AM, Manya Brachear Pashman)
Trista Bonds, a robotics engineer, once felt a tinge of guilt for helping companies replace factory workers with machines. Living on Chicago's South Side, where industries have come and gone, she saw the debilitating effects of unemployment firsthand - drug abuse, poverty, and crime. So when the pastor of Bonds' 20,000-member congregation asked people in the pews to help empower the community, she embarked on a 10-year journey of recompense. Last week, Bonds and other members of Apostolic Church of God in the Woodlawn neighborhood opened a manufacturing plant on the campus of Chicago State University on the Far South Side, staffed by 25 newly trained and certified apprentices. The social enterprise, dubbed BSD Industries - Building Self Determination - last month began training another 40-plus students to hire at its own factory or help place in manufacturing jobs elsewhere.

When the church last year offered the first 40 training slots to people in the pews, 196 candidates applied. Another 40 started robotics courses last month that will eventually prepare them to do computer-assisted design, program software and run machinery. The program hopes to produce up to 120 professionals a year. The church backed the initiative by giving $100,000 to the Arthur M. Brazier Foundation, the factory's owner. The Chicago Housing Authority also provided a $2 million grant to assist with job training and development for residents and voucher holders, as a way to "Help them on their road to self-sufficiency," a CHA spokesman said. Registered as an LC3, the tax code for social enterprises that redistribute their profits, BSD appeals to socially conscious companies and institutions, Brazier said. By the end of 2018, Brazier said, BSD intends to give more than $2 million to five elementary schools and one high school in Woodlawn and to fully fund the safety initiative of 1Woodlawn, the pastor's communitywide effort to redevelop the neighborhood.

[WI] Invest Health Project connects businesses, city officials to improve housing (Eau Claire Leader-Telegram, WI)
Eau Claire Leader-Telegram
(10/16/2017 5:12 AM, Julian Emerson)
City hopes to draw from other successful efforts

Resources sought

Bettering the health of people living in neighborhoods with significant older, run-down housing is challenging because many factors are involved, said Keith Johnathan, Eau Claire Housing Authority executive director. Local plans call for devising a plan to remodel homes in the Randall Park area that can be improved and to remove those where doing so no longer makes financial sense, he said. The project also intends to increase the number of single-family homes there.

"It is a complicated issue," Johnathan said, noting the effort will require resources in the form of ideas and money.

The recently created tax increment finance district No. 12, which includes Water Street between Second and Eighth avenues and the nearby bicycle/pedestrian trail, would help with financing. It includes $2 million to help pay for the purchase of homes in the Randall Park neighborhood that could be remodeled and sold to homeowners, helping reduce the high rental rate there.

Helene Smiar, president of the Randall Park Neighborhood Association, said she appreciates the TIF money her neighborhood would use to buy and rehab rental homes as they come up for sale with the aim of selling them as owner-occupied units. But she worries it may not be enough.

[UT] Program helps low-income Utah families gain 'essential' online access (Salt Lake City Deseret Morning News, UT)
Salt Lake City Deseret Morning News
(10/14/2017 9:05 AM, Jasen Lee)
For Machelle Lake, giving her four children the best opportunity for academic success has always been a high priority. As a single mother, that's often proved challenging, especially with few financial resources to help pay for a "luxury" like home internet service. A program aimed at helping low-income families and individuals in Utah connect to the online world has provided a means for Lake's family and others take advantage of opportunities made available through ready online access. Lake is one of more than 64,000 Utahns who have enrolled in Comcast's Internet Essentials program, which offers income-qualified households basic high-speed online service for $10 per month. Lake, 50, said she was unemployed when she signed up for the service at her Midvale home, knowing she needed to get connected if she's going to improve her life and those of her children. Machelle Lake said having the $10 internet service improved her family's life significantly by giving them access to various resources and streamlining her household duties.

While considered basic broadband service, 15 Mbps can handle high-capacity usage, explained Dee Knight, Comcast external affairs manager. Noting the growing necessity for broadband access in daily life, Knight said data suggest that 27 percent of Utahns don't have ready access to computers and the internet. Sixty-seven percent of Utah households making $35,000 or less in annual income have broadband internet at home, she said, while 94 percent of households making more than $75,000 per year have internet at home. To broaden its reach, Comcast is offering low-income individuals without children the service as a way to bring internet to more homes statewide, Knight said. The company has teamed with Utah Nonprofit Housing Corp. to expand the Internet Essentials program by providing high-speed online service, low-cost computers and a $10,000 computer lab at the Sharon Garden Apartments, a low-income rental complex at 3354 S. Sue St. Additionally, Comcast is partnering with the Utah Housing Authority and Utah Nonprofit Housing Authority to offer digital literacy training classes to residents living in low-income housing.

[CA] Napa wine industry tallies damage, economic danger looms (Napa Valley Register, CA)
Napa Valley Register
(10/13/2017 7:21 AM, Henry Lutz)
A trickle of assessments continued to flow in from the wine industry on Thursday, adding shape to the scope of destruction from the wildfires that have been raging across Napa and Sonoma since Sunday night.

In an update Thursday morning, the Napa Valley Vintners reported 160 of its more than 500 members had checked in with the trade group. A tally stood at 5 physical wineries that had suffered severe losses and 11 others that took damage to their vineyards, wineries or other buildings. A complete roster of those affected was still unavailable Thursday, though reports indicated that in the Atlas Peak area, White Rock Vineyards, Signorello Estate and VinRoc winery had all suffered severe damage.

Others nearby, including Robert Sinskey Vineyards, Darioush Winery, William Hill Estate and Stag's Leap Winery, also reported damage to their properties to lesser extents. Across the valley, in the Mount Veeder region, Segassia Vineyard also reported damage due to the Partrick Road fire. It also appeared vintners in at least one affected region had been able to hold out at their property and as Thursday were still fighting to protect it.

Like many wineries throughout the valley, Tamber Bey remained closed this week during what is normally its peak season for visitors. "We thought this was going to be one of the largest weeks, given our reservation calendar," Waitte said. A silver lining for the winery is that its finished wines are stored in unaffected south Napa. That makes distribution to its wine club possible, which provides more than half of its business. "That side of the business is going OK," Waitte said.

The same could not be said for others, like Brian Arden Winery, which also sits in the evacuated Calistoga area. In a release Thursday morning, the winery noted that while it had recently processed its October shipment, the orders go through a company in Sonoma County that had also been evacuated. The winery also said it would remain closed "Until further notice and at least through the weekend."

With Wednesday's mandatory evacuation of Calistoga, all of the valley's three farmworker housing centers have closed. A spokesperson for the county Housing Authority said it was still unknown whether the Mondavi housing center, located on Silverado Trail near multiple damaged wineries, was itself damaged as of Thursday.

Sustainability

Coal country is finding little relief in Trump's climate actions (Los Angeles Times)
Los Angeles Times
(10/16/2017 5:00 AM, Evan Halper)
VIDEO. Every morning is filled with anxiety in this hardscrabble town so intertwined with the fortunes of its hulking coal power plant that a drawing of the facility is emblazoned on the community's police force emblem.

Locals look out their windows to see if there are clouds drifting from its massive smokestacks, indicating the plant is still running. If they don't see any, they wonder if plant owners have thrown in the towel for good.

"Everyone gets concerned when they wake up and don't see smoke coming out," said Rob Nymick, manager of the 1,700-resident borough that he says will be economically "crushed" if the plant goes dark.

As the Trump administration dismantles one of the world's most aggressive programs to confront climate change, it is invoking the suffering of communities like this one, where the brawny coal power plant that anchors the local economy teeters on insolvency.

Yet as the Trump administration declares an end to what it calls the "war on coal," Homer City isn't any less under siege.

Comparing the Environmental Impact of Building vs. Buying a Home (PLANetizen)
PLANetizen
(10/13/2017 11:19 AM, Kayla Matthews)
Which is better for the environment: buying an existing home, inefficiencies and all, or paying to build a new home with all the bells and whistles of green building technology?

As the world's human population grows, we're taking a bigger and bigger toll on the environment.

All those people need somewhere to live, and every home uses up land, energy, building materials, and other resources.

As people seek ways to reduce the environmental impact of their homes, they explore a number of different strategies. Green building trends are sweeping the nation, but many wonder if it's eco-friendlier to build a new home or buy and possibly renovate an older one.

The answer is it depends on the attributes of the home you would buy, build, or renovate.

[TX] Texans hit hard by Hurricane Harvey rethink climate change (San Antonio Express-News, TX)
San Antonio Express-News
(10/16/2017 5:00 AM, Claire Galofaro, Associated Press)
PORT ARTHUR, Texas (AP) — Jefferson County, Texas, was drowned by more than 60 inches of rain during Hurricane Harvey, which left wide swaths of the county in ruins. Last November, Jefferson flipped from voting Democratic in presidential elections to instead back Donald Trump, who has dismissed the concept of climate change as a hoax and has worked to undo regulations meant to mitigate its damage.

Scientists say climate change doesn't cause hurricanes but that warming and rising seas supercharge those already forming. Some who lost everything in Harvey's floodwaters say they're starting to take the threat of climate change more seriously now, and they want Trump to show more leadership on the issue. But this is a place that depends on the petroleum industry, and others applaud Trump's efforts to reverse environmental policies that they see as harmful.

Here are some of the voices from the rebuilding in Texas.

"IT'S A WAKE-UP CALL"

Greg Gunner slumped down on his front stoop and dropped his head in his hands, feeling for the first time since the flood claimed

his home that the weight of his troubles might overwhelm him.

Day after day, he had tried to keep smiling as he pulled up the carpets and tore out the baseboards. Inside the damp house, his 99-year-old grandmother, stricken with Alzheimer's disease, lay in bed in a white nightgown and his 74-year-old mother's joints ached from rheumatoid arthritis.

Community Planning and Development (CPD)

[NJ] Delanco to replace curbs and sidewalks (Burlington County Times, NJ)
Burlington County Times
(10/13/2017 4:51 AM, Danielle Desisto)
Street corners around town will get a makeover through Burlington County's Community Development Block Grant program. The municipality will use the $78,000 grant to replace 19 corners, at Lilac Lane and Second Street, Lilac Lane and Third Street, Edgewood Avenue and Third Street, and Walnut Street and Burlington Avenue. Many curbs are either in poor condition or no longer comply with standards set by the Americans With Disabilities Act, according to Township Administrator Richard Schwab. The county receives funds from the U.S. Department of Housing and Urban Development to carry out community development initiatives directed toward neighborhood revitalization, economic development and community services. The township will also use the grant to repair 1,200 feet of sidewalk in the age-restricted Newton's Landing neighborhood.

[PA] Carlisle Borough Council approves letter of support for development (Carlisle Sentinel, PA)
Carlisle Sentinel
(10/13/2017 3:20 AM, Tammie Gitt)
Carlisle Borough Council narrowly approved a request for a letter of support for the proposed development of Phase 2 at the former Carlisle Tire and Wheel site at its Thursday meeting. Cleveland-based PIRHL had requested the letter as part of its application to the Pennsylvania Housing Finance Agency for tax credits that the company then sells to investors in exchange for cash equity. Sean Crampsie, Perry Heath, Sean Shultz and Tim Scott voted in favor of sending the letter of support. Robin Guido, Dawn Flower-Webb and Deb Fulham-Winston all voted against issuing the letter. Had the letter not been issued, PIRHL representative Lara Schwager said the company would have to reevaluate its role, but there was a chance the lot located between A and B streets would remain vacant.

The vote came a week after Schwager sparred with council members on issues regarding the ownership of the property and the proposed rental units to be built at the site. Following last week's meeting, Guido said that she was told that Cumberland County Housing and Redevelopment Authority was a part owner of the project about a week earlier, and believed the staff had only been told a few days before that. "The county housing and redevelopment authority makes its money by renting properties to people of lower than average income. If they start selling off their properties they will begin to lose profits. There is no benefit for them to encourage home ownership," Guido said in an email. Guido said she and other council members only agreed to vote for the Phase 1 of the project after it was modified to include the option of home ownership after a 15-year window to satisfy the requirements of the tax credits the project was awarded.

[PA] Charleroi to use CDBG money to finish municipal building renovation project (Uniontown Herald Standard, PA)
Uniontown Herald Standard
(10/14/2017 7:16 AM, Mark Soroka)
The borough got an unexpected gift from the government Thursday morning. "It was like Christmas in October," said Councilman Larry Celaschi, during Charleroi council's monthly meeting last week. "Today I got word from the Washington County Redevelopment Authority that we were just awarded $95,000 in CDBG money for the coming year. We weren't expecting any funding for 2018. This money will help the borough to move forward with some important projects." Community Development Block Grants provide municipalities with funding for projects such as economic development, public infrastructure, property acquisition and much more. This program is administered by the U.S. Department of Housing and Urban Development. Following a vote, council agreed to use $15,000 to $24,000 of that grant money to finish asbestos removal and complete renovations of the third-floor restrooms in the municipal building. Celaschi said the council is considering all options for using the third floor to generate revenue for the borough.

Also during the meeting, Councilman Frank Paterra asked the council to increase funding for the Charleroi Regional Police Department. He wants to see the borough add more police officers this coming year. "We are waging a war against crime in this

community. And anytime you go into war, you have to start with the resources to win that war. Charleroi needs more police officers to patrol our streets," he said. Council President Paul Pivovarnik noted that the police board is requesting a 3 to 5 percent increase for the police budget. When Paterra was asked if that would be enough money to expand the police force, he replied that the figure was a conservative estimate.

[NC] Hurricane Matthew: One year later (Greenville Reflector, NC)
Greenville Reflector
(10/14/2017 2:53 AM, Beth Velliquetteand and Ginger Livingst)
Mirtha Serrano thought she had her own little piece of paradise on Stokes Road. She had single-wide mobile home on a big grassy piece of land about 2,000 feet from the Tar River. When Hurricane Matthew brought rain and floods a year ago, and as the Tar River crested at 24.5 feet on Oct. 14, her little piece of paradise disappeared under the muddy waters. A year later, Serrano is among many of people in Pitt County still struggling to get back on her feet, repair her home and get back to normal. Hurricane Matthew caused an estimated $4.8 billion in damage to homes, businesses, public facilities, agriculture and roads in 50 of North Carolina's 100 counties, and damage in Pitt County has been estimated as high as $27 million. Pitt County records show about 250 structures ultimately sustained damage with 50 receiving major damage.

Securing the help for people like Serrano will be a drawn out process because it relies on state and federal funding awarded through a grant process. Earlier this year the General Assembly gave $15 million to the North Carolina Housing Finance Agency to fund the organization's Essential Single Family Rehabilitation Loan Pool Disaster Recovery program. Since the application process opened, 30 people have applied and 15 have met pre-screening requirements. Three applicants have received funding approval, said James Rhodes, Pitt County planning director. The county is partnering with the Mid-East Commission in the application process, Rhodes said, and the city of Greenville is operating a separate Single Family Rehabilitation Loan Pool Disaster Recovery program for its residents. Next week the county will submit an application for a U.S. Department of Housing and Urban Development's Community Development Block Grant disaster recovery program. Like the state grant, the county could receive up to $1 million if approved.

[NC] Walt Bellamy Jr. Park opens today (New Bern Sun Journal, NC)
New Bern Sun Journal
(10/13/2017 5:55 PM, Todd Wetherington)
The City of New Bern will officially open a new park honoring local NBA hall of famer Walt Bellamy, Jr. Saturday.

Located at the intersection of Pollock, Jones, and Liberty streets, Walt Bellamy Jr. Park will open to the public during Mumfest weekend. A celebration is scheduled for 1 p.m. today. His childhood home is located just up the street from the new park at 222 Jones Street. Bellamy was a student at West Street/J.T. Barber High School and became a talented basketball player at a young age. He attended college at Indiana University and was the first overall pick in the NBA draft in 1961. He would go on to a 14-year career in the NBA, playing first with the Chicago Packers, who later became the Baltimore Bullets. Bellamy was the starting center on the 1960 U.S. Olympic Team and was later inducted into the NBA Hall of Fame.

Land for the new park was donated to New Bern in 2014 by Margaret Fulcher. The previous year, Pollock Street and the surrounding area were chosen to spearhead the Choice Neighborhoods Initiative, a program funded through the U.S. Department of Housing and Urban Development. CNI is designed to help local leaders transform struggling neighborhoods into sustainable, mixed-income communities. The process included planning for the revitalization of the Five Points Area, including improvements to the social, economic and physical fabric of the neighborhood. The creation of Walt Bellamy, Jr. Park was included in the CNI plan. The park is an example of the kind of public-private partnerships often touted by city officials.

[FL] Opinion: Time for a CRexit? (Tallahassee Democrat, FL)
Tallahassee Democrat
(10/15/2017 3:47 PM, J. Russell Price)
Several important decisions will face the Community Redevelopment Agency members at the their next meeting.

They will decide if the downtown district CRA should continue to operate with changes, disband, or continue without the county's participation.

It can only exist if we continue the charade of a strong, upscale real estate market being described as "blighted" so millions in property taxes can be legally used to subsidize real estate projects.

They will also vote on whether to approve another downtown project, Washington Square, after CRA members earlier voted to approve only projects already in the pipeline. Subsidies for two large developments, the North American project and the Envision Credit Union property, were approved at the September meeting.

[LA] FEMA: We want people to get back home (WMC-TV, TN)
WMC-TV
(10/13/2017 10:16 PM, Carmen Farrish)
VIDEO. If you were a victim of the August flood, by now you've either decided to sell your home, repair it or in the Bankston's case, "As the projections were rising, the rain was continuing to pour and we knew it was going to be bad," said Tanya Bankston. Sharon Karr with FEMA said since distributing about 4,600 MHUs last year, they've seen a decrease in use. FEMA said enough MHUs were installed to build a small city and the deadline to move out and into a more permanent place is about 4 months away, but homeowners do have options. "For those people who through no fault of their own, can't get back into permanent housing, they will be able to stay in their units but they will be paying rent and they will also have a penalty. That's $550 per month," Karr explained. She says rent will be determined by the United States Department of Housing and Urban Development and based on the fair market rent rate. Karr also said some eligible homeowners will receive a letter of intent, giving them the option to buy. There are currently about 2,780 families in the MHUs, but with about 13 families a day moving out, FEMA said almost 70% of the occupants are scheduled to be home by the deadline.

[CA] Shreveport to get 'culinary hub' for budding chefs (Merced Sun-Star, CA)
Merced Sun-Star
(10/14/2017 9:01 PM, Staff)
A culinary hub for budding chefs and restaurant owners is expected to open in Shreveport as early as March 2018. The $1 million project, the result of a grant awarded to Southern University at Shreveport and a partnership with the City of Shreveport, will bring the commercial kitchen and amenities to 1210 Milam Street - currently a vacant lot. The project aims to help revitalize the Allendale and Ledbetter Heights neighborhoods. The new 5,000-square-foot culinary hub will be built on 2.2 acres and also will host office space, a conference room, cafe and coffee cafe. The purpose of the "Incubator" is to connect new chefs to resources, including a sanitary place to create their culinary masterpieces, according to an eNews letter from Southern University. The kitchen will be open to amateur chefs and restaurateurs to test their skills, learn new techniques and participate in ongoing culinary classes for reasonable fees.

The kitchen incubator is projected to create 32 jobs and bring in more than $3 million in its first phase, according to an economic impact study provided by the City of Shreveport. The Northwest Louisiana Council of Governments and the City of Shreveport received a Choice Neighborhood Planning grant in 2011. After 18 months of public outreach and engagement, the city completed a transformation plan targeting Allendale, Ledbetter Heights and the west edge of downtown, said Community Development Director Bonnie Moore. Moore added that the city and the Housing Authority of the City of Shreveport received a $1 million Choice Neighborhood Planning and Action Activity grant from the US Department of Housing and Urban Development in 2016. The grant was specifically for physical, neighborhood-based activities identified in the Transformation Plan designed to spur redevelopment.

National News

After the Rain: The Lasting Effects of a Hurricane on Home Sales (U.S. News & World Report)
U.S. News & World Report
(10/13/2017 2:23 PM, Devon Thorsby)
It's not just about flooding or a damaged roof – a hurricane in your hometown can impact the housing market for months.
This summer's hurricane season shocked many, as storm after storm hit U.S. soil and caused insurmountable damage to homes, land and commercial property.

Hurricane Harvey made landfall in Texas on Aug. 25 rated a Category 4 hurricane. It brought high winds and flash floods, and continued to wreak havoc for nearly five days. Two locations – Nederland and Groves, Texas – reported more than 60 inches of rain. The Harris County Flood Control District estimates about 136,000 flooded structures, roughly 10 percent of structures the county has on its appraisal record.

On Sept. 10, Hurricane Irma struck the Florida Keys as a Category 4 hurricane, making its way up the state after eventually being downgraded to a tropical storm. Even as a tropical storm, buildings throughout coastal Florida and even inland were damaged from high winds, heavy rains and debris.

While the devastation for Houston and South Florida was extensive, it still wasn't the end for storm destruction on U.S. soil. Puerto Rico suffered the wrath of Hurricane Maria, a Category 5 hurricane that made landfall on Sept. 20. Getting emergency aid to island residents remains a major obstacle, not to mention the manpower required to address the extensive property damage.

The repeated weather hits have put a spotlight on the continued efforts by cities, residents, nonprofit organizations and the Federal Emergency Management Agency to help affected areas recover.

But the hurricanes' destruction doesn't stop at the immediate problems residents faced as they returned to their homes once the winds died down and floodwaters receded. The damage continues as the real estate industry in affected areas came to a screeching halt and continues to see delays in property sales.

Looking specifically at the impact on home sales, closing dates that fell during the hurricane had to be rescheduled. But once each hurricane cleared, everything has had to be re-evaluated. Even for homes that didn't experience damage, lenders have had to push back final approval of mortgages because loan underwriters couldn't get into the office, says Bruce Elliott, a Realtor in the Orlando, Florida, area and president of the Orlando Regional Realtors Association.

"It's because they couldn't get in to do their work, so it's a domino effect along the way," Elliott says.

Homes Are Shrinking in the U.S. (Bloomberg)
Bloomberg
(10/16/2017 5:00 AM, Prashant Gopal)
In a reversal of a three-decade trend, U.S. homebuilders are cutting the size of the American home

In a reversal of a three-decade trend, U.S. homebuilders are cutting the size of the American home as margins are being squeezed by a shortage of land and labor. The average floor area year to date of a new house is 2,420 square feet (225 square meters), down from a record high of 2,520 set in 2015, according to a Capital Economics Ltd. analysis of federal data. Before the decline, the typical size had grown by a third since 1990.

America's newest homes are shrinking (Connecticut Post, CT)
Connecticut Post
(10/15/2017 8:42 AM, Akin Oyedele, Business Insider)
New homes being built in the US are getting smaller.

This isn't just about demand for McMansions, the extravagant suburban houses that some buyers are passing over for more practical and modern homes. Rather, it shows that builders are cutting down to provide homes that are both profitable and affordable amid a shortage of inventory, said Matthew Pointon, a property economist at Capital Economics.

The average size of new single-family homes sold in the US peaked in 2015 at 2,520 square feet, Pointon said. Land availability is also responsible; the median lot size for new homes sold last year fell to 8,428 sq. ft., the lowest in 39 years.

Less available land, higher construction costs and higher wages for builders all add up to more prudent building and higher costs for developers.

Republicans Can't Agree on Who Counts as Middle Class (Bloomberg)
Bloomberg
(10/13/2017 7:54 AM, Anna Edgerton)
House Republicans agree with President Donald Trump that they want to cut taxes for the middle class, but who fits that definition is where the consensus stops.

For some GOP members of Congress, a middle income household tops out at $100,000 a year. For others, a family making $400,000 still deserves a break.

Whatever definition they settle on will be central to determining whether the party's tax plan delivers on Trump's most basic promise: a historic middle-class tax cut.

"Our framework ensures that the benefits of tax reform go to the middle class, not to the highest earners," Trump said Wednesday in Pennsylvania. "It's a middle-class bill."

The Finance 202: House GOP may cap state and local tax deduction amid outcry from moderates (Washington Post)
Washington Post
(10/13/2017 8:59 AM, Tory Newmyer)
Facing a revolt from blue-state Republicans, House GOP leaders are considering scaling back their proposed repeal of the state and local tax deductions.

Ending the break raises an estimated $1.3 trillion to help pay for the party's tax code overhaul. But that would also cost the project a potentially decisive margin of Republican votes from states such as New Jersey, New York and Pennsylvania, where residents who rely on the deduction would see their tax burden spike.

Although the White House included a proposed repeal in its tax framework in April, President Trump learned only recently that it would pinch some middle-income taxpayers. It angered him, Bloomberg News reports, and he insisted this week that Republicans are "adjusting" the plan. That aligns him with congressional Republicans from two of his home states and beyond, who on Thursday pressed their case with House Ways and Means Chairman Kevin Brady (R-Tex.).

"No decisions have been reached or anywhere close to it, but we're having a really healthy discussion," Brady told reporters Thursday. Republicans from high-tax states who huddled with him expressed some encouragement that they will fend off a full repeal of the deduction, instead probably imposing a cap so all but higher-income earners can continue to claim it.

Brady and Ryan Mulling Big Gamble on Key Tax Deduction (Roll Call)
Roll Call
(10/16/2017 5:23 AM, Lindsey McPherson)
State and local tax deduction has its fans among rank and file, though

House Republican leaders face many decisions regarding details of a tax overhaul but perhaps none more immediately consequential than whether to roll the dice and try to eliminate the state and local tax, or SALT, deduction.

House Ways and Means Chairman Kevin Brady of Texas and Speaker Paul D. Ryan have made it abundantly clear they'd prefer to get rid of the deduction, which allows taxpayers to deduct what they pay in state and local property taxes and either state income taxes or sales taxes.

But if Brady and Ryan move forward with their plan to cut the SALT break from the code, they risk losing support from Republicans from high-tax states such as New York, New Jersey, California and Illinois, more than enough to sink the bill.

"I still believe that the current state and local tax deduction is double taxation at its worst," Brady said Thursday. "People are taxed locally and then every American — poor, middle-class, otherwise — whether they itemize or not, pays artificially higher federal taxes so some can get a tax break."

AP FACT CHECK: Trump's tax plan is far from the biggest ever (Washington Post)
Washington Post
(10/16/2017 5:19 AM, Calvin Woodward and Josh Boak, Associated Press)
TRUMP: "I'm giving the largest tax cuts in the history of this country." — comments Tuesday after meeting Henry Kissinger.

THE FACTS: His tax plan is, at most, fifth largest in its estimated cost, says Marc Goldwein of the nonpartisan Committee for a Responsible Federal Budget. It could end up being even lower on the ladder historically.

The estimated cost of the tax plan has dropped by half or more since the spring, when only the contours were known. In an analysis in April, Goldwein's group found that the $5.5 trillion plan that was then expected would have been the third largest since

1940 as a share of gross domestic product, behind President Ronald Reagan's package in 1981 and tax cuts enacted in 1945 to phase out revenue generated for World War II. But, citing estimated costs of $1.5 trillion to $2.5 trillion for Trump's plan now, Goldwein said several other historically significant tax cuts also would surpass Trump's: from 2013 and 1964.

TRUMP: "Since the election on November 8th, I've increased the value of your U.S. assets by more than the $20 trillion that we currently owe." — comparing rising values with the national debt, in a speech Wednesday to truckers in Pennsylvania.

THE FACTS: Trump's suggestion that his election is the solitary explanation for higher stock and home prices does not reflect how the economy works. Trump's election and the promise of a tax overhaul certainly helped the stock market at first. But recent gains also reflect better global growth and other factors that are beyond the president's control.

Most Americans' primary asset is their home, and there is little evidence that home values are rising because of Trump's presidency. Much of the increase in home values reflects a dwindling supply of properties on the market relative to demand from would-be buyers. People's net worth has improved because mortgage debt is being repaid, increasing the equity they have in their homes.

Meantime, the International Monetary Fund expects world economic growth will reach a six-year high this year. Three-quarters of the globe is experiencing growth, the first synchronized worldwide upswing in a decade. That's a big boost for U.S. companies that earn much of their money overseas, and a lift for the U.S. stock market.

Americans need an environment that supports building financial security (The Hill)
The Hill
(10/13/2017 10:56 AM, Clitnon Key and Katy Davis)
Millions of Americans are one unexpected expense away from financial distress, as evidenced recently by the Consumer Financial Protection Bureau's financial well-being survey showing more than 40 percent of U.S. adults have difficulty making ends meet.

The CFPB's findings are consistent with The Pew Charitable Trusts's own research, which finds a third of households have no money they consider savings, and 40 percent do not have the cash on hand to handle a $2,000 expenditure.

As a result, Pew's data show that more than half of people hit with a significant but not uncommon financial shock in 2014 and 2015 — such as a health emergency or losing a job — ended up having trouble meeting their financial obligations.

Yet, most consumers have access to savings accounts, and Pew's data clearly show a strong desire to save. So why are so many people saving so little?

Senate should vacate the harmful consumer banking arbitration rule (The Hill)
The Hill
(10/13/2017 9:30 AM, Keith Noreika)
When the Senate returns from recess, it will have the opportunity to consider vacating the Consumer Financial Protection Bureau's final rule related to arbitration agreements. In making that decision, senators must ask whether the rule achieves its intended purpose of increasing compliance with consumer protection laws and improving the treatment of consumers without creating other significant harm and increasing costs.

In my view, the CFPB has failed to provide the data to support that case and failed to disclose the costs to consumers that will likely result from the rule's implementation. Consumers deserve better, and so do small and regional banks. I first raised concerns about the rule shortly after becoming acting U.S. Comptroller of the Currency in June.

As part of our statutorily required consultative role, I had questions about the impact of the rule on the safety and soundness of community banks and its effect on consumers that the CFPB's analysis did not answer. I asked Director Richard Cordray to hold off publishing the rule so that the Office of the Comptroller of the Currency could conduct an independent review of the data and analysis used to develop and support the rule.

Instead, the CFPB pushed ahead. It published the rule on July 10 and only afterward provided the data and analysis for the

OCC's review. The bureau's supporting material stated that analysts could not find any evidence to indicate that banning mandatory arbitration agreements would increase costs to consumers.

Wells Fargo profit falls on legal costs (USA Today)
USA Today
(10/13/2017 10:08 AM, Kevin McCoy)
VIDEO. The ghosts of financial scandals past continue to weigh down Wells Fargo's present and future.

The U.S. banking giant on Friday reported earnings that badly lagged Wall Street forecasts as Wells Fargo copes with a scandal over millions of unauthorized accounts and investigations of its mortgage practices.

The San Francisco-based company said its quarterly profit dropped 18.6%, an announcement that sent Wells Fargo shares down nearly 3.5% at $53.29 in afternoon trading.

Wells Fargo reported earnings of 84 cents per share on net income of $4.57 billion. The result compared with $5.64 billion, or $1.03 a share, for the same period last year. The outcome also missed the forecasts of $1.03 earnings per share and net revenue of nearly $5.14 billion in a survey of financial analysts by S&P Capital IQ.

B of A beefs up rep and warrant reserves ahead of mortgage settlement (American Banker)
American Banker
(10/15/2017 11:33 AM, Austin Kilgore)
Bank of America set aside $100 million in its reserves for representation and warranty claims ahead of a pending settlement to resolve legacy mortgage issues.

B of A has approximately $2 billion in reserves set aside for various rep and warrant claims and the additional $100 million is part of $200 million of new reserves added during the third quarter.

Congress takes Wells Fargo, Equifax to task; now it must act (The Hill)
The Hill
(10/13/2017 1:44 PM, Jim Lardner)
Republicans and Democrats have found something they enjoy doing together - raking Wells Fargo and Equifax over the coals.

At a Senate Banking Committee hearing last week, their joint target was Wells Fargo CEO Timothy Sloan, summoned back to explain the sharply increased victim toll and ever-expanding scope of his company misdeeds.

Sloan portrayed Wells Fargo as a humbled company on the path to recovery, but lawmakers of both parties questioned whether a 30-year insider was really the right guy to lead a corporate cleanup. "If you haven't changed the people, it's quite difficult to change the culture," Sen. Tim Scott observed, echoing the sentiments of Sen. Elizabeth Warren, who told Sloan that, "Wells Fargo needs to start over, and that won't happen until the bank rids itself of people like you."

Equifax CEO Richard Smith endured a grilling that was equally bipartisan and considerably more prolonged. Testifying on three successive days before three congressional committees, Smith was repeatedly challenged over the practice of charging consumers to monitor misuse of their credit records and purge errors. "I don't pay extra in a restaurant to prevent the waiter from spitting in my food," Sen. John Kennedy pointed out.

Now what? Will lawmakers actually do anything about the problems they railed against?

Thursday, Rep. Patrick McHenry introduced a bill that would subject the "Big Three" credit bureaus, Equifax, Experian and TransUnion, to regular cybersecurity monitoring and phase out their use of Social Security numbers.

A tougher and more important test of congressional resolve involves the forced-arbitration clauses that both Equifax and Wells Fargo have used for years to stifle consumer complaints and keep illicit practices under wraps.

House Panel's Dodd-Frank Tweaks Won't Add Up to a Big Number (Bloomberg)
Bloomberg.com

(10/13/2017 4:22 PM, Elizabeth Dexheimer)
President Donald Trump promised to do "a big number" on the Dodd-Frank Act. A slate of bills House Republicans will take up Wednesday shows how difficult it is to get anything big through Congress these days.

The House Financial Services Committee is set to consider almost two dozen legislative proposals targeting financial rules. Instead of gutting the Volcker Rule, shutting down the Consumer Financial Protection Bureau or enacting other sweeping overhauls, most would make incremental tweaks.

The piecemeal approach of advancing one-off bills is the latest sign that Republicans don't expect to dismantle rules stemming from the 2008 financial crisis anytime soon, lumping it in with other deferred priorities such as repealing Obamacare and overhauling tax policy. "Everyone's known all along that major financial regulation reform just wasn't going to pass this Congress," said J.W. Verret, a former congressional staffer who is a scholar at the Mercatus Center at George Mason University. "Even bipartisan issues that are coming up this week, even if they do rack up big margins of support in the House, it doesn't necessarily translate in the Senate."

While most of the legislation the House is considering is limited in scope, specific companies and corners of Wall Street could benefit from enactment of certain items.

One measure under consideration would change the criteria for determining whether banks are considered systemically important, potentially freeing regional lenders such as Huntington Bancshares Inc. or firms like American Express Co. from some of the most stringent regulatory oversight. Another bill would make it easier for heirs of wealthy individuals whose money is run by a family office to invest in hedge funds, private-equity firms and other potentially lucrative investments.

One proposal could bring custodial banks like State Street Corp. and Bank of New York Mellon Corp. a reprieve from some capital requirements.

Many of the bills are pieces of the Financial Choice Act, a sweeping Dodd-Frank overhaul that the House passed in June. Representative Jeb Hensarling, the Texas Republican who leads the Financial Services Committee, has said that he hopes the Senate will consider the Financial Choice Act in full, but that he will advance parts of it separately.

Want to be a landlord? These are the top markets this fall for investing in rental homes (CNBC)
CNBC
(10/13/2017 2:05 PM, Diana Olick)
High prices and a tight supply of houses for sale are not exactly the best mix for homebuyers, but they're even worse for investors looking to become landlords. Sure, both tenant demand and rental returns are also high, but if the cost to get in is too high, the math doesn't work.

The good news is, as always, all real estate is local, so while the national picture may look bleak, certain local markets still offer lucrative options.

Texas, which continues to see strong growth in both employment and home construction, appears to be a landlord's dream state.

Three of the top five markets for investors, according to a new ranking by real estate sales and auction company TenX, are in the Lone Star State. San Antonio tops the list, followed by Fort Worth and Dallas.

While home prices are rising fast in Texas, they remain low compared with other hot markets, like most of California. In addition, while Hurricane Harvey did not hit these top cities, the storm exacerbated the state's labor shortage by creating massive reconstruction needs in Houston. Tight labor will reduce new construction in the rest of the state, squeezing inventory and not only pushing home prices higher but also propping up rental demand.

"If you look at our report probably eight or nine of the top 20 markets in terms of housing performance are in either Texas or Florida," said Rick Sharga, executive vice president at TenX. "The Florida markets will be more directly impacted because Irma hit everything, but even in Texas, a lot of the construction and labor and materials and so forth that's been going to build new properties in Dallas and Fort Worth and San Antonio might get diverted to rebuild Houston, and that could have a noticeable

impact on home sales and home starts over the next six to nine months."

San Antonio has clocked strong population growth for six years straight, and its payrolls stand at an all-time high. Fort Worth's population has also been rising far faster than the national average. Dallas' economy cooled slightly this year but continues to expand after a recent tech and financial services boom. Home prices there, hovering at more than 50 percent above their pre-recession peak, are still considered affordable with room to grow.

Rounding out the top five are Columbus, Ohio, and Tampa, Florida.

Both offer comparatively low entry costs and high returns. Columbus may seem surprising, given weaker job growth in the Midwest overall, but the city has outperformed its region with both employment and population growth. There's something of a rebirth happening in Columbus, with additional urban developments springing up outside its downtown, luring new companies and workers.

Monday Morning Cup of Coffee: Is the way the CFPB handles enforcement about to change? (HousingWire)
HousingWire
(10/16/2017 12:38 AM, Ben Lane)
Nevada senators urge mortgage relief for Las Vegas victims

Monday Morning Cup of Coffee takes a look at news coming across HousingWire's weekend desk, with more coverage to come on larger issues.

Every day, it seems there's a new rumor surrounding the apparently looming departure of Consumer Financial Protection Bureau Director Richard Cordray.

The rumors last month were that Cordray was going to announce his resignation and run for Ohio governor simultaneously, during a Labor Day weekend speech at the American Federation of Labor and Congress of Industrial Organizations (AFL-CIO).

The speech happened, but Cordray didn't make any big announcements.

Cordray gave another speech in Ohio a few days later, fueling speculation that he might announce his resignation there. Didn't happen.

Blue Counties Are Losing Residents Thanks to Rising Housing Costs (Bloomberg)
Bloomberg
(10/16/2017 5:00 AM, Prashant Gopal)
More people are leaving "blue" counties, those that lean Democratic, than moving in. But politics aren't the reason -- home prices are.

In the first half of the year, 7.4 percent more people migrated out of blue counties in the U.S. than came in, compared with a 1 percent gain for red, or Republican, areas, according to an analysis by brokerage Redfin Corp. of online home-search data. "Purple" counties -- those with a more balanced mix of party affiliations -- saw a gain of 3.9 percent.

On average, a home in a blue county costs about $360,000, more than 62 percent higher than the typical residence in red counties, Redfin said. "We see a great number of residents moving to red counties where they can afford the lifestyle they want," Redfin Chief Economist Nela Richardson said.

Fed agencies grades slip in "plain writing" (Quad-City Times, IA)
Quad-City Times
(10/13/2017 5:13 AM, Ed Tibbetts)
The federal government got lower grades this year in how clearly it communicates with the public on selected writing samples, according to a new study released Thursday.

The study, the sixth annual by the Center for Plain Language, a Virginia-based non-profit, rates 21 federal agencies on plain writing. And in its "2017 Federal Plain Language Report Card," it said the overall grade was a B. That's about half a grade lower

than the previous year. In numeric terms, the center said, the grade fell by 11 percentage points.

Rep. Dave Loebsack, D-Iowa, who helps publicize the report card, said on a conference call the new grades are disappointing. "I will say as a former college teacher, I wouldn't be happy with that. I'm not sure the American public should be, either," he said.

The center rated agencies on Frequently Asked Questions, or FAQ, pages, as well as data infographics.

The Social Security Administration rated the highest with an A+ for its FAQ and a B for its data infographic. The Department of the Treasury got a D+ for its FAQ and a C- for its infographic. Treasury and the Department of

Housing and Urban Development were the only agencies that got grades as low as a D+. The center said it hadn't given out anything lower than a C for the past two years.

[FL] Hurricane costs take toll on state budget (Lakeland Ledger, FL)
Lakeland Ledger
(10/13/2017 7:55 AM, Lloyd Dunkelberger)
TALLAHASSEE — Hurricane recovery efforts have already cost the state budget more than $141 million and are likely to increase, the Senate Appropriations Committee was told Thursday.

"The news isn't good," Senate Appropriations Chairman Jack Latvala, R-Clearwater, said. "And I don't think it's fake news either."

The extra spending has been authorized by Gov. Rick Scott in a series of budget amendments, using his emergency powers invoked because of Hurricane Irma last month.

A new tally of the amendments on Thursday included: $25 million for the Florida National Guard; $12 million for food, ice, water and transportation; $36 million for debris removal; $6 million for mosquito control; and $27.6 million related to the operation of the state Division of Emergency Management.

[FL] Housing market at a regulatory crossroads (Herald Tribune, FL)
Herald Tribune.com
(10/15/2017 10:15 AM, Chris Wille)
With home prices and sales continuing to rise across Southwest Florida, the state and the country, the real estate market appears set for a sunny future.

The talk in some quarters, though, brings up worries that another housing bubble could be developing, conceivably bursting into a runaway fire that scorches the economy again.

As unlikely as that is, some powerful political and business interests are bent on repealing some of the regulations on the financial sector that were adopted in the midst of widespread abuses in the banking and investment markets that beget the Great Recession.

September's report by property data aggregator CoreLogic once again reflects a steady climb in housing prices. August figures compared with the same month last year show the national increase at 6.9 percent, Florida at 6.2 percent and Sarasota-Manatee at 3.9 percent. CoreLogic projects Florida's home values will increase 6.6 percent over the next 12 months as the country's rate rises by 4.7 percent. The company's chief economist, Frank Nothaft, said that during the past three years, CoreLogic's national index shows annual price growth from 5 percent to 7 percent. Home values in Florida still stand at 18 percent below pre-recession peaks.

[TN] Is Wall Street upending Nashville neighborhoods? These professors want to know (The Tennessean, TN)
The Tennessean
(10/13/2017 10:52 AM, Mike Reicher)
VIDEO. Wall Street investors have snapped up thousands of homes in Middle Tennessee to convert them to rentals, and observers are wondering what effect they'll have on neighborhoods.

A professor at Tennessee State University has teamed up with another researcher to systematically study the phenomenon.

They want to figure out whether these real estate investment trusts, or REITs, drive up sales prices because of increased competition and worsen the region's affordable housing crisis. In the neighborhoods they target, do fewer people own their own homes? Do REITs increase rents at a faster pace than others? And what type of neighborhoods do the companies pick in the first place?

"More and more there's concern in the community that, as the homeownership rate declines, it's no longer a poor person's or a working poor person's concern. It's a crisis in general," said Ken Chilton, associate professor in the Department of Public Administration at TSU. "We'd like to spark a larger community debate about housing and housing affordability."

[TX] Many students displaced by Harvey, but districts don't see big dip in attendance (Houston Chronicle, TX)
Houston Chronicle
(10/16/2017 12:23 AM, Shelby Webb)
But schools work to welcome many of the displaced

Antwon Patrick started third grade just a month ago, but he's already been enrolled in two schools.

His family's first-floor Houston apartment flooded during Harvey, causing mold concerns. On Sept. 11, the day after his 9th birthday, Patrick began school in Alief ISD's Outley Elementary.

"It's cool because at my old school they didn't have this type of playground," he said. "They just had soccer fields, but here they have slides and everything."

During the height of Hurricane Harvey, school district officials worried enrollments would plummet as thousands of families fled Houston for Dallas, Austin and other drier regions. While many families lost their homes, it seems most relocated within the region and often within the boundaries of their existing school district.

[TX] Distressed Investors Are Already Buying Houston Homes for 40 Cents on the Dollar (Bloomberg)
Bloomberg
(10/16/2017 5:00 AM, Prashant Gopal)
Flooded homes, big money, and hard choices.

Bryan Schild drives through the byways of Houston looking for what could be the investment opportunity of a lifetime: homes selling for as little as 40¢ on the dollar. "We Pay Cash For Flooded Homes $$$$$$$$ Don't fix it, sell it. Quick close," read the signs piled in the back seat of his Ford pickup.

Schild stops by a ranch-style house where 74-year-old Paul Matlock lives with his wife, disabled from multiple sclerosis. Matlock is desperate to leave and is considering Schild's offer of $120,000—half the home's value three weeks earlier. A half-dozen other investors have made offers, one as low as $55,000. "The whole thing makes me feel like there's a bunch of vultures sitting on my back fence," Matlock says. "They're waiting for the dead body to fall over."

It's axiomatic on Wall Street that the time to buy is when fear overtakes greed—when blood (or, in this case, water) is in the streets. Now some are eyeing the billions of dollars in hurricane-ravaged property in Texas and Florida and deciding it may be the time to take out their checkbooks. Investors such as Schild figure they can buy low, either fix up and flip the houses or rent them out for several years, and unload them later, doubling their money or more.

Those kinds of bets have often paid off. Buyers who snapped up co-ops and office towers when New York was near bankruptcy in the 1970s made a killing. More recently, companies including Blackstone Group LP and other marquee names bought foreclosed homes after the 2008 financial crisis and are sitting on billions in potential gains.

[AZ] Tiny home trend slow to grow in Arizona, but developers plan new projects (Tucson Arizona Daily Star, AZ)
Tucson Arizona Daily Star
(10/13/2017 5:15 AM, Jesse Stawnyczy)

PHOENIX – Tiny housing has been a hot topic the past few years, with shows such as "Tiny House Hunters" and others appearing on HGTV and tiny house communities popping up across the country.

The trend has flourished in densely populated cities such as New York and Seattle. Some smaller communities – such as Spur, Texas – have embraced the movement as well.

Despite the growth, the trend has struggled to gain a significant foothold in Arizona. One tiny house builder said his company has built 10 tiny houses since 2015, and most of those went out of state. In terms of more permanent micro-housing communities, such as "container" and studio apartments, there are only a handful of examples in the Phoenix metro area.

Tiny housing, sometimes referred to as micro-housing, generally refers to a house or small living space that is typically more than 300 square feet but less than 500 square feet, according to the Urban Land Institute.

[IN] Contractors to replace lighting and fountains at two East Chicago schools (Northwest Indiana Times, IN)
Northwest Indiana Times
(10/13/2017 4:52 AM, Sarah Reese and Carmen McCollum)
EAST CHICAGO — Light fixtures free of PCB components and drinking water fountains with lead-filtering systems will be installed at two of the city's schools, including one building where students from the USS Lead Superfund site were transferred last year, officials said.

The U.S. Environmental Protection Agency conducted visual inspections but did not test light fixtures to assess which might contain polychlorinated biphenyls, or PCBs, the agency said. PCBs are potentially carcinogenic and can cause a wide range of adverse health effects.

EPA said it decided to replace fixtures at the new Carrie Gosch Early Learning Center and Block Middle School based on age and type of ballasts in use.

Heritage Environmental Services LLC agreed to install the new energy-efficient, PCB-free lighting and drinking water fountains with lead-filtering systems as part of a legal settlement unrelated to the city, EPA said.

[CO] Improved code would help home and business owners save money (Colorado Springs Gazette, CO)
Colorado Springs Gazette
(10/13/2017 6:42 AM, Jim Riggins)
El Paso County has the opportunity to save home and business owners substantial sums of money, and pour millions of dollars into the local economy if they follow the lead of counties all across the U.S. and adopt a modern energy code for new building construction. However, the local Housing and Building Association (HBA) is fighting hard to gut and weaken the new code with local amendments.

The Pikes Peak Regional Building Department (PPRBD) which serves all of El Paso county, currently operates under the 2009 International Energy Conservation Code (IECC). Having passed on adopting the 2012 IECC, PPRBD is now working to adopt the 2015 IECC. This code is a national effort and the culmination of years of building science analysis, field studies, and input of numerous stakeholders, including the home building industry. In a cold weather climate zone such as El Paso County where greater than 40 percent of building energy goes to space heating, the life cycle cost savings are large, and demonstrated with real world data of regions that have adopted the new code. Additionally, given the tight relationship between building efficiency, comfort and safety, the 2015 IECC enhances comfort and improves indoor air quality. Further, an improved code provides a significant contribution to Colorado Springs Utilities' energy efficiency goals, which keeps utility rates lower for ratepayers. It also helps the region meet the goals for sustainable energy and other topics set forth in the region's guiding document: Looking to Our Future - Pikes Peak region 2030.

However, what seems like an obvious path to providing more affordable, comfortable and healthy housing and commercial businesses is being challenged by the Housing and Building Association (HBA) due to the added cost of construction to comply with the code, and PPRBD is set to adopt the HBA amendments that seriously degrade the code. This focus on the initial cost of construction, ignores the significantly reduced cost of ownership for the home and building owners.

[AZ] Will Arizona home prices sway Amazon's search for second headquarters? (Arizona Republic, AZ)
Arizona Republic
(10/13/2017 9:15 AM, Russ Wiles)
VIDEO. Amazon's search for a second home to complement its Seattle headquarters has prompted all sorts of cities to enter the competition. The ultimate winner will land up to 50,000 high-paying jobs, a corporate giant on the cutting edge of innovation and huge bragging rights that could lead to more business expansions and startups.

Amazon has specified a few key criteria in the search. Its wish list includes a metro area of at least 1 million people located in a state with a stable, business-friendly environment. The retailing and e-commerce leader also would like to set up shop in a place with a solid educational system, ample technical talent nearby, good roads, mass-transit capabilities and a major international airport.

What the company hasn't specified is moderate housing prices for the employees it will relocate and the staff it will hire. But it's hard to see how home values won't factor into the equation, especially given the recent jump in prices in the Seattle-Tacoma metropolitan area.

Home prices, along with commuting times and other quality-of-life considerations, do matter when companies decide to transfer operations or build new ones from scratch

[NM] Facing lawsuit, mayoral appointee moved to more secure post (KOB-TV NBC 4, NM)
KOB-TV NBC 4
(10/15/2017 12:09 PM, Caleb James)
Who are those individuals? One identified by Perry is Chaplin. His political appointment is being transitioned into a permanent post with the city. He legally qualifies for the move. It is the same job, only more protected.

"I just don't know how anybody can have confidence in our leadership when they're not handling funding in a responsible manner," Albuquerque attorney Leon Howard said.

Howard said he's shocked the administration is working to keep Chaplin. He's currently the defendant in a whistleblower retaliation lawsuit filed in Bernalillo County District Court.

Howard said his client Chandelle Chavez worked for Chaplin. When she questioned the handling of Housing and Urban Development funds, Howard said she was promptly reassigned to a different office.

[Editorial note: VIDEO at source].

[CA] California wildfires: Housing markets will likely feel devastating effects for years (San Francisco Chronicle, CA)
San Francisco Chronicle
(10/13/2017 10:48 AM, Clare Trapasso, Realtor.com)
The wildfires ravaging Northern California's wine country will make the housing crunch even worse—it could take up to a decade to go back to normal.

Late Sunday evening, Russel Lee was relaxing on his deck in Santa Rosa, CA, drinking a glass of wine. Then he smelled the smoke. He checked the local police scanner app on his phone and learned that wildfires blazing out of control were moving in on his four-bedroom townhouse in Northern California's Sonoma County.

The 63-year-old real estate agent and his wife, an artist, dug out their three cat carriers and frantically began packing some clothes, valuables, and important paperwork. At around 1 a.m., the police came banging on the door, yelling: "Get out now!" The Lees made it to a makeshift emergency shelter at the local veterans center, along with some folks who hadn't had time to change out of their bathrobes and slippers before fleeing.

Their home was burned to rubble, and they lost nearly everything—including one of their beloved cats, Alya, who refused to get into her carrier in time. His wife's artwork, much of which she had already sold online, was all destroyed along with the antique furniture that had been in his family for generations. The couple are now living in their motor home parked on their friend's driveway.

But despite their devastating losses, Lee and his wife know they were lucky.

[CA] California fires deal devastating economic blow to victims – many poor and elderly (Sacramento Bee, CA)
Sacramento Bee
(10/15/2017 7:27 AM, Marjie Lundstrom, Darrell Smith and Phillip Reese)
The wildfires ripping through California have at least 20 different names, in 10 different counties.

The Tubbs Fire in Sonoma County. The monster Atlas Fire in nearby Napa County. The Cascade Fire in rural Yuba County.

And because this is California, with its diverse populations and wildly contrasting geography, the paths to recovery will be a whole lot different, too, according to experts on natural disasters. The survivors who are likely to struggle the most, study after study shows, are the people already struggling: the poor, the disabled, the elderly and children.

Even with financial assistance – and that is iffy – the ability to readily regroup may be out of reach for many Californians displaced by the terrible fires of 2017.

[CA] Santa Rosa comes to terms with the scale of devastation: 3,000 buildings lost, many dead in fire (Los Angeles Times)
Los Angeles Times
(10/16/2017 5:00 AM, Nina Agrawal, Laura J. Nelson, Sonali Kohli and Gale Holland)
After the fires had roared through, Sonoma County Sheriff Rob Giordano drove through the wreckage of Santa Rosa's Larkfield-Wikiup neighborhood.

Twisted beams and garage doors crumpled like old newspapers had replaced street after street of tidy homes. The hubcaps from charred cars had melted into rivulets of gleaming aluminum that pooled in the gutters.

"I don't even think I understand what the damage toll is going to be, and I have a better handle on it than most," Giordano told The Times on Friday. "Santa Rosa will be a different planet. There is so much to rebuild. It will absolutely change the community."

Thousands of other Santa Rosa residents also struggled Friday to come to grips with the magnitude of their losses from a firestorm — among the state's most devastating — that has coursed through California wine country since Sunday night, causing at least 34 deaths and damaging thousands of buildings.

[CA] Deadly California Fires Stretch an Already Tight Housing Market (Bloomberg)
Bloomberg
(10/16/2017 5:00 AM, Patrick Clark)
VIDEO. Ethan de Seife and Laura Holtan moved to California's Sonoma County from Vermont last year with their newborn son, two cats and a dog in tow, immediately running up against a harsh reality: the state's housing market is expensive, and inventory-starved.

It took the couple a month of scouring online listings and vetting properties before they secured a four-bedroom house to rent for $2,800 a month in the Hidden Valley neighborhood of Santa Rosa.

Now, they have to start again -- while picking up the pieces of a life reduced to rubble. De Seife and Holtan awoke in the middle of the night on Oct. 9 to the smell of smoke and were soon evacuated as fire roared toward the area, ultimately burning down their house. The family is bunking with friends south of San Francisco and weighing offers of assistance while trying to determine a more permanent living plan, which may ultimately mean leaving the state.

"There's nothing off the table," said De Seife, 44. "If we can't get any of these things going, we might just go."

[CA] California Fires Leave Many Homeless Where Housing Was Already Scarce (New York Times)
New York Times
(10/16/2017 5:00 AM, Kirk Johnson and Conor Dougherty)
SANTA ROSA, Calif. — Nathalie and Michael Internicola had about 15 minutes to grab what they could as the flames roared

toward their house, and it wasn't much: Some clothes, passports, their phones. They are grateful to be alive, they said, but as for what comes next and how and where they might rebuild their lives, they don't have a clue.

"We're staying with friends as long as they will have us; then we don't know," said Ms. Internicola, 51, whose home in Santa Rosa burned to the ground, along with about 60 others in their neighborhood. "We are desperately looking for a house we can rent, but there's just nothing available, because there are so many people displaced."

Though some of the fires in Northern California, the deadliest on record in the state, had been partly contained by Sunday afternoon, others were still raging. At least 35 people have died, and the count is likely to rise as the search for victims continues.

But for people like the Internicolas who escaped in time but lost their homes, the journey is just beginning. And the daunting implications of starting over, multiplied by thousands, are rippling through the state. About 100,000 people have been evacuated from fire zones, and some 5,700 houses and buildings have been destroyed.

[PR] Electricity, Water and Shelter Issues Plague Older Adults in Puerto Rico (U.S. News & World Report)
U.S. News & World Report
(10/13/2017 2:04 PM, Lisa Esposito)
Hurricane relief efforts are underway to deliver health care and provisions.

The doctor's office closed on Tuesday. The electricity went down around 11 a.m., making it impossible to see any more patients, says Dr. Helen Rosa, a geriatrician and family practitioner in Plaza Las Americas, a major shopping area in San Juan, Puerto Rico. "We have elevators but if we don't have electricity, patients can't come up," she says.

Without electricity, there's no working air conditioning for patients in their 80s and 90s. Electronic health records fade in and out. When Rosa can't prescribe electronically, patients who call her office - assuming phone service is available - can't obtain refills for needed medications. As older patients do their best to deal with the devastation three weeks after Hurricane Maria, it's no wonder they're stressed out, Rosa says. Ongoing power shortages affect every aspect of their lives, amplified by health, frailty and mobility issues. "Today, patients I saw had to go 10 floors down in the building where they live because they do not have electricity," she says.

Usually, her practice offers extended hours to accommodate family caregivers who can only bring in patients after work. If not, she says, at least one of her patients may need to go to the hospital if her condition worsens. "We want to get medical offices that give specialty and primary care up and running, so hospitals don't get this overflow of patients who, to begin with, should not be there." "But as a doctor I can tell you, we need electricity so we can take care of our patients." Many older patients need access to medications for chronic health conditions like diabetes.

Last week, Direct Relief, a humanitarian medical aid organization, shipped about 16,000 doses of insulin to Puerto Rican public health agencies.

Since Hurricane Maria hit the island, the relief organization has been shipping emergency health kits via FedEx, including diabetes supplies, antibiotics and medications to treat high blood pressure and asthma.

In addition to pills, inhalers and injectable drugs, many older Americans rely on nutritional products like Ensure to maintain their health.

Just returned from Puerto Rico, Taugher says he found "a very challenging situation. The magnitude of the storm really touched every part of the island." As he and a fellow team member assessed the situation in areas including San Juan, Mayagu00fcez and Aguadilla, they saw drastically reduced cell service, and severe fuel and power shortages.

[PR] Thousands in Puerto Rico shelters after hurricane (San Antonio Express-News, TX)
San Antonio Express-News
(10/16/2017 12:33 AM, Ramon Espinosa, Associated Press)
TOA BAJA, Puerto Rico (AP) — Arden Dragoni and his family lost everything when Hurricane Maria ravaged across Puerto Rico last month. Only a few walls of their wooden home still stand. Their clothes, furniture, other household goods and their old car are ruined.

Dragoni, his wife Sindy, their three children and dog Max are now living at a shelter set up inside a school in this town on Puerto Rico's northern coast. He supported the family doing construction work, but his employer is out of business, leaving him and his family without a source of income.

They are among the more than 5,000 people who lost their homes and are now living in temporary shelters across the U.S. territory in areas still mostly without electricity or water three weeks after the storm.

The people in the shelters mostly lost their homes to floodwaters, which were particularly bad in communities such as Toa Baja, west of San Juan. Murky water surged through houses and apartments, carrying away appliances and destroying everything inside.

Headlines

The Washington Post
(10/14/2017 7:00 AM)
Trump sets new conditions for U.S. to stay in Iran nuclear deal, tossing issue to Congress
White House's decision to stop ACA cost-sharing subsidies triggers strong opposition
Trump's Obamacare attack heralds new health-care battles on Capitol Hill
'We've got to go!' A California couple awoke to flames crackling. They couldn't flee. So they jumped in their pool.
'Why does this happen?': The existential crisis of the D.C. sports fan

(10/15/2017 7:00 AM)
The drug industry's triumph over the DEA
States knock timing on ACA
Ex-captive says wife was raped, infant daughter slain
Shattered family faces uncertainty
In Weinstein accusations, patterns of abuse span 30 years

(10/16/2017 7:00 AM)
Trump may have bolstered kneelers' legal position
Terrorist blasts in Somalia kill 276
Interior's Alaska land swap plan stirs worry
A case of politics fatigue has fewer focusing on Va. governor's race
Miles of lovely countryside, obliterated by fire
Iraqi forces clash with Kurds in move to retake base, oil fields

The New York Times
(10/14/2017 7:00 AM)
Trump Disavows Nuclear Deal, but Doesn't Scrap It
End to Health Care Subsidies Puts Congress in a Tight Spot
In California, Fires So Fast Hesitation Proved Lethal
Fraud Scandals Sap China's Dream of Becoming a Science Superpower
Trump Adopts Obama Approach While Seeking to Undo a Legacy
Caught Sleeping or Worse, Troubled Teachers Will Return to New York Classrooms
Tallyho! A Suburban Fox Hunt Endures

(10/15/2017 7:00 AM)
Promise the Moon? Easy for Trump. But Now Comes the Reckoning.
Becoming a Steelworker Liberated Her. Then Her Job Moved to Mexico.
Wary of Hackers, States Move to Upgrade Voting Systems
Back Home, a Unanimous Verdict on Corker vs. Trump: That's Just Bob
How a Seed Bank, Almost Lost in Syria's War, Could Help Feed a Warming Planet
Harvey Weinstein Ousted From Motion Picture Academy

(10/16/2017 7:00 AM)
The World Once Laughed at North Korean Cyberpower. No More.
Mogadishu Truck Bombings Are Deadliest Attack in Decades

For Weinstein, a Brush With the Police, Then No Charges
Jeff Flake's Lesson for Republicans: Cross Trump at Your Own Risk
After the Las Vegas Shooting, Concertgoers Became Medics
Aiding Transgender Case, Sessions Defies His Image on Civil Rights

The Wall Street Journal
(10/14/2017 and 10/15/2017 7:00 AM)
Trump Vows to End Iran Deal Himself if Congress Won't Act
Weinstein Co. Exploring Sale or Shutdown
A Daughter's Mission: Rescuing Elderly Parents Stranded in Puerto Rico
Saudi Arabia Weighs Giving Up on International IPO for Aramco
It's Lizard vs. Oil Magnate in the Latest Fight Over Fracking in Texas

(10/16/2017 7:00 AM)
Health Care Back on Congress's Front Burner
Central Bankers Cling to Stimulus Amid Weak Inflation
Iraqi Forces Clash With Kurdish Fighters Near Kirkuk
Wildfire Victims Had Only Seconds to Make Fateful Choices
Barbarians Open Their Gates as Blackstone, Others Seek Retail Cash

ABC News
(10/15/2017 3:30 PM)
Kaepernick files grievance against NFL over alleged collusion
Possible leak after oil rig explosion near New Orleans injures 7; 1 missing
Woody Allen concerned about a 'witch hunt' against men after Weinstein scandal

NBC News
(10/15/2017 3:30 PM)
Couple of 55 Years Braved Fires in a Pool. She Died in His Arms.
Another Obama Decision Reversed? Now It's About Food Safety.
Dramatic Walk-Off HR Gives Dodgers 2-0 Lead Over Cubs in NLCS

CBS News
(10/15/2017 3:30 PM)
Ex-DEA agent says opioid crisis fueled by drug industry and Congress
Oil rig explodes in Louisiana lake injuring multiple people, police say
South Korea, U.S. begin joint naval drills amid North Korean threat

Washington Schedule

President
(10/16/2017 7:00 AM)
The White House
See source link. Schedule not yet available.

Vice President
(10/16/2017 7:00 AM)
The White House
See source link. Schedule not yet available.

Senate
(10/16/2017 7:00 AM)
Senate
4:00 p.m.: Convene and proceed to executive session to resume consideration of the nomination of Callista L. Gingrich to be Ambassador to the Holy See.

House of Representatives
(10/16/2017 7:00 AM)
House of Representatives
House is not in session.

{End of Report}

Disclaimer: The information and views expressed in this News Briefing do not necessarily represent the views of HUD or the United States and do not constitute an endorsement by the Department.

From: Davis, Thomas R
Sent: Sunday, October 15, 2017 8:49 PM
To: Wade, Dana T; Blom, Dominique G; Rackleff, Neal J; Farias, Anna Maria; Greene, Bryan; Zorc, Bethany A; Appleton, Seth D
Cc: Sardone, Virginia; Rudy, William G; Wilson, Susan; Garcia, Danielle D; Carpentier, Celia Y; Mills, Krista; Iber, Robert G; Longosz, Vickie S; Forrester, Althea M; Kelley, Michael J; Mann, Benjamin E; Lavy, William A
Subject: FW: NHLP Concerns with RAD Implementation and Oversight
Attachments: NHLP Concerns with RAD Implementation FINAL.pdf

Dear Principals for Housing, PIH, CPD, FHEO, OGC and CIR,

I wanted to make sure you have received a copy of this letter from the National Housing Law Project (NHLP), regarding the implementation of RAD and to let you know that the Office of Recapitalization is developing a status report for internal HUD use on the items raised in the letter, as a precursor to determining how to respond.

The letter arrived the evening before four HUD staff (from Housing, CPD and FHEO) appeared at the NHLP conference to discuss RAD. At the conference, I also had a hallway conversation with a staffer from Rep. Waters' office. It was clear the staffer was very aware of the letter as she has a close relationship with the key point person on RAD at NHLP.

As some of you are relatively new to working with RAD, please know that RAD has extremely rigorous resident protections in place and the RAD program's requirements regarding relocation, right of return, transparency, fair housing and many other issues are more stringent than applied to other HUD programs. In the last several months, we have also stood up new monitoring and enforcement measures to back recently enhanced resident protection requirements. PD&R is also mid-stream in a major evaluation of the program, including its impact on residents, and GAO is nearing completion of its own review of the program.

None of the issues described in the letter are new issues. Many of NHLP's concerns were specifically addressed by the RAD Fair Housing, Civil Rights and Relocation Notice issued in November, 2016, which resulted in a drop-off in problem situations as PHAs become familiar with the clearer, and more stringent, requirements. One of NHLP's points was addressed several weeks ago, and several are being addressed in the RAD completion review protocols which we are rolling out later this month. NHLP regularly provides suggestions on the balance between the benefits and regulatory burdens of potential RAD requirements and this letter is a compilation of their feedback from the last year or so.

Recap will take the lead in organizing the response, but I wanted to make sure you are aware of the letter in case it comes up in your work. Please don't hesitate to contact me if you have any questions.

Thanks,
Tom

Tom Davis
Office of Recapitalization
US Department of Housing and Urban Development
202-402-7549
Thomas.R.Davis@HUD.gov

From: Jessica Cassella [mailto:jcassella@nhlp.org]
Sent: Wednesday, October 11, 2017 4:13 PM
To: secretary@hud.gov
Cc: Davis, Thomas R <Thomas.R.Davis@hud.gov>; Carpentier, Celia Y <Celia.Y.Carpentier@hud.gov>; Garcia, Danielle D

<Danielle.D.Garcia@hud.gov>; Rudy, William G <William.G.Rudy@hud.gov>
Subject: NHLP Concerns with RAD Implementation and Oversight

Dear Secretary Carson,
On behalf of the National Housing Law Project and our local partners, I have attached a letter discussing our concerns with the implementation and oversight of the RAD program. We look forward to discussing these issues with you.

Best,
Jessie Cassella

--
Jessie Cassella
Staff Attorney
National Housing Law Project
1025 Vermont Ave NW, #606
Washington, DC 20005
(b) (6)
http://www.nhlp.org/

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October 11, 2017

Dr. Benjamin S. Carson, Sr., M.D.
U.S. Department of Housing and Urban Development
451 7th Street S.W.
Washington, DC 20410

Re: Concerns with the Rental Assistance Demonstration (RAD) Program

Dear Secretary Carson:

The National Housing Law Project (NHLP) writes to express concerns with the implementation and expansion of the Rental Assistance Demonstration (RAD) program and its impact on both low-income families and the nation's affordable housing stock.

NHLP is a legal advocacy center focused on increasing, preserving, and improving affordable housing; expanding and enforcing the rights of low-income tenants and homeowners; and increasing housing opportunities for protected classes. Our organization provides technical assistance and policy support on a range of housing issues to legal services attorneys and other advocates nationwide. In addition, NHLP hosts the national Housing Justice Network, a vast field network of over 1,000 community-level housing advocates and tenant leaders, many of whom practice in jurisdictions that have converted properties to RAD, are in the processing of converting properties to RAD, or wish to convert properties to RAD.

We support the goal of the RAD program to preserve affordable housing and address the $49 billion backlog of public housing capital needs, but we are troubled that the RAD program has nearly quadrupled in size over the last five years without any evaluation of its impact on tenants. The program has significant implementation challenges that have had drastic consequences for residents and the long-term preservation of affordable housing. These challenges are not limited to a few select owners or housing authorities, but are reflective of problems facing RAD conversions across the country and result from limited guidance and oversight in the program.

RAD cannot be a complete substitute for adequate funding of the public housing program, and it must be adequately implemented, monitored, and evaluated before further expansion occurs. HUD must take a more proactive role to enforce tenants' rights and prevent the loss of affordable housing.

Defining Success in the RAD Program

We urge HUD to reconsider how it defines the success of the RAD program. Currently, HUD claims that the RAD program has been successful because of (1) the number of RAD properties that have officially converted, (2) a reduction in HUD's processing times between RAD application and closing, and (3) the amount of money "leveraged" for construction investments. While these may be important indicators of success, they lack clarity and do not consider the impact of the RAD program on low-income tenants, the quality of the rehabilitated RAD-converted housing, or the future preservation of the property as affordable housing. The latest HUD-commissioned RAD evaluation (conducted by Econometrica, Inc.) focused only on the amount of funding leveraged by the RAD program. By the report's own admission, it did not look at the impacts of the RAD program on tenants. In fact, the report made several troubling findings that impact tenants, including:

- PHAs often sought to use RAD as an opportunity to remove their properties from the statutory and regulatory control of the public housing program, and
- PHAs are not necessarily proposing their neediest projects for RAD conversion and may be choosing the projects with the least amount of capital needs to convert the properties more quickly to RAD.

We remain concerned about these findings, among others, because a key purpose of the RAD program is to "preserve and improve public housing properties and address the $26 billion dollar [in 2011] nationwide backlog of deferred maintenance." According to HUD, there have been many successful "on-paper" RAD conversions that have not proposed any rehabilitation or construction at the property. This is likely an indication that RAD is being used to change the regulatory framework for the property, but not actually address deferred maintenance. HUD must develop comprehensive criteria to assess whether PHAs are adequately assessing and addressing the physical needs of the RAD-converting property. The end result for tenants may be the same physical conditions but fewer rights. In addition, HUD must develop measures to assess the impact of RAD on low-income families and the long-term affordability of the property, before determining that any one RAD conversion, or the program in its entirety, is a success.

Impact of the RAD Program on Low-Income Tenants

NHLP works closely with legal services attorneys and tenant advocates across the country who report problems with the local implementation of the RAD program. The current challenges in RAD conversions often detrimentally impact low-income tenants. We highlight the most common implementation issues below and urge HUD to consider broad policy changes to prevent their future occurrence.

A. Transparency Before, During, and After the RAD Conversion

Tenants and advocates are routinely denied access to documents and plans related to RAD conversions, or are not provided the information in a timely manner. This creates a barrier to effective engagement in the RAD conversion and limits oversight of the program.

In order to effectively understand local RAD conversion plans and ensure enforcement of tenants' rights, advocates often need access to key RAD conversion documents, including:

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- The PHA's RAD application sent to HUD,
- Front-end civil rights reviews by HUD identifying any potential fair housing or civil rights concerns,
- RAD tenant relocation plans, and
- Post-conversion findings of noncompliance by HUD.

In addition, failure to provide the documents results in advocates having to commit significant resources to preparing and submitting FOIA requests (and state public records act requests, as applicable) for basic information regarding a particular RAD conversion. FOIA requests can be costly, including search costs ranging from $21 to $75 an hour and an additional fee for copies. Although these requests are subject to a fee waiver pursuant to 40 C.F.R. 2.107, the waiver is routinely denied, resulting in high costs to already under-resourced legal aid offices plus lengthy waits for documents that are needed immediately for effective representation. Consequently, tenants are unable to make informed choices and exercise their rights.

Regarding post-conversion transparency, HUD has only recently committed to collecting data from 90 randomly selected RAD-converted properties to "to conduct preliminary compliance reviews of completed RAD conversions to better carry out oversight of relocation and verify construction activity." While we are encouraged by this initial step by HUD, it remains unclear what factors specifically HUD will be reviewing and whether this information will be publicly accessible. Since the RAD program was created five years ago, HUD has not proactively collected any data from RAD-converted properties to ensure compliance with federal law, regulations, and RAD-specific rights. HUD should make this data available and, in addition, address how it plans to proactively monitor the rest of the 225,000 RAD units nationwide.

B. Tenant Education of RAD Conversion Plans

Prior to submitting a RAD application, a housing authority is required to conduct at least two meetings with residents and provide an opportunity for comment. HUD requires that these meetings include a discussion of, at a minimum:

- whether the conversion will include a transfer of assistance,
- plans to partner with an entity other than an affiliate or instrumentality of the PHA if such partner will have a general partner or managing member ownership interest in the proposed project owner,
- changes in the number or configuration of assisted units or any other change that may impact a household's ability to re-occupy the property following repairs or construction,
- a *de minimis* reduction of units which had been vacant for more than 24 months at the time of RAD application, and
- the scope of work.

The RAD Notice (HUD Notice 2012-32, REV-3) requires that the PHA also have one additional meeting before HUD executes the HAP contract. Therefore, HUD only requires three meetings with residents between the time that the PHA is considering RAD and the time the property officially converts under RAD. Based on our experience and the experience of our partners, three meetings is entirely inadequate to explain the changes that residents will experience as the property converts, and to discuss the often complex options presented at the time of conversion.

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In some cases, PHAs include only the information that is required by HUD, which leaves out important topics including temporary tenant relocation, whether the conversion will be to project-based vouchers or project-based rental assistance, how the PHA plans to maintain an interest in the property after the RAD conversion, and key tenant rights provided by the RAD program (i.e. right to remain, grievance procedures, prohibition on re-screening existing tenants). In other cases, PHAs do not even present the minimum amount of information as required by law. In either case, advocates nationwide report that resident meetings fail to capture the true impact of the RAD conversion on residents and their families.

Advocates also report accessibility issues with respect to the tenant engagement meetings. We have seen PHAs host meetings during work hours or at inconvenient times for residents, at hard-to-reach locations off-site, and in violation of applicable civil rights and language translation requirements.

HUD must take stronger action to ensure that these meetings educate residents before allowing the RAD conversion to proceed. HUD should (1) carefully review tenant comments and the PHA's responses, which PHAs are required to submit to HUD, (2) require more than three tenant meetings prior to a HUD conversion and (3) educate PHAs about the importance of having effective meetings that are accessible, informative, and provide an adequate opportunity for tenant participation.

C. Tenant Relocation

Often a RAD conversion involves temporary relocation of tenants to allow for construction or repair of the property. PHAs are required to participate in a planning process and take specific steps to minimize the adverse impact of relocation on tenants. This includes: 1) tenant relocation assistance; 2) certain relocation notices; 3) relocation advisory services; and 4) decent, safe, and sanitary temporary housing allocated on a non-discriminatory basis. The HUD RAD Fair Housing and Relocation Notice (HUD Notice 2016-17) also requires a written relocation plan if temporary relocation is anticipated to last more than 12 months and strongly encourages a written relocation plan for temporary relocation anticipated to last less than 12 months.

Despite these clear mandates, inadequate relocation policies are commonplace. NHLP and its local partners have seen the following problematic tenant relocation practices with respect to RAD:

- PHAs and owners failing to provide tenants with adequate notice as required by law (30- or 90-day notices).
- PHAs and owners failing to provide the required relocation advisory services. Specifically, some PHAs and owners simply provided a list of subsidized housing in the community, without meeting with residents individually to assess their needs and identify specific units and landlords who will accommodate the temporarily relocated tenants.
- PHAs and owners failing to create adequate written relocation plans, or failing to comply with their own written relocation plans.
- Owners failing to provide the same alternative housing options to similarly situated tenants, and situations where the temporary housing provided is uninhabitable or an inadequate size for the family, in violation of the Uniform Relocation Act and RAD requirements.

Additionally, we have seen PHAs and owners misjudge the need for temporary relocation, resulting in the loss of heating during extreme winter months, tenants living without windows, inoperable elevators, lack of plumbing, and significant construction dust and debris within tenants' units. Such occurrences

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put the health and safety of the residents at risk and fail to ensure that tenants are living in decent, safe, and sanitary units. At the very least, HUD should collect relocation data about the property conditions and number of returning tenants for all RAD-converted properties nationwide so it can assess the impact of the RAD program on low-income tenants.

D. Tenant Organizing

Federal statutes and HUD guidance give RAD tenants the right to "establish and operate a tenant organization for the purpose of addressing issues related to their living environment, which includes the terms and conditions of their tenancy as well as activities related to housing and community development." Federal regulations also provide that tenants and non-tenant tenant organizers have the right to engage in tenant organizing activities related to establishing or operating a tenant organization, such as distributing leaflets, contacting residents, and convening regularly scheduled resident organization meetings. While such rights already exist for tenants in PBRA properties, the RAD Notice explicitly extends these rights to RAD PBV tenants. Additionally, RAD tenants have the right to receive $25 per occupied unit per year from the owner for tenant participation activities. At least $15 per occupied unit per year must be provided to the "legitimate resident organization" at the property.

Owners of RAD properties frequently interfere with tenant organizing activities. We have heard of many instances where PHAs and owners have explicitly impeded or prohibited tenant organizing efforts, including:

- Interfering with the distribution of leaflets;
- Interfering with meetings and elections (including demanding that the property manager attend tenant organization meetings);
- Threatening to have non-tenant tenant organizers arrested for organizing tenants; and
- Failing to give tenant organizations the funds that should be made available to them.

RAD conversions create a critical need for tenant organizing so tenants can better understand the impact of the RAD conversion, hold the owner accountable to federal law and RAD requirements, and assist in planning for temporary tenant relocation and other important issues. HUD must take appropriate steps to prevent these egregious practices from continuing.

E. Tenant Re-Screening

When properties are converted through RAD, current households cannot be subject to re-screening, income eligibility determinations, or income targeting. Current households must be grandfathered in for conditions that occurred prior to conversion, but are subject to any ongoing eligibility requirements for actions that occur after conversion.

Despite these clear protections, RAD tenants are routinely re-screened at the time of conversion for income, criminal history, credit, and other requirements, especially in properties that will be utilizing low-income housing tax credits. For example, tenants have been expressly told that they are "over-income" for a RAD-converted building or that they will only be "grandfathered in" for a finite amount of time. This has resulted in evictions and monetary buy-out packages that force tenants to move from the property, despite their right to remain after conversion. Additionally, advocates have had to

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challenge PHA proposals that seek to: rescreen temporarily relocated tenants for activity that occurred prior to conversion; terminate temporarily relocated tenants' leases for alleged lease violations that occur during temporary relocation but have no formal, official judicial determination; and rescreen all tenants who are moving back in after the property has been rebuilt or rehabilitated.

Without adequate HUD oversight or enforcement, the burden has fallen upon local tenants and their advocates to ensure that RAD tenants are not unlawfully denied access to, or evicted from, their housing. HUD should more proactively monitor RAD-converting properties nationwide and collect data about tenants' right to return and whether that right is being impeded by local RAD policies.

F. Long-Term Preservation

The preservation of affordable housing is the fundamental goal of the RAD program. The RAD Notice generally requires one-for-one unit replacement, but provides for exceptions that result in the loss of units during conversion, including: (1) if the unit has been vacant for more than 24 months at the time of RAD application, and (2) if reducing the total unit number will allow the PHA to more effectively or efficiently serve assisted households through either reconfiguring apartments (e.g., converting efficiency units to one-bedroom units) or facilitating social service delivery.

These exceptions are at odds with the goals of the RAD program. First, the reason a unit is vacant for more than two years is often because it is in need of rehabilitation. Permitting PHAs to eliminate these units allows PHAs to leave habitability issues unaddressed, while reducing the overall number of affordable housing units in local communities. Additionally, the second exception is vague and does not set any standards or factors that the PHA must meet when avoiding its one-for-one replacement obligation. HUD should eliminate these exceptions and provide more oversight of the unit replacement process to meet the RAD program's goals.

Additionally, HUD requires PHAs to maintain an interest in the RAD-converting property that will be owned by a for-profit entity and utilizes low-income housing tax credits. In the RAD Notice, HUD states that the PHA can maintain an interest in the property after the RAD conversion via the following methods:

- The PHA, or an affiliate under its sole control, is the general partner or managing member;
- The PHA retains fee ownership and leases the real estate to the tax credit entity pursuant to a long-term ground lease;
- The PHA retains control over the leasing of the Covered Project, such as exclusively maintaining and administering the waiting list for the Covered Project, including performing eligibility determinations complying with the PHA Plan;
- The PHA enters into a Control Agreement by which the PHA retains consent rights over certain acts of the Project Owner (including, for example, disposition of the Covered Project, leasing, selecting the management agent, setting the operating budget and making withdrawals from the reserves) and retains certain rights over the Covered Project, such as administering the waiting list; or
- Other means that HUD finds acceptable, in its sole discretion.

Only the first two methods will preserve the long-term affordability of the property. The other methods

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fail to retain meaningful long-term oversight of for-profit owners. PHAs that maintain an interest using the other methods will lack sufficient oversight over the property, likely resulting in a departure from the accountability inherent to the public housing program.

The preservation of the quality of the housing stock is also a concern to tenants and housing advocates. In some RAD conversions, newly rehabilitated and rebuilt housing has significant safety and maintenance needs a short time after the RAD conversion. This is usually due to poor workmanship and mismanagement, as well as inadequate preliminary assessments of the scope of work needed for the property. This creates significant impacts on the health and safety of the residents. Accordingly, HUD must adopt procedures to prevent these issues.

G. Resident Leases and House Rules

Tenants in RAD-converted properties are bound by new leases and house rules, which are required to be effective as of the date of the HAP Contract. All RAD PBRA properties must use the required HUD PBRA Model Lease, and both RAD PBV and PBRA properties must include required language about lease termination notification and grievance procedures. A key protection that is required to be included in the lease and implemented in practice is that tenants cannot be evicted unless there is good cause to do so.

However, some owners have failed to adopt appropriate lease provisions, such as termination and grievance procedure language, require that tenants sign new leases that become effective as of the effective date of the HAP Contract, and provide copies of the new lease and house rules to tenants. Owners have also attempted to evict tenants without good cause and with notices that fail to give a sufficient reason for termination.

Despite the requirements in the RAD Notice, HUD has failed to collect house rules from owners during the conversion process. As a result, tenants and advocates report that owners and PHAs are adopting house rules that are unreasonable and infringe upon tenants' civil rights. HUD should collect and review house rules for all RAD-converting properties in order to properly oversee the RAD program and prevent illegal and unreasonable house rules from going into effect.

H. Resident Grievance Procedures

Pursuant to the RAD authorization statute, RAD tenants are entitled to the same rights that they possessed in the public housing program, including the right to a grievance procedure to dispute any action or inaction by the owner. As noted above, the RAD house rules also must contain specific language about tenants' grievance procedure rights.

Despite these important mandates, numerous tenants have been denied their right to a grievance procedure. Owners have routinely failed to include references to the grievance procedure in the house rules. As a result, owners have evicted, and attempted to evict, tenants without access to, or notice of their right to, a grievance procedure. While our network has attempted to intervene in these cases, access to a legal services attorney is not always possible, given geographic and resource constraints. HUD must take the necessary steps to ensure that RAD tenants do not continue to be deprived of their legal right to basic due process.

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I. Fair Housing and Civil Rights

As reiterated in HUD Notice 2016-17, RAD properties remain subject to fair housing and civil rights laws, including the Fair Housing Act, Section 504, the Americans with Disabilities Act (ADA), and the Violence Against Women Act (VAWA). Additionally, RAD properties must comply with the 1964 Civil Rights Act which provides that Limited English Proficient (LEP) persons be provided with translation services so they can have meaningful access to housing programs.

We have seen explicit violations of fair housing and civil rights laws in many different contexts. Such incidents include express familial status discrimination, failure to provide reasonable accommodations to tenants with disabilities, and failure to provide translation services to LEP individuals. Other examples include concentrating disability-accessible units in RAD properties and failing to adopt emergency transfer plans which allow survivors of domestic violence to move rapidly to escape life-threatening situations. HUD must take appropriate steps to educate owners of their civil rights obligations and enforce federal law.

J. Transfer of Assistance

RAD transfers of assistance allow subsidized housing assistance to be transferred to a property in a different location. Such transfers have enormous impacts on tenants' lives and raise significant fair housing and accessibility concerns. Despite the fact that HUD is required to complete a front-end civil rights review of RAD transfer of assistance conversions, we remain concerned about issues that are not captured by such a review. For example, HUD Notice 2016-17 states that if the transfer of assistance to a new site is a "significant distance" from the converting property, then tenants will have the right to an assisted unit within a reasonable distance of their former public housing residence. We have seen first-hand during RAD conversions how the vagueness of such a requirement negatively impacts tenants' ability to exercise their rights.

In transfers of assistance nationwide, tenants are being told they must move a significant distance away from the public housing property. Such transfers will have a devastating impact on tenants, since they will be moved far from their friends, families, workplaces, churches, schools, and medical providers. HUD should modify its policy on RAD transfers of assistance to better protect tenants, especially as PHAs and owners seek to move tenants away from developing areas of opportunity.

K. Choice Mobility

RAD tenants may exercise choice mobility rights and request tenant-based rental assistance 12 months (PBV) or 24 months (PBRA) after the RAD conversion. Choice mobility allows RAD-converted tenants to be placed at the top of the local PHA's waiting list for tenant-based rental assistance and move to any private market unit where a landlord will accept the assistance.

Unfortunately, we have encountered PHAs who are unfamiliar with choice mobility rights and have not adopted policies and procedures to allow RAD tenants to exercise their choice mobility rights. As a result, PHAs and owners fail to inform residents of these rights. Even when tenants are aware of the right to tenant-based assistance, PHAs and owners present significant barriers to obtaining it. HUD should publish guidance on choice mobility in the RAD program, so that PHAs and owners understand their obligations. In turn, tenants will have better access to choice and mobility post-RAD conversion.

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L. Section 3 Enforcement

RAD properties are subject to Section 3 of the Housing and Urban Development Act, which requires that recipients of HUD financial assistance for housing and community development provide job training, employment, and contracting opportunities for low- or very-low income residents in connection with projects and activities in their neighborhoods. The Section 3 regulations set forth goals and priorities for hiring public housing tenants, homeless individuals, Youthbuild, and other very low-income residents and contracting goals for businesses owned by these individuals. The RAD Notice makes clear that Section 3 applies to all RAD work, including any new construction that is identified as part of the RAD conversion.

Yet, because HUD has consistently failed to enforce Section 3 requirements, the benefits of the Section 3 program have not been realized. RAD conversions present a unique opportunity to enforce Section 3 requirements and to provide job training, employment, and contracting opportunities for local residents and HUD must do more to ensure that PHAs and owners are fulfilling their Section 3 obligations.

M. *RAD Component 2*

RAD Component 2 tenants, who live in Section 8 Moderate Rehabilitation, Rent Supplement, or Rental Assistance Payment programs converting to project-based vouchers or project-based rental assistance, have very few tenant protections. Unlike Component 1 properties, there is no requirement that RAD Component 2 HAP Contracts be renewed at the end of each term, which puts the long-term preservation of the property at risk. In Component 2, there is no RAD Use Agreement that will be attached to the land title, ensuring long-term affordability of the property in perpetuity. The fair housing and relocation protections described in HUD Notice 2016-17, such as relocation plans, do not apply to Component 2 properties. Component 2 tenants also have no choice mobility rights if they are in RAD PBRA properties. Additionally, there are very few resident education requirements for tenants undergoing a RAD Component 2 conversion. HUD has determined that certain rights, guidance, and procedures were essential and necessary for the Component 1 program. Thus, HUD should do more to ensure similar procedures and rights for Component 2 tenants, where possible.

NHLP and our local partners have experienced many significant challenges related to the implementation and oversight of the RAD program. We strongly urge HUD to take a more proactive approach to ensure that tenants' rights are not violated during the RAD conversion process. Such action and evaluation is especially necessary prior to any further expansion of the RAD program. I can be reached at 415-432-5706 and SRoller@nhlp.org should you wish to talk further about our concerns.

Sincerely,

Shamus Roller, Executive Director, National Housing Law Project

CC: Thomas Davis, HUD, Office of Recapitalization
Celia Carpentier, HUD, Office of Fair Housing and Equal Opportunity
Danielle Garcia, HUD, Office of Fair Housing and Equal Opportunity
William Rudy, HUD, Office of Community Planning and Development

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From: Rackleff, Neal J
Sent: Saturday, October 14, 2017 1:36 AM
To: Appleton, Seth D
Cc: Gimont, Stanley
Subject: Re: November 19, 2015 request

We'll check it out next week.

Sent from my iPhone

On Oct 13, 2017, at 4:50 PM, Appleton, Seth D <Seth.D.Appleton@hud.gov> wrote:

> Neal and Stan,
>
> We received the below request from the Committee on Financial Services' Oversight and Investigations Subcommittee regarding the CDBG – National Disaster Resilience Competition. I have pulled HUD's response from the May 2016 response from the original Nov 2015 request; the only copy CIR has is redacted. The Executive Secretariat does not have a copy either, but suggested that the program office might have it. Is there somebody in CPD who could look for this early next week? We would then sit down with our colleagues in OGC about the basis for the redactions.
>
> I will put in a request with the Executive Secretariat to determine if there are any further responsive records. I am happy to discuss further on Monday.
>
> Thanks,
>
> Seth
>
> ---
>
> **From:** Greenbaum, Elie [mailto:Elie.Greenbaum@mail.house.gov]
> **Sent:** Friday, October 13, 2017 3:24 PM
> **To:** Appleton, Seth D <Seth.D.Appleton@hud.gov>
> **Cc:** Dillon, Sean <Sean.Dillon@mail.house.gov>; Dewey, Samuel <Samuel.Dewey@mail.house.gov>
> **Subject:** November 19, 2015 request
>
> Seth,
>
> On November 19, 2015, Chairman Duffy sent a letter to Secretary Castro to request certain records relating to two competitions using funds from the CDBG-DR Program. Since making that request, HUD produced records to the Committee on December 18, 2015, February 3, 2016, March 18, 2016, and May 20, 2016, and in each transmittal letter to the Committee, noted that HUD "continues to cooperate with this request" and will provide additional responsive records "on a rolling basis." *See, e.g.*, Letter from the Hon. Erika Moritsugu to the Hon. Sean Duffy (May 20, 2016). The Committee has yet to receive any additional responsive records since HUD had last produced records on May 20, 2016.
>
> Please continue to provide responsive records to the November 19, 2015 request. Also, the records produced on February 3, 2016 contain a number of redactions—please reproduce an unredacted copy of those records to the Committee by no later than October 18, 2017. Should you have any questions, please do not hesitate to contact Sean Dillon or myself.
>
> Best regards,

Elie

Elie Greenbaum
Counsel
Committee on Financial Services
U.S. House of Representatives
2129 Rayburn HOB
(202) 225-7502 (main)
(202) 226-5655 (direct)

This email and any related documents, notes, draft legislation, recommendations, reports, or other materials generated or received by the Members or staff of the Committee on Financial Services are congressional records and remain subject to the Committee's control, and are entrusted to your agency only for use in handling this matter. Any such documents created or compiled by an agency in connection with any response to this Committee document or any related Committee communications, whether made by phone, email, or document, including any replies to the Committee, are also records of the Committee and remain subject to the Committee's control. Accordingly, the aforementioned documents are not "agency records" for purposes of the Freedom of Information Act or any other law, and should be segregated from agency records.

From: Gimont, Stanley
Sent: Friday, October 13, 2017 5:23 PM
To: Appleton, Seth D; Rackleff, Neal J
Subject: Re: November 19, 2015 request

CPD correspondence staff brought this to me this morning and I spoke with Mike Dendas about it. The redacted portions appear to relate to the Rebuild by Design competition. There is no one left in CPD who had a direct hand in the competition and the person who I suspect prepared the response left about three months ago. Would have to try and find his materials. Once the RBD competition was complete it was handed off to our cdbg dr team for funding. We can discuss further when you have time.

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_____
From: Appleton, Seth D <seth.d.appleton@hud.gov>
Sent: Friday, October 13, 2017 4:50 PM
Subject: FW: November 19, 2015 request
To: Gimont, Stanley <stanley.gimont@hud.gov>, Rackleff, Neal J <neal.j.rackleff@hud.gov>

Neal and Stan,

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I will put in a request with the Executive Secretariat to determine if there are any further responsive records. I am happy to discuss further on Monday.

Thanks,

Seth

From: Greenbaum, Elie [mailto:Elie.Greenbaum@mail.house.gov]
Sent: Friday, October 13, 2017 3:24 PM
To: Appleton, Seth D <Seth.D.Appleton@hud.gov>
Cc: Dillon, Sean <Sean.Dillon@mail.house.gov>; Dewey, Samuel <Samuel.Dewey@mail.house.gov>
Subject: November 19, 2015 request

Seth,

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Please continue to provide responsive records to the November 19, 2015 request. Also, the records produced on February 3, 2016 contain a number of redactions—please reproduce an unredacted copy of those records to the Committee by no later than October 18, 2017. Should you have any questions, please do not hesitate to contact Sean Dillon or myself.

Best regards,
Elie

Elie Greenbaum
Counsel
Committee on Financial Services
U.S. House of Representatives
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(202) 225-7502 (main)
(202) 226-5655 (direct)

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From: Appleton, Seth D
Sent: Friday, October 13, 2017 4:50 PM
To: Rackleff, Neal J; Gimont, Stanley
Subject: FW: November 19, 2015 request

Neal and Stan,

We received the below request from the Committee on Financial Services' Oversight and Investigations Subcommittee regarding the CDBG – National Disaster Resilience Competition. I have pulled HUD's response from the May 2016 response from the original Nov 2015 request; the only copy CIR has is redacted. The Executive Secretariat does not have a copy either, but suggested that the program office might have it. Is there somebody in CPD who could look for this early next week? We would then sit down with our colleagues in OGC about the basis for the redactions.

I will put in a request with the Executive Secretariat to determine if there are any further responsive records. I am happy to discuss further on Monday.

Thanks,

Seth

From: Greenbaum, Elie [mailto:Elie.Greenbaum@mail.house.gov]
Sent: Friday, October 13, 2017 3:24 PM
To: Appleton, Seth D <Seth.D.Appleton@hud.gov>
Cc: Dillon, Sean <Sean.Dillon@mail.house.gov>; Dewey, Samuel <Samuel.Dewey@mail.house.gov>
Subject: November 19, 2015 request

Seth,

On November 19, 2015, Chairman Duffy sent a letter to Secretary Castro to request certain records relating to two competitions using funds from the CDBG-DR Program. Since making that request, HUD produced records to the Committee on December 18, 2015, February 3, 2016, March 18, 2016, and May 20, 2016, and in each transmittal letter to the Committee, noted that HUD "continues to cooperate with this request" and will provide additional responsive records "on a rolling basis." *See, e.g.*, Letter from the Hon. Erika Moritsugu to the Hon. Sean Duffy (May 20, 2016). The Committee has yet to receive any additional responsive records since HUD had last produced records on May 20, 2016.

Please continue to provide responsive records to the November 19, 2015 request. Also, the records produced on February 3, 2016 contain a number of redactions—please reproduce an unredacted copy of those records to the Committee by no later than October 18, 2017. Should you have any questions, please do not hesitate to contact Sean Dillon or myself.

Best regards,
Elie

Elie Greenbaum
Counsel
Committee on Financial Services
U.S. House of Representatives
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Subject: FW: November 19, 2015 request

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To: Appleton, Seth D <Seth.D.Appleton@hud.gov>
Cc: Dillon, Sean <Sean.Dillon@mail.house.gov>; Dewey, Samuel <Samuel.Dewey@mail.house.gov>
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From: Greenbaum, Elie <Elie.Greenbaum@mail.house.gov>
Sent: Friday, October 13, 2017 4:38 PM
To: Appleton, Seth D
Cc: Dillon, Sean; Dewey, Samuel; Kahng, Esther; Edgar, Kevin; Read, Jennifer; Dumais, Theresa
Subject: RE: November 19, 2015 request

Thanks Seth, I'm copying our colleagues from the minority staff.

From: Appleton, Seth D [mailto:Seth.D.Appleton@hud.gov]
Sent: Friday, October 13, 2017 4:30 PM
To: Greenbaum, Elie
Cc: Dillon, Sean; Dewey, Samuel
Subject: RE: November 19, 2015 request

Elie, we have received your request. We will try to track this down asap. Thanks.

Seth

From: Greenbaum, Elie [mailto:Elie.Greenbaum@mail.house.gov]
Sent: Friday, October 13, 2017 3:24 PM
To: Appleton, Seth D <Seth.D.Appleton@hud.gov>
Cc: Dillon, Sean <Sean.Dillon@mail.house.gov>; Dewey, Samuel <Samuel.Dewey@mail.house.gov>
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Sent: Friday, October 13, 2017 4:30 PM
To: Greenbaum, Elie
Cc: Dillon, Sean; Dewey, Samuel
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Cc: Dillon, Sean <Sean.Dillon@mail.house.gov>; Dewey, Samuel <Samuel.Dewey@mail.house.gov>
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From: Farias, Anna Maria
Sent: Friday, October 13, 2017 8:01 AM
To: Zorc, Bethany A; Appleton, Seth D; Marshall, Michael J
Subject: Fwd: NHLP Concerns with RAD Implementation and Oversight
Attachments: NHLP Concerns with RAD Implementation FINAL.pdf

FYI. Our staff is going over this letter. But am sure more questions will arise Thanks

Get Outlook for iOS

From: Smyth, Timothy M
Sent: Friday, October 13, 2017 6:48:01 AM
To: Holderfield, Stephanie A; Ayala, Linda M
Cc: Farias, Anna Maria; Mills, Krista; Greene, Bryan
Subject: FW: NHLP Concerns with RAD Implementation and Oversight

Stephanie and Linda,

This letter to the Secretary identifies Section 3 compliance issues with RAD, Krista and I haven't had a chance to discuss it, we are meeting early next week, but I wanted to share it with you both because you are diving in on Section 3. You can see from the CC line that it went to some of our career staff as well as to OSEC.

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San Francisco, CA 94103
(415) 546-7000; Fax: (415) 546-7007

October 11, 2017

Dr. Benjamin S. Carson, Sr., M.D.
U.S. Department of Housing and Urban Development
451 7th Street S.W.
Washington, DC 20410

Re: Concerns with the Rental Assistance Demonstration (RAD) Program

Dear Secretary Carson:

The National Housing Law Project (NHLP) writes to express concerns with the implementation and expansion of the Rental Assistance Demonstration (RAD) program and its impact on both low-income families and the nation's affordable housing stock.

NHLP is a legal advocacy center focused on increasing, preserving, and improving affordable housing; expanding and enforcing the rights of low-income tenants and homeowners; and increasing housing opportunities for protected classes. Our organization provides technical assistance and policy support on a range of housing issues to legal services attorneys and other advocates nationwide. In addition, NHLP hosts the national Housing Justice Network, a vast field network of over 1,000 community-level housing advocates and tenant leaders, many of whom practice in jurisdictions that have converted properties to RAD, are in the processing of converting properties to RAD, or wish to convert properties to RAD.

We support the goal of the RAD program to preserve affordable housing and address the $49 billion backlog of public housing capital needs, but we are troubled that the RAD program has nearly quadrupled in size over the last five years without any evaluation of its impact on tenants. The program has significant implementation challenges that have had drastic consequences for residents and the long-term preservation of affordable housing. These challenges are not limited to a few select owners or housing authorities, but are reflective of problems facing RAD conversions across the country and result from limited guidance and oversight in the program.

RAD cannot be a complete substitute for adequate funding of the public housing program, and it must be adequately implemented, monitored, and evaluated before further expansion occurs. HUD must take a more proactive role to enforce tenants' rights and prevent the loss of affordable housing.

Defining Success in the RAD Program

We urge HUD to reconsider how it defines the success of the RAD program. Currently, HUD claims that the RAD program has been successful because of (1) the number of RAD properties that have officially converted, (2) a reduction in HUD's processing times between RAD application and closing, and (3) the amount of money "leveraged" for construction investments. While these may be important indicators of success, they lack clarity and do not consider the impact of the RAD program on low-income tenants, the quality of the rehabilitated RAD-converted housing, or the future preservation of the property as affordable housing. The latest HUD-commissioned RAD evaluation (conducted by Econometrica, Inc.) focused only on the amount of funding leveraged by the RAD program. By the report's own admission, it did not look at the impacts of the RAD program on tenants. In fact, the report made several troubling findings that impact tenants, including:

- PHAs often sought to use RAD as an opportunity to remove their properties from the statutory and regulatory control of the public housing program, and
- PHAs are not necessarily proposing their neediest projects for RAD conversion and may be choosing the projects with the least amount of capital needs to convert the properties more quickly to RAD.

We remain concerned about these findings, among others, because a key purpose of the RAD program is to "preserve and improve public housing properties and address the $26 billion dollar [in 2011] nationwide backlog of deferred maintenance." According to HUD, there have been many successful "on-paper" RAD conversions that have not proposed any rehabilitation or construction at the property. This is likely an indication that RAD is being used to change the regulatory framework for the property, but not actually address deferred maintenance. HUD must develop comprehensive criteria to assess whether PHAs are adequately assessing and addressing the physical needs of the RAD-converting property. The end result for tenants may be the same physical conditions but fewer rights. In addition, HUD must develop measures to assess the impact of RAD on low-income families and the long-term affordability of the property, before determining that any one RAD conversion, or the program in its entirety, is a success.

Impact of the RAD Program on Low-Income Tenants

NHLP works closely with legal services attorneys and tenant advocates across the country who report problems with the local implementation of the RAD program. The current challenges in RAD conversions often detrimentally impact low-income tenants. We highlight the most common implementation issues below and urge HUD to consider broad policy changes to prevent their future occurrence.

A. Transparency Before, During, and After the RAD Conversion

Tenants and advocates are routinely denied access to documents and plans related to RAD conversions, or are not provided the information in a timely manner. This creates a barrier to effective engagement in the RAD conversion and limits oversight of the program.

In order to effectively understand local RAD conversion plans and ensure enforcement of tenants' rights, advocates often need access to key RAD conversion documents, including:

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- The PHA's RAD application sent to HUD,
- Front-end civil rights reviews by HUD identifying any potential fair housing or civil rights concerns,
- RAD tenant relocation plans, and
- Post-conversion findings of noncompliance by HUD.

In addition, failure to provide the documents results in advocates having to commit significant resources to preparing and submitting FOIA requests (and state public records act requests, as applicable) for basic information regarding a particular RAD conversion. FOIA requests can be costly, including search costs ranging from $21 to $75 an hour and an additional fee for copies. Although these requests are subject to a fee waiver pursuant to 40 C.F.R. 2.107, the waiver is routinely denied, resulting in high costs to already under-resourced legal aid offices plus lengthy waits for documents that are needed immediately for effective representation. Consequently, tenants are unable to make informed choices and exercise their rights.

Regarding post-conversion transparency, HUD has only recently committed to collecting data from 90 randomly selected RAD-converted properties to "to conduct preliminary compliance reviews of completed RAD conversions to better carry out oversight of relocation and verify construction activity." While we are encouraged by this initial step by HUD, it remains unclear what factors specifically HUD will be reviewing and whether this information will be publicly accessible. Since the RAD program was created five years ago, HUD has not proactively collected any data from RAD-converted properties to ensure compliance with federal law, regulations, and RAD-specific rights. HUD should make this data available and, in addition, address how it plans to proactively monitor the rest of the 225,000 RAD units nationwide.

B. Tenant Education of RAD Conversion Plans

Prior to submitting a RAD application, a housing authority is required to conduct at least two meetings with residents and provide an opportunity for comment. HUD requires that these meetings include a discussion of, at a minimum:

- whether the conversion will include a transfer of assistance,
- plans to partner with an entity other than an affiliate or instrumentality of the PHA if such partner will have a general partner or managing member ownership interest in the proposed project owner,
- changes in the number or configuration of assisted units or any other change that may impact a household's ability to re-occupy the property following repairs or construction,
- a *de minimis* reduction of units which had been vacant for more than 24 months at the time of RAD application, and
- the scope of work.

The RAD Notice (HUD Notice 2012-32, REV-3) requires that the PHA also have one additional meeting before HUD executes the HAP contract. Therefore, HUD only requires three meetings with residents between the time that the PHA is considering RAD and the time the property officially converts under RAD. Based on our experience and the experience of our partners, three meetings is entirely inadequate to explain the changes that residents will experience as the property converts, and to discuss the often complex options presented at the time of conversion.

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In some cases, PHAs include only the information that is required by HUD, which leaves out important topics including temporary tenant relocation, whether the conversion will be to project-based vouchers or project-based rental assistance, how the PHA plans to maintain an interest in the property after the RAD conversion, and key tenant rights provided by the RAD program (i.e. right to remain, grievance procedures, prohibition on re-screening existing tenants). In other cases, PHAs do not even present the minimum amount of information as required by law. In either case, advocates nationwide report that resident meetings fail to capture the true impact of the RAD conversion on residents and their families.

Advocates also report accessibility issues with respect to the tenant engagement meetings. We have seen PHAs host meetings during work hours or at inconvenient times for residents, at hard-to-reach locations off-site, and in violation of applicable civil rights and language translation requirements.

HUD must take stronger action to ensure that these meetings educate residents before allowing the RAD conversion to proceed. HUD should (1) carefully review tenant comments and the PHA's responses, which PHAs are required to submit to HUD, (2) require more than three tenant meetings prior to a HUD conversion and (3) educate PHAs about the importance of having effective meetings that are accessible, informative, and provide an adequate opportunity for tenant participation.

C. Tenant Relocation

Often a RAD conversion involves temporary relocation of tenants to allow for construction or repair of the property. PHAs are required to participate in a planning process and take specific steps to minimize the adverse impact of relocation on tenants. This includes: 1) tenant relocation assistance; 2) certain relocation notices; 3) relocation advisory services; and 4) decent, safe, and sanitary temporary housing allocated on a non-discriminatory basis. The HUD RAD Fair Housing and Relocation Notice (HUD Notice 2016-17) also requires a written relocation plan if temporary relocation is anticipated to last more than 12 months and strongly encourages a written relocation plan for temporary relocation anticipated to last less than 12 months.

Despite these clear mandates, inadequate relocation policies are commonplace. NHLP and its local partners have seen the following problematic tenant relocation practices with respect to RAD:

- PHAs and owners failing to provide tenants with adequate notice as required by law (30- or 90-day notices).
- PHAs and owners failing to provide the required relocation advisory services. Specifically, some PHAs and owners simply provided a list of subsidized housing in the community, without meeting with residents individually to assess their needs and identify specific units and landlords who will accommodate the temporarily relocated tenants.
- PHAs and owners failing to create adequate written relocation plans, or failing to comply with their own written relocation plans.
- Owners failing to provide the same alternative housing options to similarly situated tenants, and situations where the temporary housing provided is uninhabitable or an inadequate size for the family, in violation of the Uniform Relocation Act and RAD requirements.

Additionally, we have seen PHAs and owners misjudge the need for temporary relocation, resulting in the loss of heating during extreme winter months, tenants living without windows, inoperable elevators, lack of plumbing, and significant construction dust and debris within tenants' units. Such occurrences

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put the health and safety of the residents at risk and fail to ensure that tenants are living in decent, safe, and sanitary units. At the very least, HUD should collect relocation data about the property conditions and number of returning tenants for all RAD-converted properties nationwide so it can assess the impact of the RAD program on low-income tenants.

D. Tenant Organizing

Federal statutes and HUD guidance give RAD tenants the right to "establish and operate a tenant organization for the purpose of addressing issues related to their living environment, which includes the terms and conditions of their tenancy as well as activities related to housing and community development." Federal regulations also provide that tenants and non-tenant tenant organizers have the right to engage in tenant organizing activities related to establishing or operating a tenant organization, such as distributing leaflets, contacting residents, and convening regularly scheduled resident organization meetings. While such rights already exist for tenants in PBRA properties, the RAD Notice explicitly extends these rights to RAD PBV tenants. Additionally, RAD tenants have the right to receive $25 per occupied unit per year from the owner for tenant participation activities. At least $15 per occupied unit per year must be provided to the "legitimate resident organization" at the property.

Owners of RAD properties frequently interfere with tenant organizing activities. We have heard of many instances where PHAs and owners have explicitly impeded or prohibited tenant organizing efforts, including:

- Interfering with the distribution of leaflets;
- Interfering with meetings and elections (including demanding that the property manager attend tenant organization meetings);
- Threatening to have non-tenant tenant organizers arrested for organizing tenants; and
- Failing to give tenant organizations the funds that should be made available to them.

RAD conversions create a critical need for tenant organizing so tenants can better understand the impact of the RAD conversion, hold the owner accountable to federal law and RAD requirements, and assist in planning for temporary tenant relocation and other important issues. HUD must take appropriate steps to prevent these egregious practices from continuing.

E. Tenant Re-Screening

When properties are converted through RAD, current households cannot be subject to re-screening, income eligibility determinations, or income targeting. Current households must be grandfathered in for conditions that occurred prior to conversion, but are subject to any ongoing eligibility requirements for actions that occur after conversion.

Despite these clear protections, RAD tenants are routinely re-screened at the time of conversion for income, criminal history, credit, and other requirements, especially in properties that will be utilizing low-income housing tax credits. For example, tenants have been expressly told that they are "over-income" for a RAD-converted building or that they will only be "grandfathered in" for a finite amount of time. This has resulted in evictions and monetary buy-out packages that force tenants to move from the property, despite their right to remain after conversion. Additionally, advocates have had to

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challenge PHA proposals that seek to: rescreen temporarily relocated tenants for activity that occurred prior to conversion; terminate temporarily relocated tenants' leases for alleged lease violations that occur during temporary relocation but have no formal, official judicial determination; and rescreen all tenants who are moving back in after the property has been rebuilt or rehabilitated.

Without adequate HUD oversight or enforcement, the burden has fallen upon local tenants and their advocates to ensure that RAD tenants are not unlawfully denied access to, or evicted from, their housing. HUD should more proactively monitor RAD-converting properties nationwide and collect data about tenants' right to return and whether that right is being impeded by local RAD policies.

F. Long-Term Preservation

The preservation of affordable housing is the fundamental goal of the RAD program. The RAD Notice generally requires one-for-one unit replacement, but provides for exceptions that result in the loss of units during conversion, including: (1) if the unit has been vacant for more than 24 months at the time of RAD application, and (2) if reducing the total unit number will allow the PHA to more effectively or efficiently serve assisted households through either reconfiguring apartments (e.g., converting efficiency units to one-bedroom units) or facilitating social service delivery.

These exceptions are at odds with the goals of the RAD program. First, the reason a unit is vacant for more than two years is often because it is in need of rehabilitation. Permitting PHAs to eliminate these units allows PHAs to leave habitability issues unaddressed, while reducing the overall number of affordable housing units in local communities. Additionally, the second exception is vague and does not set any standards or factors that the PHA must meet when avoiding its one-for-one replacement obligation. HUD should eliminate these exceptions and provide more oversight of the unit replacement process to meet the RAD program's goals.

Additionally, HUD requires PHAs to maintain an interest in the RAD-converting property that will be owned by a for-profit entity and utilizes low-income housing tax credits. In the RAD Notice, HUD states that the PHA can maintain an interest in the property after the RAD conversion via the following methods:

- The PHA, or an affiliate under its sole control, is the general partner or managing member;
- The PHA retains fee ownership and leases the real estate to the tax credit entity pursuant to a long-term ground lease;
- The PHA retains control over the leasing of the Covered Project, such as exclusively maintaining and administering the waiting list for the Covered Project, including performing eligibility determinations complying with the PHA Plan;
- The PHA enters into a Control Agreement by which the PHA retains consent rights over certain acts of the Project Owner (including, for example, disposition of the Covered Project, leasing, selecting the management agent, setting the operating budget and making withdrawals from the reserves) and retains certain rights over the Covered Project, such as administering the waiting list; or
- Other means that HUD finds acceptable, in its sole discretion.

Only the first two methods will preserve the long-term affordability of the property. The other methods

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fail to retain meaningful long-term oversight of for-profit owners. PHAs that maintain an interest using the other methods will lack sufficient oversight over the property, likely resulting in a departure from the accountability inherent to the public housing program.

The preservation of the quality of the housing stock is also a concern to tenants and housing advocates. In some RAD conversions, newly rehabilitated and rebuilt housing has significant safety and maintenance needs a short time after the RAD conversion. This is usually due to poor workmanship and mismanagement, as well as inadequate preliminary assessments of the scope of work needed for the property. This creates significant impacts on the health and safety of the residents. Accordingly, HUD must adopt procedures to prevent these issues.

G. Resident Leases and House Rules

Tenants in RAD-converted properties are bound by new leases and house rules, which are required to be effective as of the date of the HAP Contract. All RAD PBRA properties must use the required HUD PBRA Model Lease, and both RAD PBV and PBRA properties must include required language about lease termination notification and grievance procedures. A key protection that is required to be included in the lease and implemented in practice is that tenants cannot be evicted unless there is good cause to do so.

However, some owners have failed to adopt appropriate lease provisions, such as termination and grievance procedure language, require that tenants sign new leases that become effective as of the effective date of the HAP Contract, and provide copies of the new lease and house rules to tenants. Owners have also attempted to evict tenants without good cause and with notices that fail to give a sufficient reason for termination.

Despite the requirements in the RAD Notice, HUD has failed to collect house rules from owners during the conversion process. As a result, tenants and advocates report that owners and PHAs are adopting house rules that are unreasonable and infringe upon tenants' civil rights. HUD should collect and review house rules for all RAD-converting properties in order to properly oversee the RAD program and prevent illegal and unreasonable house rules from going into effect.

H. Resident Grievance Procedures

Pursuant to the RAD authorization statute, RAD tenants are entitled to the same rights that they possessed in the public housing program, including the right to a grievance procedure to dispute any action or inaction by the owner. As noted above, the RAD house rules also must contain specific language about tenants' grievance procedure rights.

Despite these important mandates, numerous tenants have been denied their right to a grievance procedure. Owners have routinely failed to include references to the grievance procedure in the house rules. As a result, owners have evicted, and attempted to evict, tenants without access to, or notice of their right to, a grievance procedure. While our network has attempted to intervene in these cases, access to a legal services attorney is not always possible, given geographic and resource constraints. HUD must take the necessary steps to ensure that RAD tenants do not continue to be deprived of their legal right to basic due process.

HUD-17-0235-B-000473
1663 Mission St. Suite 460 San Francisco, CA 94103 | 415.546.7000
1025 Vermont Ave., N.W. Suite 606 Washington, D.C. 20005

I. Fair Housing and Civil Rights

As reiterated in HUD Notice 2016-17, RAD properties remain subject to fair housing and civil rights laws, including the Fair Housing Act, Section 504, the Americans with Disabilities Act (ADA), and the Violence Against Women Act (VAWA). Additionally, RAD properties must comply with the 1964 Civil Rights Act which provides that Limited English Proficient (LEP) persons be provided with translation services so they can have meaningful access to housing programs.

We have seen explicit violations of fair housing and civil rights laws in many different contexts. Such incidents include express familial status discrimination, failure to provide reasonable accommodations to tenants with disabilities, and failure to provide translation services to LEP individuals. Other examples include concentrating disability-accessible units in RAD properties and failing to adopt emergency transfer plans which allow survivors of domestic violence to move rapidly to escape life-threatening situations. HUD must take appropriate steps to educate owners of their civil rights obligations and enforce federal law.

J. Transfer of Assistance

RAD transfers of assistance allow subsidized housing assistance to be transferred to a property in a different location. Such transfers have enormous impacts on tenants' lives and raise significant fair housing and accessibility concerns. Despite the fact that HUD is required to complete a front-end civil rights review of RAD transfer of assistance conversions, we remain concerned about issues that are not captured by such a review. For example, HUD Notice 2016-17 states that if the transfer of assistance to a new site is a "significant distance" from the converting property, then tenants will have the right to an assisted unit within a reasonable distance of their former public housing residence. We have seen first-hand during RAD conversions how the vagueness of such a requirement negatively impacts tenants' ability to exercise their rights.

In transfers of assistance nationwide, tenants are being told they must move a significant distance away from the public housing property. Such transfers will have a devastating impact on tenants, since they will be moved far from their friends, families, workplaces, churches, schools, and medical providers. HUD should modify its policy on RAD transfers of assistance to better protect tenants, especially as PHAs and owners seek to move tenants away from developing areas of opportunity.

K. Choice Mobility

RAD tenants may exercise choice mobility rights and request tenant-based rental assistance 12 months (PBV) or 24 months (PBRA) after the RAD conversion. Choice mobility allows RAD-converted tenants to be placed at the top of the local PHA's waiting list for tenant-based rental assistance and move to any private market unit where a landlord will accept the assistance.

Unfortunately, we have encountered PHAs who are unfamiliar with choice mobility rights and have not adopted policies and procedures to allow RAD tenants to exercise their choice mobility rights. As a result, PHAs and owners fail to inform residents of these rights. Even when tenants are aware of the right to tenant-based assistance, PHAs and owners present significant barriers to obtaining it. HUD should publish guidance on choice mobility in the RAD program, so that PHAs and owners understand their obligations. In turn, tenants will have better access to choice and mobility post-RAD conversion.

HUD-17-0235-B-000474
1663 Mission St. Suite 460 San Francisco, CA 94103 | 415.546.7000
1025 Vermont Ave., N.W. Suite 606 Washington, D.C. 20005

L. Section 3 Enforcement

RAD properties are subject to Section 3 of the Housing and Urban Development Act, which requires that recipients of HUD financial assistance for housing and community development provide job training, employment, and contracting opportunities for low- or very-low income residents in connection with projects and activities in their neighborhoods. The Section 3 regulations set forth goals and priorities for hiring public housing tenants, homeless individuals, Youthbuild, and other very low-income residents and contracting goals for businesses owned by these individuals. The RAD Notice makes clear that Section 3 applies to all RAD work, including any new construction that is identified as part of the RAD conversion.

Yet, because HUD has consistently failed to enforce Section 3 requirements, the benefits of the Section 3 program have not been realized. RAD conversions present a unique opportunity to enforce Section 3 requirements and to provide job training, employment, and contracting opportunities for local residents and HUD must do more to ensure that PHAs and owners are fulfilling their Section 3 obligations.

M. *RAD Component 2*

RAD Component 2 tenants, who live in Section 8 Moderate Rehabilitation, Rent Supplement, or Rental Assistance Payment programs converting to project-based vouchers or project-based rental assistance, have very few tenant protections. Unlike Component 1 properties, there is no requirement that RAD Component 2 HAP Contracts be renewed at the end of each term, which puts the long-term preservation of the property at risk. In Component 2, there is no RAD Use Agreement that will be attached to the land title, ensuring long-term affordability of the property in perpetuity. The fair housing and relocation protections described in HUD Notice 2016-17, such as relocation plans, do not apply to Component 2 properties. Component 2 tenants also have no choice mobility rights if they are in RAD PBRA properties. Additionally, there are very few resident education requirements for tenants undergoing a RAD Component 2 conversion. HUD has determined that certain rights, guidance, and procedures were essential and necessary for the Component 1 program. Thus, HUD should do more to ensure similar procedures and rights for Component 2 tenants, where possible.

NHLP and our local partners have experienced many significant challenges related to the implementation and oversight of the RAD program. We strongly urge HUD to take a more proactive approach to ensure that tenants' rights are not violated during the RAD conversion process. Such action and evaluation is especially necessary prior to any further expansion of the RAD program. I can be reached at 415-432-5706 and SRoller@nhlp.org should you wish to talk further about our concerns.

Sincerely,

Shamus Roller, Executive Director, National Housing Law Project

CC: Thomas Davis, HUD, Office of Recapitalization
Celia Carpentier, HUD, Office of Fair Housing and Equal Opportunity
Danielle Garcia, HUD, Office of Fair Housing and Equal Opportunity
William Rudy, HUD, Office of Community Planning and Development

HUD-17-0235-B-000475
1663 Mission St. Suite 460 San Francisco, CA 94103 | 415.546.7000
1025 Vermont Ave., N.W. Suite 606 Washington, D.C. 20005

From: Hughes, Andrew
Sent: Tuesday, October 10, 2017 10:13 AM
To: John.K.Mashburn@who.eop.gov; Flynn, Matthew J. EOP/WHO; Paranzino, Anthony M. EOP/WHO; Kaelan.K.Dorr@who.eop.gov; Rateike, Bradley A. EOP/WHO
Subject: HUD Daily Briefing (10-10-17)

Good Morning,

Below is Secretary Carson's outlook for today.

Have a great day. -Andrew

STATUS OF THE SECRETARY
The Secretary is in Washington today.

TODAY (10/7 Washington, DC) the Secretary will:
- Prep for Congressional Hearing
- Attend WH Chai Lifeline event in the East Room
- Present Secretary's Annual Awards at HUD

TOMORROW (10/8 Washington, DC) the Secretary will:
- Meet with Congressman Mike Coffman (R-CO) as a follow up to a previous conversation.
- Call with Congressman Pete Olson (R-TX) to discuss $60 million Consolidated Appropriations Act
- Meet with the Congressional Black Caucus *(Tentative)*

UPCOMING KEY EVENTS
- **HUD Secretary's Awards Ceremony**
  - October 10, 2017
  - Secretary Carson will present annual awards to HUD staff to highlight the significant accomplishments of their program offices over the past year.
  - POC: Raffi Williams, Communications Director; raphael.l.williams@hud.gov

- **Meet with Congressman Mike Coffman (R-CO)**
  - October 11, 2017
  - Secretary Carson will briefly meet with Congressman Coffman as a follow up to a conversation they had about Colorado.
  - POC: Seth Appleton, Assistant Secretary for Congressional Relations, seth.d.appleton@hud.gov

- **Call with Congressman Pete Olson (R-TX)**
  - October 11, 2017
  - Secretary Carson will discuss the $60 million Consolidated Appropriations Act
  - POC: Victoria Barton, Congressional Relations, Victoria.L.Barton@hud.gov

- **Tentative Meeting with Congressional Black Caucus**
  - October 11, 2017
  - Tentative meeting with the Congressional Black Caucus
  - POC: Seth Appleton, Assistant Secretary for Congressional Relations, seth.d.appleton@hud.gov

- **Feds Feed Families Campaign Closing Comments**

- October 12, 2017
- This is an end-of-campaign congratulatory speech to applaud the generosity of federal employees who have made food, monetary, or similar donations.
- POC: Raffi Williams, Communications Director; raphael.l.williams@hud.gov

- **Family Promise of St. Tammany**
  - October 13, 2017
  - Secretary Carson will speak at the 15th Family Promise National Conference at the Crystal Gateway Marriott, Arlington, VA. Their mission is to help homeless and low-income families achieve sustainable independence through a community-based response.
  - POC: Raffi Williams, Communications Director; raphael.l.williams@hud.gov

- **Tour of Areas Impacted by Hurricane Irma in Florida**
  - October 16, 2017 (TENTATIVE)
  - Secretary Carson will travel to southwest Florida to tour neighborhoods significantly impacted by Hurricane Irma in Immokalee, FL and Goodland, FL (tentative).
  - POC: Ben DeMarzo, Director of Operations, Benjamin.e.demarzo@hud.gov

- **Secretary's Tour of Denver, CO**
  - October 23 - 24, 2017
  - Secretary Carson will travel to Denver, CO to visit the HUD Regional Office in Denver, tour Choice Neighborhood housing complexes and a veterans' crisis housing center, and to keynote the Mortgage Bankers Association annual conference.
  - POC: Ben DeMarzo, Director of Operations, Benjamin.e.demarzo@hud.gov

- **Mortgage Bankers Association Annual Meeting**
  - October 23, 2017
  - This is a key industry conference that will have several thousand in attendance including investors, lenders, and bankers within the housing industry. Speech theme still being developed.
  - POC: Chad Cowan, Deputy Assistant Secretary for Public Affairs; chad.cowan@hud.gov

- **White House Fellows Annual Leadership Conference**
  - October 23, 2017
  - Speech to be delivered to about 200 White House Fellows. Subject of speech will center on the Secretary's vision for HUD and key priorities.
  - POC: Chad Cowan, Deputy Assistant Secretary for Public Affairs; chad.cowan@hud.gov

- **Office of General Council Ethics Training**
  - October 26, 2017
  - Introductory comments that will reinforce the importance of ethics training.
  - POC: Chad Cowan, Deputy Assistant Secretary for Public Affairs; chad.cowan@hud.gov

- **Secretary's Tour of Atlanta, GA**
  - October 30 – October 31, 2017
  - Secretary Carson will travel to Atlanta, GA to visit the HUD Regional Office in Atlanta, tour Family Self Sufficiency housing centers and Choice Neighborhood housing complexes.
  - POC: Abby Delahoyde, Director of Advance, Abigail.M.Delahoyde@hud.gov

- **National Association of Affordable Housing Lenders**
  - November 2, 2017

- The Secretary will make remarks on public-private partnerships and will be focused on policies and programs.
- POC: Chad Cowan, Deputy Assistant Secretary for Public Affairs; chad.cowan@hud.gov

- **WH Event – American Dream: Homeownership**
  - August 3, 2017 (POSTPONED – Date TBD)
  - POTUS will host the Secretary at the White House for an event highlighting homeownership as a pillar of the American Dream, and the government programs and services that support homebuyers.
  - POC: Amy Thompson, Assistant Secretary for Public Affairs; amy.c.thompson@hud.gov

- **SOHUD Trip to Charlotte, NC**
  - August 31 - September 1, 2017 (POSTPONED – Date TBD)
  - Secretary Carson will travel to Charlotte to visit various HUD-assisted properties, and discuss public-private partnerships, homelessness, and housing finance reform.
  - POC: Amy Thompson, Assistant Secretary for Public Affairs; amy.c.thompson@hud.gov

ADDITIONAL UPDATES

- **Congressional Hearing on HUD Priorities**
  - Description: Secretary Carson is scheduled to testify before the House Financial Services Committee for the first time on October 12. The committee has expressed interest in the Secretary testifying on his vision and priorities for HUD, though the ongoing Hurricane Harvey response efforts might impact the subject of hearing.
  - POC: Seth Appleton, Acting Assistant Secretary for Congressional and Intergovernmental Relations, seth.d.appleton@hud.gov; Mike Dendas, Senior Advisor for Congressional and Intergovernmental Relations; michael.w.dendas@hud.gov
  - Anticipated Date of Action: October 12, 2017
  - Anticipated Process: CIR will work internally at HUD and with OMB and the House Financial Services Committee in preparation for this hearing.

- **Nomination of Paul Compton to be HUD General Counsel**
  - Description: The Senate Banking Committee approved Paul Compton's nomination for HUD General Counsel by a recorded vote of 15-7 on Thursday, July 27th. Mr. Compton's confirmation will be critical in helping HUD's Hurricane Harvey recovery efforts.
  - POC: Seth Appleton, Acting Assistant Secretary for Congressional and Intergovernmental Relations, seth.d.appleton@hud.gov; Amy Thompson, Assistant Secretary for Public Affairs, amy.c.thompson@hud.gov; Mike Dendas, Senior Advisor for Congressional and Intergovernmental Relations; michael.w.dendas@hud.gov
  - Anticipated Process: A final vote on Mr. Compton could occur in October.

- **Nomination of Suzanne Tufts to be HUD Assistant Secretary for Administration**
  - Description: The White House nominated Suzanne Tufts to be HUD Assistant Secretary for Administration on Tuesday, September 5th.
  - POC: Seth Appleton, Acting Assistant Secretary for Congressional and Intergovernmental Relations, seth.d.appleton@hud.gov; Amy Thompson, Assistant Secretary for Public Affairs, amy.c.thompson@hud.gov; Mike Dendas, Senior Advisor for Congressional and Intergovernmental Relations; michael.w.dendas@hud.gov
  - Anticipated Process: Awaiting clearance of questionnaire for transmittal to the Senate, after which CIR will work with the nominee to meet with Senators in advance of a hearing by the Senate Banking, Housing, and Urban Affairs Committee.

- **Nomination of Brian Montgomery to be HUD Assistant Secretary for Housing and FHA Commissioner.**
    - Description: The White House nominated Brian Montgomery to be HUD Assistant Secretary for Housing and FHA Commissioner on Tuesday, September 12.
    - POC: Seth Appleton, Acting Assistant Secretary for Congressional and Intergovernmental Relations, seth.d.appleton@hud.gov; Amy Thompson, Assistant Secretary for Public Affairs, amy.c.thompson@hud.gov; Mike Dendas, Senior Advisor for Congressional and Intergovernmental Relations; michael.w.dendas@hud.gov
    - Anticipated Process: Brian is completing his questionnaire. Following clearance of questionnaire for transmittal to the Senate, after which CIR will work with the nominee to meet with Senators in advance of a hearing by the Senate Banking, Housing, and Urban Affairs Committee.

- **Nomination of Hunter Kurtz to be HUD Assistant Secretary for Public and Indian Housing.**
    - Description: The White House nominated Hunter Kurtz to be HUD Assistant Secretary for Public and Indian Housing on Friday, September 15.
    - POC: Seth Appleton, Acting Assistant Secretary for Congressional and Intergovernmental Relations, seth.d.appleton@hud.gov; Amy Thompson, Assistant Secretary for Public Affairs, amy.c.thompson@hud.gov; Mike Dendas, Senior Advisor for Congressional and Intergovernmental Relations; michael.w.dendas@hud.gov
    - Anticipated Process: Hunter is completing his questionnaire. Following clearance of questionnaire for transmittal to the Senate, after which CIR will work with the nominee to meet with Senators in advance of a hearing by the Senate Banking, Housing, and Urban Affairs Committee.

- **SOHUD Meetings with Members of Senate Banking and House Financial Services Committees**
    - Description: Secretary Carson will be meeting with Senate Banking and House Financial Services Committee members on housing finance reform.
    - POC: Mike Dendas, Senior Advisor for Legislative Affairs; michael.w.dendas@hud.gov
    - Anticipated Date of Action: Meetings are currently underway.

- **Streamlining Administrative Regulations for Public Housing, Housing Choice Voucher, Multifamily Housing, and Community Planning and Development Programs**
    - Description: The 2014 HUD Appropriations Act made statutory changes to ease administrative burdens on public housing agencies (PHAs) and certain multifamily owners. HUD issued a proposed rule on January 6, 2015, to implement these statutory changes and to make additional regulatory changes arising out of stakeholder input asking for additional flexibilities in many HUD programs. In addition, the 2015 HUD Appropriations Act made statutory changes to how PHAs determine flat rents in public housing. HUD issued a September 8, 2015, interim rule to implement these changes. This final rule makes changes to the regulatory text as presented in the January 2015, proposed rule, and finalizes the regulatory changes contained in the September 2015 interim final rule.
    - POC: Danielle Bastarache, Deputy Assistant Secretary for Policies, Programs and Legislative Initiatives, Office of Public and Indian Housing; danielle.l.bastarache@hud.gov
    - Anticipated Date of Action: The rule was cleared by the Office of Management and Budget on August 31, 2017. The rule was delivered to HUD's Executive Secretariat on September 22, 2017 for final approvals. The next step will be submission to HUD's Congressional authorizing committees for pre-publication review. Publication is anticipated in October.
    - Anticipated Process: Federal Register publication.

- **Rule to Amend the Federal Manufactured Home Construction and Safety Standards**
  - Description: This proposed rule would amend the Federal Manufactured Home Construction and Safety Standards (the Construction and Safety Standards) by adopting recommendations made to HUD by the Manufactured Housing Consensus Committee (MHCC). The National Manufactured Housing Construction and Safety Standards Act of 1974 (the Act) requires HUD to publish in the Federal Register any proposed revised Construction and Safety Standard submitted by the MHCC. The MHCC has prepared and submitted to HUD its third group of recommendations to improve various aspects of the Construction and Safety Standards. HUD has reviewed those proposals and has made editorial revisions to several of the proposals. (b) (5)

    As agreed upon, these recommendations are being published here to provide notice of the proposed revisions and an opportunity for public comment.
  - POC: Pamela Beck Danner, Administrator, Office of Manufactured Housing Programs, Office of Housing; pamela.b.danner@hud.gov
  - (b) (5)
  - (b) (5)

- **Notice Announcing the Housing Counseling Federal Advisory Committee Appointment of Members and Notice of Public Meeting**
  - Description: This notice announces the appointment of the Housing Counseling Federal Advisory Committee (HCFAC) members, gives notice of a one-day meeting and sets forth the proposed agenda of the first HCFAC meeting. The Committee meeting will be held on Tuesday, November 1, 2017. The meeting is open to the public and is accessible to individuals with disabilities.
  - POC**:** Marjorie George, Housing Program Technical Specialist, Office of Housing Counseling, marjorie.a.george@hud.gov
  - Anticipated Date of Action: The Office of Housing has decided to postpone publication of this notice until November.
  - Anticipated Process: Federal Register publication.

- **Relief from HUD Requirements Available to Public Housing Agencies to Assist with Recovery and Relief Efforts on Behalf of Families Affected by Hurricanes Harvey, Irma, Maria and Future Natural Disasters Where Major Disaster Declarations Might be Issued in 2017**
  - Description: This notice advises the public that HUD, as a result of Presidentially declared Major Disaster Declarations (MDD) following Hurricanes Harvey, Irma and Maria has established an expedited process for the review of requests for relief from HUD regulatory and/or administrative requirements for public housing agencies (PHAs) and Tribes or tribally designated housing entities (TDHEs) that are located in Texas, U.S. Virgin Islands, Puerto Rico, Florida, and Georgia. In addition, this notice advises that PHAs, Tribes and TDHEs located in areas covered by MDDs issued during the remainder of 2017 may utilize the flexibilities and expedited waiver process set out by this notice.
  - POC**:** Shelia Bethea, Office of Field Operations, Office of Public and Indian Housing, sheila.bethea@hud.gov
  - Anticipated Date of Action: The notice is circulating for final HUD approvals prior to publication. Publication is anticipated in October.
  - Anticipated Process: Federal Register publication.

- **Notice of Certain Operating Cost Adjustment Factors for 2018**
  - Description: This notice establishes operating cost adjustment factors (OCAFs) for project-based rental assistance contracts issued under Section 8 of the United States Housing Act of 1937 and renewed under the Multifamily Assisted Housing Reform and Affordability Act of 1997 (MAHRA) with an anniversary date on or after February 11, 2018. OCAFs are annual factors used primarily to adjust the rents for contracts renewed under section 515 or section 524 of MAHRA.
  - POC: Carisa L. Janis, Program Analyst, Office of Housing, carissa.l.janis@hud.gov
  - Anticipated Date of Action: Publication of the notice is anticipated in October.
  - Anticipated Process: Federal Register publication.

- **Navajo Housing Authority**
  - Description: After multiple offers and counteroffer's, Navajo Housing Authority (NHA) has offered to repay $26 million from current funds (HUD's previous offer was $31 million, to be repaid from future funds, over a 5-year period). NHA has appealed the administrative law judge's decision to have NHA return $96M in unspent funds to the 9th Circuit Court of Appeals in San Francisco. A decision from the 9th Circuit would not be expected until FFY 2018. The Court requested mediation discussions.
  - POC: Andrew Hughes, White House Liaison, andrew.hughes@hud.gov

- **HUD-Veterans Affairs Supportive Housing (HUD-VASH) Notice**
  - Description: Public and Indian Housing published the HUD-Veterans Affairs Supportive Housing (HUD-VASH) Notice on September 1, 2017 allowing PHAs partnering with their local VA facilities to register their interest in receiving $40M in new awards (approximately 5,500 new HUD-VASH vouchers).
  - POC: Becky Primeaux, Director, Public Housing Management and Occupancy Division, becky.l.primeaux@hud.gov
  - Anticipated Date of Action: PHAs must express interest by October 31, 2017. Awards are expected in December 2017.
  - Anticipated Process: Vouchers will be allocated to registered PHAs based on their local need and program capacity.

HUD News and Opinion

Secretary: HUD is here to help South Floridians (Miami Herald, FL)

Trump's Billionaire Cabinet Members DeVos and Ross Fly Private Jets While Ben Carson Flies Commercial (Newsweek)

Treasury Secretary Cleared of Criticism He Misused Flights on Military Transport (Government Executive)

[NJ] Audit: New Brunswick Housing Authority did not always follow procedures (My Central Jersey, NJ)

[NC] Pittenger: Robeson in line for $71M from HUD (St. Pauls Review, NC)

[NC] Hurricane Matthew: One year later ---- County, state officials work for more funding for recovery (Goldsboro News-Argus, NC)

[NC] State accused of dragging feet in doling out Matthew relief money (WRAL-TV CBS 5 Raleigh, NC)

[SC] Some still out of homes as Marion County celebrates one year of recovery after Matthew new (WPDE-TV CarolinaLive.com, SC)

[SC] Marion group looks at ongoing recovery efforts one year after Hurricane Matthew (WMBF-TV NBC Myrtle Beach, SC)

[VA] T.K. Somanath column: Solution to improve housing options for low income families in the City of Richmond. (Richmond Times-Dispatch, VA)

[FL] Prospective owner to spend millions on Eureka Gardens, other properties (WJXT-TV CBS 4 Jacksonville, FL)

[TN] Developer of Alton Park senior homes wants to give back to her community (Chattanooga Times Free Press, TN)

[MO] HUD to monitor progress to rid mice from Clinton-Peabody public housing (Fox 2 Now St. Louis, MO)

[LA] -10: Ten Things to Know in New Orleans this Week: STR-ing up trouble (New Orleans Gambit Weekly, LA)

[IL] A Town's Dilemma—Find a Savior, or Just Move On (Wall Street Journal)

[IL] U.S. Rep. John Lewis says HUD 'should lend a helping hand' to rebuild public housing in Cairo (The Southern, IL)

[IL] U.S. Rep. John Lewis, an American icon of the Civil Rights Movement, reflects on the 1962 summer he spent in Cairo (The Southern, IL)

[IN] USS Lead, EPA reach agreement to study groundwater, soil contamination (Northwest Indiana Times, IN)

[IN] NAACP To Help East Chicago Residents Test For Lead (Indiana Public Media)

[TX] How much has been raised for Harvey relief – and how's it being spent? (Texas Tribune, TX)

[TX] Officials have no details on housing relief (Victoria Advocate, TX)

[KS] Renovations coming to many properties in Wichita (KNSS-AM 1330, KS)

[KS] Wichita public housing to get up to $60 million renovation (KWCH-TV CBS 12 Wichita, KS)

[MN] West St. Paul apartment owner sued over bias against Army vet, his support dog (St. Paul Pioneer Press, MN)

[AZ] The Most Wasteful Government Agency You've Never Heard Of (Reason Magazine)

[HI] Caldwell Screws up Again: Lapsed housing funds fuel despair (Hawaii Free Press, HI)

[AK] With focus on hurricanes, erosion-threatened Alaska villages wonder if they'll get any help from Trump (Alaska Dispatch News, AK)

Federal Housing Administration (FHA)

CIT agrees to sell $900 million reverse-mortgage portfolio (American Banker)

Ginnie Mae

Issuers can combine hurricane exposure for relief aid: Ginnie Mae (National Mortgage News)

Mortgage exec pleads guilty to defrauding Ginnie Mae (Mortgage Professional America)

[MA] Former mortgage executive pleads guilty to fraud charges (National Mortgage Professional)

Home Ownership

OMB Director Mulvaney calls for canceling NFIP's $16 billion debt (HousingWire)

A budget neutral way to help low-income Americans pay for their rent or mortgage (The Hill)

Editorial: Scrap the mortgage interest deduction (Chicago Tribune, IL)

4 Common Misconceptions Stopping Millennials from Owning a Home (U.S. News & World Report)

Homebuying finances Should you rent or buy a home? (CNN)

Fannie Mae: Boomers won't own their home free and clear before retirement (HousingWire)

Millennial mortgage problem: Down payments and expensive cities (USA Today)

Mortgage Forgiveness and CEO Pay (Bloomberg)

[NY] GLYNN: Collins predicts compromise in tax issue (Niagara Gazette, NY)

[NJ] Mine Hill affordable housing project back on track (Randolph Reporter, NJ)

[MS] 4 new Habitat for Humanity homes on a blighted street (WDAM-TV NBC, MS)

[NV] 7 indicted in Las Vegas in alleged foreclosure bribery scheme (Las Vegas Review-Journal, NV)

[NV] 3 Anaheim residents, 1 Chino resident facing federal charges for alleged mortgage bribery scam (San Bernardino County Sun, CA)

[OR] Spurred by rising rents, Latinos buy thousands of homes in Portland, suburbs (Portland Oregonian, OR)

[CA] Judge Rejects Orange County Mortgage Swindler's Request For Leniency (Orange County Weekly, CA)

[PR] Helping Puerto Rico will take time (Miami Herald, FL)

Affordable Housing

As high earners push up rents, fewer options for others (CBS MoneyWatch)

The Rich Are Driving Up the Rent (Bloomberg)

[ME] Belfast's push to boost apartments, control short-term rentals concern Airbnb hosts (Bangor Daily News, ME)

[MA] Peabody Properties awarded $16.8 million toward construction of 98 Essex (New England Real Estate Journal)

[NY] Here's How Trump's Tax Plan Might Hurt New York City (DNAinfo New York, NY)

[NY] Thousands slam Mayor de Blasio's affordable housing plan in City Hall rally (New York Daily News, NY)

[NY] Pushing New Affordable Housing Plan, Activists Plan Massive City Hall Rally (Gotham Gazette, NY)

[NY] Thousands march on City Hall to demand more action on affordable housing (Politico)

[NY] Thousands call for more affordable housing for seniors (WPIX-TV PIX 11, NY)

[NY] Thousands rally outside city hall to demand more affordable housing (Time Warner Cable News - Northern NY)

[NY] Holding de Blasio to his affordable housing promise (New York Daily News, NY)

[NY] Islip approves LGBT housing plan (Long Island Business News, NY)

[NY] Affordable-housing project brings jobs for Newburgh residents (Middletown Times Herald-Record, NY)

[NY] Jamaica: Over 300 new apartments coming to downtown Jamaica (Times Ledger, NY)

[NY] Downtown Brooklyn's BRIQ Nears Completion and Launches Affordable Housing Lottery (CityRealty, NY)

[NY] Standard Buys Polyclinic Apts for $110.3M in Affordable Housing Preservation Play (CoStar Group News)

[NY] De Blasio Expands Affordable Housing, but Results Aren't Always Visible (New York Times)

[NJ] Affordable housing emerges as key issue in Jersey City election (Jersey City Journal, NJ)

[NJ] N.J. shifts affordable housing funds beyond state's inner cities (NJ.com, NJ)

[SC] Affordable housing: The ultimate stabilizer for families (Greenville Online, SC)

[SC] Boeing helping to bring tech-centric learning to three North Charleston schools (Charleston Post & Courier, SC)

[NC] If you build teacher housing, will they come to Durham and stay? (Raleigh News & Observer, NC)

[FL] Editorial: No real winner in city-county battle for affordable-housing money (Tampa Bay Times, FL)

[TN] Walden Village builds community near Trevecca Nazarene (The Tennessean, TN)

[KY] New nonprofit plans to restore five shotgun houses near Cave Hill Cemetery (Louisville Courier-Journal, KY)

[IL] Illinois awards $22M in tax credits for affordable housing (Washington Times, DC)

[MI] Nonprofit plans to redevelop former school (Grand Rapids Business Journal, MI)

[IN] Residents raise health concerns (The Republic, Columbus, IN)

[TX] Plan to turn Old Mercy Hospital into affordable housing falls through (Laredo Morning Times, TX)

[TX] Some renters feel 'no choice' but to leave apartments (Galveston County Daily News, TX)

[TX] Gentrification, rising rents put squeeze on more Austin households (Austin American-Statesman, TX)

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[OR] Portland renters and landlords face off over housing (Portland Oregonian, OR)

[OR] Your Voice, Your Future - "Searching for Solutions: Oregon Affordable Housing Crisis" (KTVL-TV Channel 10, OR)

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HUD News and Opinion

Secretary: HUD is here to help South Floridians (Miami Herald, FL)
Miami Herald
(10/7/2017 6:37 PM, Secretary Ben Carson)
In the past four weeks, the people of Florida have demonstrated their spirit is far tougher than any hurricane, including Irma, one

of the most powerful storms ever recorded.

Our fellow Americans in the Sunshine State are standing tall, exhibiting their resolve to recover, rebuild, and thrive in the wake of nature's recent wrath. But they are not alone. They have backup.

At the Department of Housing and Urban Development (HUD), hundreds of men and women are working to ensure safe, affordable housing for those affected by the disaster.

We are going to give them an ear in Miami, the Florida Keys, and all the affected areas, and a voice in Washington.

Before Irma made landfall, many HUD employees volunteered to go to Florida to serve immediately as a partner to the Federal Emergency Management Agency (FEMA), and assist individuals and families in need of our resources.

I will be visiting Florida in the coming weeks to monitor our progress, talk with residents, and ensure HUD is providing everything we can to support the rebuilding effort.

This is personal for us, too.

As part of the response, recovery, and rebuilding efforts, HUD's primary job is to use the best data available to ensure disaster recovery funding is targeted to the hardest hit areas.

We will put our knowledge, experience, and expertise to work in coordination with state and local authorities. In the months and years ahead, HUD will play a central role in Florida's integrated efforts to rebuild lives and communities.

I am in touch with Gov. Rick Scott and his staff, and we are currently helping to locate vacancies to move vulnerable residents into safer housing.

We are working closely with FEMA and shelters around the state to ensure they have the resources they need to serve displaced Floridians, and ultimately help these families find longer-term housing.

We are also providing special mortgage relief through the Federal Housing Administration (FHA). HUD has already granted a 90-day moratorium on foreclosures for FHA-insured properties in disaster-affected areas.

In addition, we offer loan forbearance and loan modifications for borrowers struggling to make payments in disaster-affected areas.

We also make available specific mortgage products for those impacted by disasters. Some homeowners whose properties were destroyed or damaged may be eligible for 100 percent financing through HUD's Section 203(h) program.

This will enable them to rebuild or buy another home. In addition, homeowners can use Section 203(k) FHA insurance to refinance an existing mortgage into a new mortgage that covers the cost of repairs.

You can learn more about these programs and services on HUD's website.

HUD is part of the process of recovery, providing the information and commitment, now and in the years to come.

Trump's Billionaire Cabinet Members DeVos and Ross Fly Private Jets While Ben Carson Flies Commercial (Newsweek)
Newsweek
(10/8/2017 1:39 PM, Graham Lanktree)
Several wealthy Trump administration officials are being investigated for using costly private jets on the American taxpayer's dime when they could have flown on commercial airlines for cheaper.

The investigations have also revealed a divide between the rich, and the ultra-rich in President Donald Trump's cabinet, which is the wealthiest in modern U.S. history.

Billionaires such as Education Secretary Betsy DeVos and Commerce Secretary Wilbur Ross pay for private jets with their own cash while Ben Carson, a retired millionaire neurosurgeon and Secretary of the Department of Housing and Urban Development, flies commercial.

Inspectors general have launched at least five investigations across various departments in recent weeks probing Cabinet and other Trump officials who used charter or military flights that cost taxpayers millions. Health and Human Services Secretary Tom Price resigned September 29 after he cost the government $500,000 for use of private charters and military jets.

After Politico revealed the nature of Price's trips last month, White House Office of Budget Management Director Mick Mulvaney instituted new rules requiring prior approval to use government planes.

In comparison to this, Secretary of Housing and Urban Development (HUD) Carson, a retired neurosurgeon with a net worth of $26 million who used to sit on the boards of Costco and Kellogg, has escaped the private flights controversy.

"For official HUD business, the secretary has only flown commercial," Raphael Williams, communications director for the department, tells Newsweek.

"The only exception has been when he's flown with the president on Air Force One," Williams says.

Treasury Secretary Cleared of Criticism He Misused Flights on Military Transport (Government Executive)
Government Executive
(10/6/2017 1:43 PM, Charles S. Clark)
After weeks of media coverage suggesting he unnecessarily used military transport for travel, Treasury Secretary Steven Mnuchin on Thursday got a clean bill of health from the department's inspector general. Following a review of seven questioned flights that was twice-expanded in September, Treasury Inspector General Counsel Rich Delmar on Oct. 4 wrote to IG Eric Thorson he sees "no violation of law in these requests and uses. Getting approval from appropriate White House officials to designate the trips as White House Support Missions places them out of the purview of OMB Directive A-126 and otherwise applicable limitations in the Federal Travel Regulation," Delmar wrote.

In a separate development, the Housing and Urban Development Department shot down suggestions that family members of Secretary Ben Carson are accompanying him on official business at taxpayer expense. Carson's wife Candy and one of his sons, investment firm founder Ben Carson Jr., have been seen on road trips with the secretary and at HUD headquarters, as reporters have noted. HUD Spokesman Jerry Brown told Government Executive on Friday that none of the travel costs of Candy Carson and Ben Carson Jr. are paid for by HUD, adding that at least 10 media outlets have already sent Freedom of Information Act requests for documentation on the question.

[NJ] Audit: New Brunswick Housing Authority did not always follow procedures (My Central Jersey, NJ)
My Central Jersey
(10/6/2017 4:49 PM, Mike Deak)
After an audit, the federal Department of Housing and Urban Development has cited the city's Housing Authority for what Mayor James Cahill says "may have been a technical violation." In a report issued Sept. 28, HUD found that the Housing Authority "did not always administer its operating and capital funds" in accordance with HUD regulations. HUD is recommending that future federal capital funds for the authority be reduced "as a penalty" for the violations. HUD also recommended that the Housing Authority provide documentation showing that $1 million paid for goods and services was "reasonable," provide procurement training for staff members, improve its financial controls and reimburse HUD $139,423 for funds that were expended after federal deadlines. The review centered around funds spent after superstorm Sandy in 2012, including $274,021 in 2014 to replace a generator and $277,956 in 2015 to replace a repair a roof. Cahill said the Housing Authority has begun submitting documentation to HUD for review.

"We trust that at the conclusion of the review of this information, while there may have been a technical violation related to the timely expenditure of funds, given the sensibility of installing an emergency generator in a public housing project in the wake of Superstorm Sandy, and the need for the Housing Authority to incur additional management fees related to the demolition of the former Hoffman Pavilion Senior Housing facility and the environmental remediation required there, the actions of the Housing Authority will be found to have been appropriate," Cahill said. John Clarke, the Housing Authority's executive director, told the

HUD that many of the issues raised in the audit arose from the "substantial damage" suffered in Sandy. Clarke wrote that staff members expended "Considerable time and effort" to ensure that residents were safe and dealing with the storm damage. Clarke also said that missing the deadline for spending the money for the generator was due to the contract being late and a policy of not issuing a check until the goods were delivered. Clarke also wrote HUD that it had approved the management fees for the demolition project.

[NC] Pittenger: Robeson in line for $71M from HUD (St. Pauls Review, NC)
St. Pauls Review
(10/10/2017 5:15 AM, St. Paul's Review)
LUMBERTON — Robeson County is in line to receive as much as $71 million of the nearly $237 million in U.S. Housing and Urban Development money that has been allocated to North Carolina for rebuilding homes destroyed by Hurricane Matthew.

The $237 million represents three funding authorizations, two of which the state hasn't yet applied for, Jamie Bowers, a spokesman for U.S. Rep. Robert Pittenger, whose 9th Congressional District includes Robeson County, said Friday.

The $71 million designated for Robeson County is included in $198 million secured in December 2016 and released to the North Carolina Office of Emergency Management in August, Bowers said. The $198 million has not been released by Emergency Management to the individual counties, including Robeson, Cumberland, and Bladen, to help with the building of homes.

An additional $6.1 million in HUD funding was approved in May. Pittenger helped secure a further $32 million in July following conversations with HUD Secretary Dr. Ben Carson, according to Bowers.

[NC] Hurricane Matthew: One year later ---- County, state officials work for more funding for recovery (Goldsboro News-Argus, NC)
Goldsboro News-Argus
(10/9/2017 9:47 AM, Steve Herring)
Wayne County has been awarded nearly $26 million thus far to assist with Hurricane Matthew recovery efforts.

It will not be enough, county officials have said.

Meanwhile, Rep. John Bell of Goldsboro will chair the state House Select Committee on Disaster Relief. Rep. Jimmy Dixon of Mount Olive is also on the committee.

Possible additional state funding for property buyouts, river dredging and reservoirs could be among the issues the committee will take up.

Bell said one of his questions is why the level of federal disaster funds is lacking in the state.

The committee will be updated on the Disaster Recovery Acts of 2016 and 2017 and also study the state's infrastructure and regulations as they pertain to flood relief and study a proposed recommendation to prevent future flooding in eastern North Carolina.

Public meetings will be held as well.

Earlier this month-- almost a year to the date that Hurricane Matthew struck -- the county was awarded $16.94 million over the next two years through the state Community Development Block Grant-Disaster Relief program that is funded by the U.S. Department of Housing and Urban Development. It could be eligible for up to a total of $25.4 million over the next three years.

[NC] State accused of dragging feet in doling out Matthew relief money (WRAL-TV CBS 5 Raleigh, NC)
WRAL-TV CBS 5 Raleigh
(10/7/2017 4:43 AM, Staff)
VIDEO. Raleigh, N.C. — A year after Hurricane Matthew inundated southeastern North Carolina, political recriminations continue to pour in over the handling of federal relief funds.

Republican 9th District Congressman Robert Pittenger on Thursday said Gov. Roy Cooper's administration is dragging its feet in

releasing $237 million in federal Housing and Urban Development funds already approved to help people repair and rebuild flooded homes. "This is incredibly frustrating, but much more so for families in Robeson, Cumberland and Bladen (counties) who are still awaiting promised help to rebuild their homes," Pittenger said in a statement.

The state Division of Emergency Management has had close to $200 million of the HUD funds since August and hasn't filed the necessary paperwork to get the remainder of the money, he said.

Cooper, a Democrat, and state Emergency Management Director Mike Sprayberry on Friday disputed Pittenger's statements. Sprayberry said North Carolina has met or beaten every deadline for each step required to draw down the federal dollars, adding that more than $100 million has already been released to counties affected by the hurricane. "We have awarded funding to four counties – Edgecombe, Cumberland, Robeson and Wayne – as of last week," he said. "Now, they have to work hard to make sure that their plans are going to meet the requirements. So, the process is underway."

Federal housing grants require assessments, Sprayberry said, and state and federal officials are working together to finish those quickly, especially for hard-hit communities such as Princeville. "The assessment has started, and it should be completed sometime in November," he said. "So, we're hoping the assessment goes well and that those funds will be able to be released at that time."

Cooper said the damage from Matthew amounted to about $4.8 billion, a figure that doesn't account for the toll the storm took on displaced families and businesses. "For victims, help cannot come fast enough, but one thing I know is that Congress has to step up and do significantly more to help people," he said.

The Federal Emergency Management Agency this week released another $100 million in hurricane recovery aid to North Carolina after temporarily freezing the funds to ensure the agency had enough money to meet emergency needs in Texas and Florida after hurricanes Harvey and Irma, respectively.

[SC] Some still out of homes as Marion County celebrates one year of recovery after Matthew new (WPDE-TV CarolinaLive.com, SC)
WPDE-TV CarolinaLive.com
(10/9/2017 11:54 PM, Rosalia Fodera)
MARION COUNTY, S.C. (WPDE) — Marion County is still recovering from Hurricane Matthew with hundreds of families still not back home.

Monday, the county's Long Term Recovery Group hosted a celebration of life to review their first year of recovery.

Margaret Tart is one of the many still waiting to start rebuilding. Her Marion County home was destroyed in Hurricane Matthew.

"I lost everything," Tart said.

She's not alone though. Others are in the same situation.

"Out of the 100 percent of homes that were destroyed, I would say we're probably at 15 percent," Senator Kent Williams said.

Tart doesn't have the money to rebuild her home so she's waiting to hear if she'll get any of the the $52 million dollars from the Department of Housing and Urban Development (HUD).

"HUD keeps reassuring me, 'Ms. Margaret we haven't forgotten about you,'" Tart said.

[SC] Marion group looks at ongoing recovery efforts one year after Hurricane Matthew (WMBF-TV NBC Myrtle Beach, SC)
WMBF-TV NBC Myrtle Beach
(10/10/2017 12:07 AM, Audrey Biesk)
VIDEO. MARION COUNTY, SC (WMBF) - The Marion Long-Term Recovery Group observed the one-year anniversary of Hurricane Matthew by hosting "A Celebration of Survival" event Monday afternoon.

The organization formed in December 2016 after Marion County was hit hard from the flooding of Matthew. Chairman Michael Blue wanted to give local and state leaders, along with residents, an update and a celebration of the progress of the county so far.

Blue said he doesn't want the recovery efforts to ware off and the $52 million federal grant awarded in January is not going to cover all the needs.

"The grant that has been talked about so much primarily provides for construction and the infrastructure of the home, but as far as bedding, the actual tables, chairs, those kind of things are secondary, so those things are needs here in Marion County," said Blue.

The South Carolina Palmetto Disaster Recovery said there are 622 open cases in Marion County and the office of Housing and Urban Development is projected to help a total of 800 households impacted by Hurricane Matthew.

[VA] T.K. Somanath column: Solution to improve housing options for low income families in the City of Richmond. (Richmond Times-Dispatch, VA)
Richmond Times-Dispatch
(10/10/2017 5:11 AM, T.K. Somanath, CEO of the Richmond Redevelopment and Housing Authority)
Our nation's public housing program has been underfunded for many years. This fact is most evident in larger urban areas like Richmond, where the Richmond Redevelopment and Housing Authority (RRHA) serves extremely low-income households and where the majority of public housing developments are now entering their fifth, sixth, seventh, and, in some cases, eighth decade of development life. Without any substantive capital improvement funding these properties will continue to experience accelerated deterioration of their building systems and equipment. Maintenance servicing alone will not be sufficient to sustain these properties as a viable resource for low-income families in the foreseeable future. RRHA's and HUD's own assessments indicate that Richmond's public housing portfolio has over $150 million in capital needs. A significant portion of the older public housing developments are in need of replacement with new construction or top-to-bottom rehabilitation.

This situation is not just evident at RRHA, but is endemic across the country, with the nation's public housing stock in need of $30 billion in repairs, and an estimated 10,000 units are being lost on an annual basis due to maintenance issues. As far back as 1992, Congress' National Commission on Severely Distressed Public Housing called for annual capital appropriations to be increased to $4 billion per year, with an additional $1 billion per year to be targeted over 10 years toward the larger public housing sites nationwide. Twenty-five years ago, this commission forecast the deterioration of older public housing developments if adequate capital funding was not provided. Instead, HUD funding for public housing was undermined by sustained — and at times, aggressive — budget cuts. The current HUD budget proposals are no exception and are in every respect worse than in previous years. President Trump's fiscal year 2018 proposal to cut annual capital funds from $1.9 billion to $600 million and to cut operating funds by $500 million is the latest indication of the bleak prospects for future public housing funding.

Like any responsible public agency, RRHA must work with the funding it has to provide the best possible operating services to ensure that residents have decent and safe housing in which to live. Nevertheless, RRHA faces daunting challenges in assuring the continued viability of its larger developments, which house thousands of residents. When the public housing funding and regulatory platform no longer offers a sound method for assuring the future viability of properties, it is time to find another platform and approach.

[FL] Prospective owner to spend millions on Eureka Gardens, other properties (WJXT-TV CBS 4 Jacksonville, FL)
WJXT-TV CBS 4 Jacksonville
(10/9/2017 5:39 PM, Eric Wallace)
Company seeking $90 million in bonds for purchase of four apartment complexes

JACKSONVILLE, Fla. - The prospective owner of Jacksonville's Eureka Gardens apartment complex plans to spend nearly $22 million on construction in order to rehabilitate units at the troubled property on the Westside, according to a city document.

Eureka Gardens is one of several federally-subsidized apartment complexes in the city owned by the Global Ministries Foundation, based in Memphis, TN. The I-TEAM started investigating Eureka Gardens and its owners in the fall of 2015, after residents complained of unsafe and unsanitary conditions.

The I-TEAM discovered problems like mold, crumbling staircases, gas and carbon monoxide leaks. The complex still received a passing inspection score from the U.S. Department of Housing and Urban Development in 2016, before failing its HUD inspection this year.

A bill introduced to the Jacksonville City Council last month would authorize the Jacksonville Housing Finance Authority to issue up to $90 million in bonds to finance The Millennia Companies' purchase of Eureka Gardens, along with three other GMF-owned complexes: Moncrief Village, Southside Apartments and Washington Heights. The bill is due to have its second reading before the council Tuesday night.

[TN] Developer of Alton Park senior homes wants to give back to her community (Chattanooga Times Free Press, TN)
Chattanooga Times Free Press
(10/10/2017 1:25 AM, Yolanda Putman)
A local business owner has started a senior community in the inner-city neighborhood where she once lived.

"Sometimes you need something to let people know you are doing something," says Sharon Kelly, who grew up on West 46th Street, less than two miles from the Lee Avenue senior housing community she owns.

Last month she hosted the ribbon-cutting for three new homes, marking the latest residential development in Alton Park.

These are made possible by the U.S. Department of Housing and Urban Development, the city of Chattanooga, Lee Street Developers and Infinite Construction, says Kelly.

If all goes as anticipated, the three homes are the first of seven planned in a $450,000 development project.

Kelly expects to know by the end of the year if HUD will provide funding for the remaining houses.

The three new houses sit next to Sharon's Senior Villa, the 25-bed assisted-living facility that Kelly opened in May 2001.

[MO] HUD to monitor progress to rid mice from Clinton-Peabody public housing (Fox 2 Now St. Louis, MO)
Fox 2 Now St. Louis
(10/10/2017 5:15 AM, Elliott Davis)
ST. LOUIS - New developments in our investigation of the mice infestation at the Clinton-Peabody public housing project

The You Paid For It teams calls on HUD officials in Washington to lend the St Louis Housing Authority a helping hand to solve the problem.

We had asked Housing Authority Executive Director Cheryl Lovell if she planned to get help from HUD that funds her agency since she has tried and failed to solve the problem.

Lovell said she had no such plans and didn't need HUD's help.

Lovell's last idea was to bringing in six feral cats to get rid of the mice, but that was not sanctioned by the St. Louis City Health Department.

After Lovell told us she wasn't sure she could solve the problem, You Paid For It decided to light another fire under the housing authority by alerting HUD in Washington to the problem. Not only did we alter HUD, we sent our inquiry all the way to the HUD Secretary Ben Carson.

A HUD spokesperson called Elliott Davis a short time later with a pledge to monitor closely what the Housing Authority is doing and get the problem solved.

The St. Louis Health Department is also on the Housing Authority to get the problem solved.

300 tenants live in Clinton-Peabody and about 7 of the 31 buildings are overrun with mice.

The Housing Authority says the problem has lasted for months. But tenants dispute that, saying they've been dealing with the mice infestation for years.

[Editorial note: VIDEO at source].

[LA] -10: Ten Things to Know in New Orleans this Week: STR-ing up trouble (New Orleans Gambit Weekly, LA)
New Orleans Gambit Weekly
(10/10/2017 5:44 AM, New Orleans Gambit Weekly)
6. STR-ing up trouble

A complaint lodged by housing advocacy group Jane Place Neighborhood Sustainability Initiative (JPNSI) alleges two downtown buildings violate federal housing rules for converting its units into short-term rentals (STRs). According to the city's short-term rental database, more than half of the units at the Maritime Building on Common Street and more than a quarter of the units in the Saratoga Building on Loyola Avenue are registered as STRs, most of which can be rented out year-round under the city's commercial STR designation.

Both properties have mortgages backed by the federal Department of Housing and Urban Development (HUD). According to HUD requirements, properties that have received HUD assistance can't use units as transient rentals or hotel units. New Orleans' municipal short-term rental laws, however, don't have similar restrictions.

In a letter to HUD's New Orleans office, associate regional counsel Bam Viloria Gressett, JPNSI requests "HUD immediately investigate these violations and issue a cease order."

[IL] A Town's Dilemma—Find a Savior, or Just Move On (Wall Street Journal)
Wall Street Journal
(10/9/2017 12:32 PM, Shibani Mahtani)
Cairo, Ill., already hurting, faces rapid population loss as HUD closes complexes

CAIRO, Ill.—This once-thriving town, at the confluence of the Mississippi and Ohio rivers, doesn't have a grocery store or gas station. A Subway sandwich shop, the only fast-food chain here in recent years, closed last year.

The town's troubles are coming into sharp relief as the Department of Housing and Urban Development, unable to find a private developer to join as a partner, is pulling the plug on two housing developments here.

Local officials say the town is likely to lose about a fifth of its 2,300 residents, taking with them the income they earn outside the city as well as government benefits like Medicaid and pulling children from the schools.

In a place as down on its luck as Cairo, "closing public housing like this is the equivalent of losing the major employer in town and all the jobs and opportunity related to it," said Jenny Schuetz, a fellow at Brookings Institution's Metropolitan Policy Program who studies housing policy.

State officials are pushing for a new river port terminal to bring back jobs, but the town, located in the state's poorest county, finds itself confronting a daunting possibility that its existence is at stake.

"I've told the younger people, take your [housing] voucher and get out of Cairo," said Paul Lambert, who has lived in Cairo for 38 years. "There's nothing for you here."

Cairo highlights the dilemma faced by struggling towns across the country that are losing population to bigger metropolitan areas. After a certain point these towns must decide whether there is enough left to fight for—and governments must decide whether limited resources would be better spent elsewhere.

"I don't see an obvious way to turn [Cairo] around," said Aaron Renn, a fellow at the Manhattan Institute. "It is more like problem-management mode at this point."

Cairo was once an important port because of its location on the two mighty rivers at Illinois's southern tip, but its population has

dwindled by 85% since the 1920s as river traffic moved elsewhere. Racial riots in the 1960s and '70s led to the flight of most white-owned businesses.

HUD announced this spring that it would close the Elmwood and McBride public housing projects, forcing more than 200 families to find new homes. Built in the 1940s, the housing developments, which HUD took over in 2016, had fallen into extreme disrepair over the years with many apartments infested with mice, roaches and mold.

Despite months of petitions from residents, HUD says it won't be building new housing in Cairo, citing the absence of an interested private partner.

"It is hard to attract a private developer to a town that is not rebounding as fast as people want it to," said Jereon Brown, a HUD spokesman. HUD instead will be providing residents with "tenant protection vouchers," a form of rental housing assistance that families can use to move elsewhere.

For most residents, this will mean relocating to larger towns at least a hundred miles away.

[IL] U.S. Rep. John Lewis says HUD 'should lend a helping hand' to rebuild public housing in Cairo (The Southern, IL)
TheSouthern.com
(10/8/2017 7:11 AM, Molly Parker)
WASHINGTON — U.S. Rep. John Lewis, one of the "Big Six" organizers of the Civil Rights Movement and an American icon, said this past week that he was troubled to hear of the housing crisis in Cairo, where he spent the summer of 1962 organizing young people to integrate businesses and a recreational center as a field secretary for the Student Nonviolent Coordinating Committee.

"It bothers me very much," Lewis, D-Ga., said of learning recently that Housing and Urban Development is relocating about 400 people from two failing public housing complexes, and that at least some families who want to remain in Cairo may have to move to other communities because the federal government does not plan to rebuild in the city.

Lewis said the government "must help" rebuild Cairo. Lewis said that as he sees it, that means HUD providing for replacement housing in the city.

The 77-year-old Georgia congressman said he recalls clearly the efforts he and others led in Cairo 55 years ago. He was 22 that summer, and had just participated as one of the 13 original members of the Freedom Rides challenging the segregation of interstate buses.

"I think the government should lend a helping hand to rebuild the housing because they participated in the destruction of the housing," Lewis said, in a brief interview with the newspaper last week.

"People should have a clean, safe and decent place to live."

The 75-year-old complexes known as Elmwood and McBride are no longer considered safe. Past local managers of the Alexander County Housing Authority have been accused of failing to perform even basic routine maintenance at the properties that house almost entirely black families while spending generously on their own benefits, excessive travel, and questionable contracts, legal settlements and retirement deals.

Though HUD officials knew about brewing problems with ACHA management practices dating back to at least 2010, according to records obtained by the newspaper, the federal agency continued to send millions of dollars to the local housing authority while doing little to hold officials accountable.

HUD has been roundly criticized for abdicating its oversight responsibility, though the agency has never detailed what happened. The Southern Illinoisan has filed numerous Freedom of Information Act requests to HUD seeking information about why corrective action was not taken sooner. Those requests are pending.

Federal housing officials announced at an April 10 meeting in Cairo that they would begin moving people from Elmwood and

McBride because they are no longer safe. HUD is providing every family with a tenant protection voucher, which subsidizes rent paid to a private landlord, but some people are upset that they cannot remain in Cairo because of a shortage of affordable housing. In response to past calls by citizens and city leaders that HUD rebuild housing in Cairo, federal housing officials have said they cannot because the economic conditions there make it impossible to attract a private developer to partner with the government. HUD says it is no longer in the business of developing public housing solely with federal taxpayer dollars.

Asked about Lewis' remarks, HUD spokesman Jereon Brown declined comment on behalf of the agency.

The HUD Office of Inspector General is presently conducting a review, at the request of Illinois U.S. Sens. Dick Durbin and Tammy Duckworth, of who knew what at HUD, when they knew it, and why they did not act sooner to protect the health and welfare of Cairo's families.

In a statement, Duckworth said she is pleased to hear Lewis' remarks of concern for the citizens of Cairo. "When John Lewis is on your side, it's a pretty good sign you're doing something right — Cairo's residents should be proud," she said.

[IL] U.S. Rep. John Lewis, an American icon of the Civil Rights Movement, reflects on the 1962 summer he spent in Cairo (The Southern, IL)
TheSouthern.com
(10/8/2017 7:12 AM, Molly Parker)
CAIRO — In the summer of 1962, a 22-year-old John Lewis and other young African-Americans knelt in prayer on the sidewalk in front of a "whites only" recreational facility as part of a peaceful demonstration effort aimed at integrating businesses and other public places in Cairo.

Danny Lyon, a Brooklyn native and then-University of Chicago student who hitchhiked to Cairo that summer, captured the poignant moment with Lewis, who would go on to become a longtime U.S. congressman from Georgia and American hero and icon of the Civil Rights Movement.

The image of the spiritual protest was shared around the nation throughout the 1960s as a poster with the words "Come let us build a new world together" inscribed at the bottom.

It came to symbolize a movement for racial reconciliation rooted in Christian brotherhood and Gandhi's philosophy of nonviolence — the principles upon which the Rev. Martin Luther King Jr. founded a movement and inspired countless people to action. That includes Lewis, who became a close friend to King and influential leader of the Civil Rights Movement in his own right.

Recently, that photo circulated widely again, this time on Twitter, as it was originally posted by Lewis, and then shared thousands of times by the congressman's social media followers. Though, with the countless retweets, there was little mention of Cairo, where it was taken — and where decades of civil rights violations against black residents of two public housing complexes has culminated in a current-day housing crisis. But more on that later.

After meeting Lewis in Cairo, and the two becoming friends, Lyon would go on to capture on film some of the most harrowing moments of the Civil Rights Movement with Lewis making sure Lyon, a white man, had the access he needed to do his job. In doing so, Lyon also played a part in helping to fortify a movement by gaining the nation's attention as his photographs spread.

For this and many other reasons, Cairo served a larger role in the Civil Rights Movement than just the historical footnote it often receives suggests.

[IN] USS Lead, EPA reach agreement to study groundwater, soil contamination (Northwest Indiana Times, IN)
nwitimes.com
(10/8/2017 1:50 AM, Sarah Reese)
EAST CHICAGO - One of the companies responsible for polluting the city's Calumet section will investigate groundwater contamination throughout the Superfund site bearing its name, and soil contamination at its former factory property under an agreement with the U.S. EPA effective Wednesday.

USS Lead will perform a remedial investigation and feasibility study, with work set to begin in spring, according to the Environmental Protection Agency. An EPA spokeswoman said the agency entered into the agreement with USS Lead on Sept.

Residents had been pushing EPA to expedite a groundwater study for the USS Lead Superfund site, but EPA's announcement this week was met with reservation. "We have concerns about USS Lead leading the RI/FS process, because we know from experience that financial considerations lead responsible parties to drag out the study process or cut corners," said Debbie Chizewer, an attorney at Northwestern University Pritzker Law School's Environmental Law Clinic. "EPA has a mission to protect public health and the environment and should be the lead on analyzing the human and ecological risks and developing the possible plans for remediation," she said.

Chizewer, who represents the East Chicago Calumet Coalition Community Advisory Group, said the CAG "Will be keeping a close eye on this process and pushing for protection of the entire Superfund site."

2 groundwater studies planned

EPA employees said at a community meeting in September they planned to begin two studies related to groundwater at the Superfund site.

The first, a study of whether groundwater could be contaminating residents' basements, is being funded with government money and is not subject to the agreement with USS Lead, EPA said. The agency said it will begin seeking residents this fall to participate in the study. The second, a wider remedial investigation and feasibility study, will be led by USS Lead but will require EPA approval, according to the agreement. USS Lead must submit its list of qualified contractors, subcontractors, consultants and laboratories, and designate a project coordinator within 30 days of the effective date.

The remedial investigation will involve collecting data to characterize site conditions, determine the nature and extent of contamination and assess the risk to human health and the environment. USS Lead contractors also will conduct testing to evaluate potential treatment technologies. Several cleanup alternatives will be evaluated as part of the feasibility study, which must use permanent solutions and alternative treatment and resource-recovery technologies to the maximum extent practicable, the agreement said.

[IN] NAACP To Help East Chicago Residents Test For Lead (Indiana Public Media)
Indiana Public Media
(10/10/2017 5:15 AM, Nick Janzen)
The NAACP will teach East Chicago, Indiana residents how to use lead testing kits this week. The training comes as residents continue to cope with lead contaminated soil and water.

The Calumet neighborhood in East Chicago is part of a federal toxic waste cleanup site contaminated with lead and arsenic. The neighborhood is also having a problem with lead leaching out of drinking water service lines.

The NAACP is partnering with Indiana State University and the Union of Concerned Scientists to teach residents how to use kits to test for lead in soil, air, and water. The NAACP's Denise Abdul-Rahman says it will also help school-aged children cope with a legacy of lead contamination.

"[It will] peak their consciousness and awareness," Abdul-Rahman says, and "give them tools, and to teach them some forms of empowerment."

Abdul-Rahman says the training is necessary because of a systemic failure of government at all levels to protect some of Indiana's most vulnerable residents.

The U.S. Environmental Protection Agency continues to remove lead contaminated soil from the neighborhood. And the Department of Housing and Urban Development recently approved the demolition of a lead contaminated housing complex which was forcibly evacuated over the last year.

[TX] How much has been raised for Harvey relief – and how's it being spent? (Texas Tribune, TX)
Texas Tribune
(10/6/2017 1:13 PM, Morgan Smith)

Between the federal government, the Red Cross and private charities, billions of dollars will be spent to help Hurricane Harvey victims in Texas. The Tribune is tracking how it's spent.

After Hurricane Harvey dumped up to 50 inches of rain on parts of southeast Texas and caused historic flooding, an outpouring of financial support and charitable contributions has flowed to Harvey-related causes. Almost a month and a half later, floodwaters have receded, leaving Texans in 39 counties to clean up rotting debris and destroyed homes. An estimated 1,100 people remained in eight different emergency shelters around the state earlier this week, and 62,304 Texas residents are still living in FEMA-paid hotel rooms. Two weeks after the category 4 storm made landfall, Congress approved a $15 billion federal aid package. Donors have given hundreds of millions more to the Red Cross and a host of Harvey relief funds: one started by Houston Texans star JJ Watt has pulled in $27 million, while the Rebuild Texas Fund, spearheaded by the Michael and Susan Dell Foundation, has raised $70.7 million.

"We are in that period where everyone is saying nice things and patting everyone on the back saying we understand your pain, we understand your needs, and sooner or later that's going to get back to dollars and how those are spent," Harris County Judge Ed Emmett said at a recent legislative appropriations meeting.

So how exactly is that money being used? Here's an overview of what's been spent at the state and federal level — and what hasn't.

Federal Funding: $15 billion

While lawmakers are expected to approve more money for disaster relief - Texas leaders on Thursday requested another $18.7 billion - the state won't get the full $15 billion because the money will be divided among the states and territories hit by hurricanes Harvey, Irma and Maria. About half of the money has gone to FEMA, which generally helps disaster victims take care of more short-term needs like food, water, medical care and temporary housing. The other half of the federal relief money flows through the U.S. Department of Housing and Urban Development to help finance long-term rebuilding. It's intended to fill in the gaps after individuals or government agencies have exhausted all other sources of relief. "We are the long-haul type responding agency, we aren't the first responder," said Brian Sullivan, a spokesman for the department. None of the $7.4 billion the department has received from Congress has arrived in Texas yet, and it will be a while until it does because of a complicated process of assessing needs and developing a spending plan that must be approved by multiple layers of government.

[TX] Officials have no details on housing relief (Victoria Advocate, TX)
Victoria Advocate
(10/9/2017 4:57 AM, Marina Riker)
After Hurricane Harvey, state and federal officials wanted to find new ways to help Texas' communities. They came up with several programs, including one that would fix apartment buildings and another to more permanently repair homes.

Government officials touted the relief programs as the first of their kind, designed to let local officials to take the lead.

But two weeks after the programs were announced, local officials don't have exact details about when Victoria residents could see help. Hundreds of people have been kicked out of damaged apartments, while others don't have the money to fix homes.

"It's kind of frustrating," said County Judge Ben Zeller. "But we're still waiting to get those answers and the details."

At the city level, Polasek said officials would consider waiving fees for trailer or RV parks used for temporary housing. Opening the city's RV park near Riverside Park also could be an option once repairs to the property are finished.

Meanwhile, Julie Fulgham, who oversees development for the city, said she was planning to talk with the U.S. Department of Housing and Urban Development about long-term housing programs. But she didn't have details about temporary housing relief such as trailers for people who lost homes.

"It's like nobody knows what is going on," Fulgham said. "And I think it's because they're trying to develop the programs."

[KS] Renovations coming to many properties in Wichita (KNSS-AM 1330, KS)
KNSS-AM 1330

(10/8/2017 10:32 AM, KNSS-AM 1330)
Up to $60 million is coming to public housing in Wichita and that means complete renovations for all public housing properties.

In 2012, the US Congress created the ability for public housing authorities to begin using private funding in addition to government funding. The United States Department of Housing and Urban Development (HUD) designed a program called the Rental Assistance Demonstration program.

In February, the Wichita City Council approved the Wichita Housing and Community Services Department's submission of four applications to be part of the Rental Assistance Demonstration program.

On Saturday, Wichita Housing and Community Services Department Director John Hall said that the applications have been accepted. Each of the city's 352 single family homes and multi-family units will be completely renovated.

The entire project should take between 18 months to two years

[KS] Wichita public housing to get up to $60 million renovation (KWCH-TV CBS 12 Wichita, KS)
KWCH-TV CBS 12 Wichita
(10/8/2017 7:57 AM, Devon Fasbinder)
VIDEO. WICHITA, Kan. (KWCH) Up to $60 million is coming to public housing in Wichita and that means complete renovations for all public housing properties.

"That's good news!" one resident of Greenway Manor says to John E. Hall, the Wichita Housing and Community Services Department Director.

"Yes, yes, yes!" he replies.

Greenway Manor is just one of two high rise buildings that coupled with two other garden style buildings make up the city's public housing for multi-family units. The authority also has 352 single family homes across the city. Every one will see a top to bottom renovation.

"This is the first time we've been able to do this," Hall said.

In 2012, the US Congress created the ability for public housing authorities across the country to begin utilizing private funding in addition to government funding. From there, the United States Department of Housing and Urban Development (HUD) designed a program called the Rental Assistance Demonstration (RAD) program.

Back in February, the Wichita City Council approved the Wichita Housing and Community Services Department's submission of four applications to be part of the RAD program.

Saturday, Hall said, he's announcing the applications have been accepted.

"This is one of our high rise buildings and it's for the elderly," Hall said as he stands in Greenway Manor. "So what the residents here will be able to see is a completely renovated building. So the elevators system, for example, will be completely brand spanking new. The flooring, the walls, we're going to basically take everything down and rebuild it more or less. We'll leave the structure itself here but we'll do a complete restoration of the building."

Hall said the entire project should take between 18 months to two years. He said the Wichita Housing Authority is still in very early stages of planning and has to take many steps before the renovations can happen. But he's moving quickly.

As for tenants, they'll go elsewhere during the renovations. But Hall said that'll all be taken care of.

[MN] West St. Paul apartment owner sued over bias against Army vet, his support dog (St. Paul Pioneer Press, MN)
St. Paul Pioneer Press
(10/10/2017 1:22 AM, Nick Ferraro)
The owner and manager of a West St. Paul apartment complex are accused of discriminating against an Army veteran by not

allowing him to keep his emotional-support dog.

The veteran filed a complaint with U.S. Department of Housing and Urban Development in 2015 alleging that Westview Park Apartments denied his request to keep the dog and that by doing so discriminated against him in violation of the Fair Housing Act. The complaint was amended in September to include owner James Tilsen and rental manager Deborah Brookins.

The veteran, who served tours of duty in Iraq and Afghanistan, receives disability benefits from the Veterans Benefits Administration for his major depressive disorder and also suffers from anxiety and post-traumatic stress disorder, according to an administrative charge HUD filed last month. His name has been redacted from the document.

The owner denied discriminating against the veteran and question the validity of his request.

Allowing people with disabilities to have assistance animals that perform work or tasks or provide disability-related emotional support is considered a reasonable accommodation under the Fair Housing Act, according to HUD.

The veteran moved into the apartment in February 2015 on a one-year lease and in August of that year asked the complex to permit him to have an emotional support dog. He provided a letter from "Sutherland Counseling," supporting his need for the animal, along with his own written statement describing his symptoms and need for the animal, according to HUD. He adopted the dog, a great Dane-golden retriever mix.

[AZ] The Most Wasteful Government Agency You've Never Heard Of (Reason Magazine)
Reason Magazine
(10/6/2017 2:08 PM, Christian Britschgi)
The Navajo Housing Authority brags on its website that it is "the largest Indian housing authority in the country", managing 8,500 housing units across Navajo nation in the southwestern American states of Utah, Arizona, and New Mexico. The NHA is also probably the most wasteful and scandal-ridden governmental entity in the United States today. Multiple media reports, governmental audits, and one investigation by the Office of Senator John McCain describe an agency that has received over $1.6 billion from the Department of Housing and Urban Development's Indian Housing Block Grant program, while delivering projects over-budget, years-delayed, or unfinished. According the NHA's 2011 estimates, the authority needs to build some 34,000 homes and significantly repair another 34,000 to address the Navajo reservation's chronic housing problems, something it says will cost nearly $9 billion.

Since 1998, NHA has received an average of $95.6 million a year from HUD to address these needs. Over the past decade, NHA has spent $803 million of program funds, and built 1,010 housing units in that time. That works out to about $723,000 for each new housing unit, or about the median home price in ultra-expensive Seattle. To top it all off, the NHA now has to pay back some $26 million to HUD for ten housing developments that it promised to build, but never completed, according to a settlement reached in September and first reported by AZCentral Wednesday. "The settlement follows years of costly and time-consuming litigation," said HUD spokesperson Elena Gaona in a statement to Reason, saying that the $26 million was the "largest enforcement action" ever taken against a recipient of IHBG funds. "The agreement will allow HUD and Navajo Housing Authority staff and members to focus on meeting the housing needs of Navajo families," Gaona says.

[HI] Caldwell Screws up Again: Lapsed housing funds fuel despair (Hawaii Free Press, HI)
Hawaii Free Press
(10/9/2017 4:54 AM, Honolulu Star-Advertiser)
Caldwell Screws up Again: Lapsed housing funds fuel despair

Here we go again. Unfortunately.

The city's fumbling of federal funds that could have helped with affordable housing has caused it to lose nearly $2.4 million in federal HOME money, and is putting another $7.5 million at risk. The failure to use these funds in a timely manner is galling enough, given Hawaii's homeless and housing crisis — but doubly so, coming a mere year after the U.S. Department of Housing and Urban Development (HUD) warned the city against its dysfunctional handing of federal grants.

In a scathing Aug. 26, 2016, audit, HUD's Inspector General took the city to task for questionable practices involving the acquisition of apartment complexes intended to boost the city's inventory of affordable rentals. Those practices put $15.9 million

at risk, and after months of back and forth, the city conceded to repay the federal agency $1.45 million….

This time around, millions of federal dollars lapsed, despite allocations being good for five years…..

In explaining the delays in spending the HOME and CDBG funds, city Managing Director Roy Amemiya cited missed deadlines due to working with private-sector partners.

[AK] With focus on hurricanes, erosion-threatened Alaska villages wonder if they'll get any help from Trump (Alaska Dispatch News, AK)
Alaska Dispatch News
(10/9/2017 4:56 AM, Nathaniel Herz)
As the federal government has turned its attention to hurricane recovery in the Southeast and Puerto Rico, residents of coastal Alaska villages are also facing the threat of flooding and erosion from fierce fall storms, amplified by rising sea levels and thawing permafrost.

But the government hasn't provided the same assistance to endangered Alaska villages as it has to Texas and Florida. And now a federal whistleblower is claiming that the Trump administration has halted progress in Alaska.

More than a 'little bit of attention'

Clement, the whistleblower, doesn't dispute that career employees at federal agencies are still functioning under the status quo.

The problem now, he said, is that unlike during Obama's second term, there's no one in Washington prodding the different federal agencies that coastal villages rely on for money to support relocation and climate change adaptation.

There's no dedicated stream of federal cash large enough to pay a village's full relocation costs, or their costs of protecting existing roads and buildings from climate impacts. Instead, they have to apply for individual grants from agencies like the Department of Housing and Urban Development, the Environmental Protection Agency and the Bureau of Indian Affairs.

"This is not the kind of issue where you can just pay a little bit of attention and see if you can redirect a million dollars," Clement said. "Federal agencies are not empowered to move resources until D.C. gets behind it."

One member of Alaska's congressional delegation, GOP U.S. Sen. Dan Sullivan, said in a prepared statement through a spokesman that he's pushing legislation to ease relocation for erosion-threatened villages, such as by speeding up federal permitting. But he also argued that the Obama administration never followed through on its own promises to assist remote Alaska villages.

Federal Housing Administration (FHA)

CIT agrees to sell $900 million reverse-mortgage portfolio (American Banker)
American Banker
(10/6/2017 5:31 PM, Kristin Broughton)
CIT Group in New York has reached an agreement to sell its reverse-mortgage unit, a source of many headaches for the company in recent months.

CIT agreed to sell the $900 million portfolio, along with its Financial Freedom reverse-mortgage servicing business, to an undisclosed buyer.

The terms of the deal, expected to close in the second quarter of 2018, were not disclosed.

Ginnie Mae

Issuers can combine hurricane exposure for relief aid: Ginnie Mae (National Mortgage News)
National Mortgage News

(10/6/2017 12:47 PM, Brad Finkelstein)
Ginnie Mae mortgage-backed securities issuers can aggregate their portfolio's exposure to areas hit by the three recent hurricanes to qualify its disaster relief program. Through pass-through advances from Ginnie Mae, issuers get delinquency and default relief for securitized loans in areas where the president declared a major disaster. "It makes an adjustment to our MBS guide's long-standing requirement that 5% of an issuers' book needs to be in a disaster-affected area in order to qualify for short-term liquidity assistance from us," said Ginnie Mae Acting President Michael Bright in a press release. "Today's change allows issuers to meet this 5% requirement using their collective exposures to Hurricanes Harvey, Irma and Maria. While we cannot alter the core, fundamental requirements for issuers in our program, these adjustments recognize that last month's confluence of disasters requires some extraordinary measures."

[Editorial note: consult source link for chart]

Mortgage exec pleads guilty to defrauding Ginnie Mae (Mortgage Professional America)
Mortgage Professional America
(10/10/2017 5:15 AM, Francis Monfort)
The president and founder of the now-defunct mortgage company Mortgage Security has plead guilty to charges that he defrauded Ginnie Mae of about $2.5 million.

Robert Pena pleaded guilty to one count of conspiracy and six counts of wire fraud.

The charges stem from Mortgage Security contracts with Ginnie Mae to pool eligible residential mortgage loans and then sell Ginnie Mae-backed mortgage bonds to investors. Under the contract, Pena's company would service the loans in the pools it created and was required by Ginnie Mae to provide regular reports about the pools.

Starting in 2011, Pena began to divert the money he received from borrowers. He deposited high-dollar, loan-payoff checks into bank accounts unknown to Ginnie Mae and diverted borrowers' escrow funds and mortgage insurance premiums. Pena then used those funds for personal and business expenses.

The scheme resulted in total proceeds of $2.5 million, which Ginnie Mae had to pay to investors whose investments it had guaranteed. In addition, Pena also provided false reports about the loan pools in an attempt to cover up his scheme.

The statutes under which Pena was charged provide for a maximum sentence of 20 years in prison, three year of supervised release, and a fine of $250,000 or twice the gross gain or loss.

US Senior District Court Judge Mark Wolf scheduled sentencing for Jan. 5, 2018.

[MA] Former mortgage executive pleads guilty to fraud charges (National Mortgage Professional)
National Mortgage Professional
(10/6/2017 1:18 PM, Phil Hall)
A former Massachusetts mortgage company executive pleaded guilty to defrauding the federal government of more than $2.5 million. Robert Pena, president of the now-closed Mortgage Security Inc. in Falmouth, Mass., admitted to six admitted to six counts of wire fraud and one count of conspiracy in federal court in Boston. According to Acting U.S. Attorney William Weinreb, "Beginning in 2011, Pena began diverting money that borrowers were sending to Mortgage Security Inc. Pena also attempted to cover up his scheme by providing false reports to Ginnie Mae about the status of the loans MSI was servicing." Pena used those funds for personal and business expenses, and also diverted borrowers' escrow funds and mortgage-insurance premiums for his own use. Pena, 68, will be sentenced on Jan. 5 and faces up to 20 years in prison.

Home Ownership

OMB Director Mulvaney calls for canceling NFIP's $16 billion debt (HousingWire)
HousingWire
(10/6/2017 4:33 PM, Brena Swanson)
The strength of the National Flood Insurance Program was put to the test after the devastating destruction from Hurricane Harvey, Irma and Maria, and unfortunately, it failed to hold up.

In a letter to the president, Office of Management and Budget Director Mick Mulvaney stated, "The recent hurricanes have inflicted projected losses of $16 billion. As a result, by the latter part of this month, the NFIP will have fully exhausted its financial resources and will be unable to pay claims."

Mulvaney continued: "Put plainly, the NFIP is not designed to handle catastrophic losses like those caused by Harvey, Irma, and Maria. The NFIP is simply not fiscally sustainable in its present form. To be sure, the NFIP requires immediate financial relief to fulfill its obligations to its policyholders, but the program must also be reformed to place it on a sound financial footing and to enable the private market for flood insurance to expand".

Heading into hurricane season earlier this year, the NFIP already was not on stable footing. Flood insurance, whether it's private or the national flood insurance program, has long struggled to gain attention over the years.

The devastating destruction of the recent hurricanes pushed the urgency for a solution to the program to the surface.

A budget neutral way to help low-income Americans pay for their rent or mortgage (The Hill)
The Hill
(10/9/2017 11:03 AM, Diane Yentel)
The tax proposal released by Republican leaders leaves out one way to spur economic growth and help Americans struggling to meet their rent or mortgage: directly reforming the mortgage interest deduction and reinvesting the savings into affordable rental housing for those with the lowest incomes.

The mortgage interest deduction (MID) is a $70 billion tax write-off that primarily benefits higher income households. Experts across the political spectrum agree that the MID is a wasteful use of resources that does not incentivize homeownership. Instead it encourages higher levels of debt, increases costs for everyone, and mostly benefits those with high incomes who do not need federal assistance to live in a stable home.

Lowering tax rates for millionaires and corporations without addressing the affordable housing crisis should be a non-starter. If our leaders are serious about boosting the economy and helping families thrive, they should use savings from tax reform to increase the supply of housing for those who need it most.

According to research from my organization, the National Low Income Housing Coalition, every state and community – rural, suburban, and urban – has a severe shortage of affordable rental homes for people with the lowest incomes. Nationally, there are only 35 homes affordable and available for every 100 extremely low income renters. A full-time worker earning minimum wage can afford a modest, one-bedroom apartment in only 12 counties.

As a result, 71 percent of the lowest income households –seniors, people with disabilities, families with children struggling to get by—pay more than half of their limited incomes on rent and utilities, with little left over for other basic needs, like food, health care, or savings for retirement or their children's education. These families are at a high risk of eviction, which destabilizes families and communities, and, in worst cases, results in homelessness.

Editorial: Scrap the mortgage interest deduction (Chicago Tribune, IL)
Chicago Tribune
(10/6/2017 7:58 PM, Editorial Board)
Home ownership is commonly regarded as a big part of the American Dream. But most adults know that pursuing some dreams can be too expensive to justify. The mortgage interest deduction, a subsidy to homebuying, is one of those. Curtailing or abolishing it should be a big part of any serious tax reform.

The real American dream is more about the broad prosperity and ample opportunity that derive from strong economic growth than it is about purchasing a house. Many Americans rent their dwellings, and the housing crash that helped cause the Great Recession made them glad they did. Some homeowners ended up in foreclosure. Many others found themselves trapped in homes that were worth less than they owed.

The deduction encourages home ownership by letting buyers deduct the interest they pay each year on their mortgages. But at this point, economists believe, it doesn't have much net effect. That's because the tax break has inflated home prices, largely if

not entirely offsetting the benefit.

Economists generally oppose the deduction, because it gives Americans an incentive to put their money into houses rather than other investments that would yield higher returns. It encourages people to buy more expensive homes and to take on more debt than they otherwise would. It drains money from other sectors of the economy and maximizes the impact of housing downturns. Again, the crash of 2008 was an awful lesson.

The deduction also robs the Treasury of tax revenue — a gaudy $70 billion a year. This is money that could be used to finance a simpler, more efficient tax code with lower rates. If the deduction remains intact, any attempt at reform will be limited in scope and value.

Middle-class homeowners may bridle at the idea of losing their biggest tax break. But most Americans get little or no benefit from the mortgage interest deduction. About 70 percent of filers can't make use of it, because they don't itemize their deductions.

4 Common Misconceptions Stopping Millennials from Owning a Home (U.S. News & World Report)
U.S. News & World Report
(10/6/2017 11:44 AM, Marietta Rodriguez)
Millennials have the same home ownership dreams as everyone else, but are confused about what it takes to get there.

The Truth About Weak or Bad Credit

The No. 2 obstacle cited by millennials for not buying a home is bad credit (behind lack of down payment), but just over half (56 percent) of all consumers have received a copy of their credit report and score in the past year. The rest of consumers have little idea of their credit profile.

Moreover, even if a millennial has less than perfect credit there are mortgage products available that can help him buy a home. These products have FICO credit score hurdles as low as 600, although most set the bar at 620 or higher.

Working with a U.S. Department of Housing and Urban Development-approved housing counselor to identify down payment assistance programs and mortgage products that are open to borrowers with a ding on their credit is a first step to truly knowing if weak or bad credit will prevent a millennial from buying a home.

Homebuying finances Should you rent or buy a home? (CNN)
CNN
(10/9/2017 11:02 AM, Sarah Szczypinsk, The Motley Fool)
Homeownership was once the cornerstone of the American Dream, but times are changing. More U.S. households are renting today than at any point in the last 50 years, according to a Pew Research Center analysis.

For many people, the comforts of home include a well-funded bank account -- and in some circumstances, renting can be more financially savvy than buying.

Ask yourself these questions as you make long-term housing decisions. You might find that renting is the better option.

1. How long do you plan to stay?

Whether renting or buying a home is the best financial choice usually comes down to one thing: timing. Finding an affordable home (and later making a profit on it) depends heavily on how long you plan to keep the property.

According to Zillow, for instance, the current home listing price in Bothell, Washington, is $698,448, and the average rental price is $2,500. Assuming a 20% down payment on a home purchase or a 5% annual increase in rental price, you'd need to own the home for at least two years before it becomes the better option.

Fannie Mae: Boomers won't own their home free and clear before retirement (HousingWire)
HousingWire
(10/6/2017 4:34 PM, Kelsey Ramírez)

While outright homeownership increased among Baby Boomers after the last recession, they still lag previous generations, and may never catch up, according to the Fannie Mae Economic and Strategic Research Group's latest Housing Insight Series.

At one end of the spectrum, older generations such as Baby Boomers criticize Millennials for waiting longer than their generation to buy a home, however even Boomers are failing to keep up with the pace set by the generation before them.

Baby Boomers are much less likely to own their home outright, that is - without a mortgage, than the generations before them, and probably won't be able to catch up before reaching retirement age.

"The leading edge of the large Baby Boom generation has reached retirement age with a greater likelihood of carrying housing debt, raising concerns about their retirement financial security," Fannie Mae's report stated. "The oldest Boomers, who were aged 65 to 69 in 2015, were 10 percentage points less likely to own their homes outright than were pre-Boomer homeowners of the same age in 2000.".

Outright homeownership picked up after the Great Recession, and the younger end of the generation is more likely to be close to previous generations with their rate of outright homeownership.

The chart below, which uses data from U.S. Census Bureau and the 2000 Census and American Community Survey, shows 26% of Baby Boomers aged 50 to 54 in 2015 owned their home outright, compared to 22% of homeowners of the same age in 2000. [Editorial note: CHART at source]

Despite this uptick, even the youngest Baby Boomers will likely not be able to pull up their outright homeownership rates to the level of previous generations. The relatively high incidence of housing debt among Boomer homeowners has the potential to strain their retirement finances.

Millennial mortgage problem: Down payments and expensive cities (USA Today)
USA Today
(10/9/2017 6:18 PM, Susan Shain)
3. Look into first-time homebuyer programs

Does 20% seem totally out of reach? It might be time to look into programs for first-time homebuyers. Here are two you might not have considered.

FHA loans: With the backing of the Federal Housing Authority, first-time homebuyers with credit scores of 580 or above might be able to put as little as 3.5% down. For buyers with credit scores from 500 to 579, that number jumps to 10%.

USDA loans: If you're buying a home in a rural area and meet credit and income requirements, you could purchase a home with no down payment through USDA loans.

You also could look into first-time homebuyer grants, which can significantly reduce the cost of a house.

One of the biggest national programs (besides VA loans for veterans) is Good Neighbor Next Door from the Department of Housing and Urban Development. With this grant, law enforcement officers, emergency medical technicians, firefighters, and teachers in "revitalization areas" can receive up to 50% off the list price of a home.

Mortgage Forgiveness and CEO Pay (Bloomberg)
Bloomberg
(10/6/2017 9:40 AM, Matt Levine)
Mortgage relief.

After the mortgage crisis, JPMorgan Chase & Co. entered into various mortgage settlements for eye-popping headline amounts. But these amounts consisted mostly not of cash paid to the government, but of "consumer relief," in which JPMorgan could get credit for forgiving or modifying mortgages in order to help struggling homeowners. Yesterday David Dayen reported at The Nation that some of JPMorgan's consumer relief came through the odd but efficient expedient of forgiving other people's loans: JPMorgan would sell mortgages to someone else, then it would "forgive" the mortgage and claim credit for the settlement, and

then the someone else would say, hey, what the heck, why do you get to forgive a mortgage that I own?

Now, this is bad. It's bad for the someone else who bought the mortgages: In this story, it's mostly a guy named Larry Schneider, who bought $156 million of JPMorgan mortgages for $200,000 (!), only to see JPMorgan drag its feet on the paperwork and forgive some of the mortgages that he'd already bought. (JPMorgan also collected some payments on those mortgages after it sold them, and told Schneider that it couldn't forward the payments "because of an internal accounting practice that was 'not reversible,'" which I may try out as an excuse for not paying my mortgage sometime.) It's bad for the homeowners: They got letters from JPMorgan saying that their mortgages were forgiven, but then later they found out that in fact their mortgages were not forgiven because JPMorgan didn't own them in the first place. (At least in some cases, when JPMorgan found out about the error, it bought back the mortgage and really did forgive it.) And it's bad for the justice of the mortgage settlement: If JPMorgan is getting credit for forgiving mortgages it didn't own, then it is not really being punished for its misdeeds, but putting the costs of them on innocent third parties.

[NY] GLYNN: Collins predicts compromise in tax issue (Niagara Gazette, NY)
Niagara Gazette
(10/6/2017 7:18 AM, Don Glynn)
An area congressman has been in the national spotlight for his firm stand on the sweeping tax code changes proposed in Washington.

Rep. Chris Collins, R-Clarence, whose 27th District includes a section of Niagara County, said Tuesday he still is optimistic that some accommodation will be made for the state and local tax deductions so it (SALT) won't be repealed.

Collins told a reporter he believes that a compromise will be reached that would not penalize the middle-income taxpayers in high-tax states (e.g. New York). He added that House Majority Leader Kevin McCarthy had assured him of that outcome.

In those states where taxpayers generally get hit the hardest, some federal lawmakers have warned that their constituents would be paying more if the SALT deduction is wiped out. In filing their state and local taxes, nearly 35 percent of New York residents now claim those taxes on their federal returns.

[NJ] Mine Hill affordable housing project back on track (Randolph Reporter, NJ)
Randolph Reporter
(10/10/2017 3:26 AM, P.C. Robinson)
MINE HILL TWP. – Morris Habitat for Humanity plans to return before the planning board next month with a new, improved plan for its proposed 4-unit affordable housing project on Randall Avenue.

Blair Schleicher Bravo, CEO of the Randolph Township-based non-profit agency, said Sunday a meeting with Mayor Sam Morris and Engineer Paul Sterbenz was "productive," and expected the re-submitted application to be heard by planners on Monday, Nov. 6.

Bravo said the self-contained subdivision will contain four single family homes that will be "repositioned to face the driveway."

The new design, however, will allow the project to keep one of two existing homes on the property as was initially planned.

[MS] 4 new Habitat for Humanity homes on a blighted street (WDAM-TV NBC, MS)
WDAM-TV NBC
(10/7/2017 2:33 AM, Marsha Thompson)
Greenview Drive in south Jackson is full of abandoned, boarded-up houses and they continue to deteriorate. Habitat has acquired 31 of the abandoned properties on Greenview drive. The street with the rundown reputation is transforming. Thanks to HUD and the city of Jackson, no profit sales with zero interest loans make it possible. "We help them become financially literate, we teach them how to do home repairs," said Executive Director Merrill McKewen. "We work with them on how to be part of a neighborhoods association and they truly own this home and they begin to care about this street." With the keys to the 4 new houses, the families have mortgages and pay taxes and insurance.

[NV] 7 indicted in Las Vegas in alleged foreclosure bribery scheme (Las Vegas Review-Journal, NV)
Las Vegas Review-Journal

(10/6/2017 12:16 PM, Mike Shoro)
A former director of a Nevada nonprofit dealing with distressed housing and six others have been indicted in federal court on bribery-related charges, the U.S. Department of Justice announced Thursday.

The 14-count indictment unsealed Wednesday in Las Vegas accused the six other defendants with bribing 50-year-old Sergio Barajas, a former director of community development for the National Community Stabilization Trust in exchange for influence within the organization.

They were identified as Alan Cassell, 47, of Chula Vista, California; Elena Millner, 40, of Boerne, Texas; Benjamin Stuelke, 35, of Anaheim, California; Art Acosta, 55, and Michelle Acosta, 33, both of Anaheim Hills, California; and Ernesto Garcia, 45, of Upland, California.

All seven were charged with conspiracy to commit bribery and bribery involving programs receiving federal funds, according to a news release. The release said Stuelke and Garcia were also charged with bank fraud.

The Department of Housing and Urban Development Office of Inspector General is continuing to investigate the case.

[NV] 3 Anaheim residents, 1 Chino resident facing federal charges for alleged mortgage bribery scam (San Bernardino County Sun, CA)
San Bernardino County Sun
(10/6/2017 4:48 AM, Sean Emery)
Three Anaheim residents and a Chino man are among seven defendants facing bribery allegations tied to a Nevada nonprofit created to deal with the national housing foreclosure crisis. According to an indictment unsealed this week at a federal courthouse in Las Vegas, Anaheim residents Benjamin Stuelke, 35, Michelle Acosta, 33, and Art Acosta, 55, are facing fourteen felony counts, including conspiracy and bribery concerning programs receiving federal funds. The indictment centers on the National Community Stabilization Trust, a Nevada-based nonprofit created in 2008. Sergio Barajas, 50, of Chino, served as director of community development for the nonprofit and was tasked with helping oversee more than $10,000 in federal grants the organization received each fiscal year between October 2010 and September 2015. Federal prosecutors allege Stuelke, Art Acosta and other co-defendants paid Barajas more than $300,000. In return, the indictment alleges, they received hundreds of foreclosed homes and made millions from reselling the residences. The indictment comes after an investigation by the Office of the Inspector General for the U.S. Department of Housing and Urban Development.

[OR] Spurred by rising rents, Latinos buy thousands of homes in Portland, suburbs (Portland Oregonian, OR)
Portland Oregonian
(10/6/2017 9:17 AM, Janaki Chadha)
Yareli Flores was 10 when her family came to Portland from Mexico. She, her mother and two brothers lived in a Northeast Portland apartment and struggled to get by. Buying a home wasn't within reach, she says.

In May, Flores, now 32 with a 1-year-old daughter of her own, bought her first home — a three-bedroom just east of the Portland city line in the Centennial School District. There's a yard and good grocery stores nearby. No landlord to answer to. Owning the home, she says, is a special feeling.

Flores' new neighborhood has seen an increase in Latino-owned homes in recent years. It's a rare area in which the homeownership rate for Latinos is on par with that for whites. The Census Bureau pegs both at about 67 percent.

The rise in Latinos buying homes in areas like Centennial is part of a larger trend: Amid Portland's affordable housing crisis, Latinos have managed to buy a lot more homes around the metro area.

[CA] Judge Rejects Orange County Mortgage Swindler's Request For Leniency (Orange County Weekly, CA)
Orange County Weekly
(10/9/2017 6:26 PM, R. Scott Moxley)
Orange County white collar swindler Kevin Frank Rasher hoped he'd receive a punishment of no more than 41 months in prison for defrauding 516 financially-distressed Southern California homeowners, but U.S. District Court Judge Josephine Staton didn't believe that requested time fit the crime.

Inside the Ronald Reagan Federal Courthouse in Santa Ana, Staton ordered Rasher, a 46-year-old resident of upscale Coto de Caza, to spend 97 months in federal custody and then undergo supervised probation for three more years upon his release.

That punishment represents the maximum possible punishment according to sentencing guidelines available to the President Barack Obama-appointed judge, who agreed at a Sept. 29 hearing with U.S. Department of Justice prosecutors that Rasher's financial crimes targeted particularly "vulnerable victims" and thus deserved a greater loss of freedom.

Using Youtube and Internet sales pitches from 2011 to March 2016, the defendant claimed he could reduce peoples' mortgage payments, directed targets to send monthly checks to him as a middleman negotiator for modified deals and, instead of working with lenders, deposited more than $2.4 million of those funds into his personal bank accounts.

Part of Rasher's ruse involved falsely portraying himself as a licensed attorney as well as an official with the U.S. Department of Housing and Urban Development (HUD), and using HUD in the name of one of his fraudulent websites, according to DOJ officials.

[PR] Helping Puerto Rico will take time (Miami Herald, FL)
Miami Herald
(10/6/2017 9:11 AM, Staff)
More than two weeks after Hurricane Maria made landfall in Puerto Rico, Congress and the Trump administration still don't seem to realize the magnitude of the disaster or what it will take to restore normal conditions on the stricken U.S. territory. The response has been slow and the level of relief has been inadequate. President Trump hardly improved things in a brief visit to the island last week. He told local officials they should be "very proud" that hundreds of people didn't die after Hurricane Maria as they did in "a real catastrophe like Katrina." Puerto Rico is experiencing an all-too-real catastrophe, a nightmare for nearly all of the 3.5 million American citizens on the island. Most of them are living in squalid conditions with no immediate prospects for improvement. Relief is being parceled out in small doses because of logistical challenges and the overwhelming needs.

The day after the president's remarks, the death toll rose from 16 to 34 and was expected to keep going up. But it's not about the body count. It's the scale of this awesome disaster and the off-the-mainland location that makes previous relief and recovery efforts seem easy by comparison. Maria inflicted sweeping devastation on Puerto Rico.

It's a humanitarian crisis, a public health crisis, a financial crisis, a housing crisis, and much more. Mr. Trump and his Cabinet must make it clear that this is an emergency requiring a sustained effort on the part of every relevant agency of government. That includes the Defense Department to provide security, FEMA to lead individual aid efforts, the FAA to ensure air transportation safety, HUD to offer temporary housing and shelter, and so on down the line.

Affordable Housing

As high earners push up rents, fewer options for others (CBS MoneyWatch)
CBS News
(10/6/2017 5:15 AM, Rachel Layne)
The rent for many Americans is still too damn high, according to a new analysis of 53 metropolitan areas.

Nationally, 46 percent of households, or more than 12 million families and individuals, were "rent-burdened" in 2015, New York University's Furman Center said in the report. A rent-burdened household is defined as one in which more than 30 percent of income (before taxes) goes toward paying the rent.

The percentage of Americans who are spending more on rent has risen sharply in recent decades. In 2000, 36 percent of households were considered rent-burdened, while the latest figure is nearly twice the rate from 1970, when about a quarter of households struggled, according to the analysis, which is based in part on the most recent available federal data.

Although the share of rent-burdened households has dipped 1.2 percentage points from 2012, that drop may not represent good news for most renters. Here's why: The study shows that growing numbers of better-educated, higher earners are choosing to rent instead of buying a home, especially in faster-growing cities. That changes the overall income profile of who is renting.

The Rich Are Driving Up the Rent (Bloomberg)
Bloomberg
(10/6/2017 5:15 AM, Patrick Clark)
Renting in the U.S. is getting more affordable—because the renters are getting wealthier. Where do you fit in?

Following the Great Recession, the cost of rental housing took a growing bite out of U.S. household budgets, as increasing demand for rental units pushed up prices. Now the share of households considered burdened by high rents is falling, according to a report from New York University's Furman Center for Real Estate & Urban Policy.

That's good news. But the dynamics driving improved affordability are a mixed bag.

One reason for the shift is that wealthier families are increasingly likely to rent, allowing landlords to raise prices without raising the risk that their tenants won't pay. As the chart shows, the number of households that spend 30 percent of their income on rent (considered cost-burdened) and the share that spend half their income on rent (considered severely cost-burdened) are still historically high.

Twenty-one percent of households earning at least 120 percent of the area median income rented in 2015, up from 15 percent in 2006; families with children and households where at least one member has a bachelor's degree also became more likely to rent over the course of the decade.

[ME] Belfast's push to boost apartments, control short-term rentals concern Airbnb hosts (Bangor Daily News, ME)
Bangor Daily News
(10/9/2017 8:52 AM, Nick McCrea)
Faced with a critical shortage of year-round rental units, Belfast officials are weighing a series of sweeping changes to boost the number of apartments in the city, but one of those concepts, still in its early stages, has raised concerns among some of the city's Airbnb hosts.

Airbnb is a web-based service that allows people to rent a place to stay directly from "hosts" who own the property. Other websites, such as HomeAway, offer similar vacation rental services.

Belfast is home to more than 60 Airbnbs, ranging from oceanside cottages and stately former sea captain homes to spare bedrooms and renovated basements at the host's house. One listing features a secluded one-room yurt with an outhouse.

The nightly rental rate for these rooms often fall well below those of area hotels, especially during the busy summer tourist season. The bulk of Airbnbs in Belfast fall between $50 and $140 per night, according to listings.

[MA] Peabody Properties awarded $16.8 million toward construction of 98 Essex (New England Real Estate Journal)
New England Real Estate Journal
(10/6/2017 6:50 AM, Staff)
Full-service real estate and property management firm Peabody Properties has received a commitment from the state Department of Housing and Community Development in the amount of $16.8 million toward construction of a new family housing project. The Haverhill project award, presented by governor Charlie Baker, is one of 25 projects in 17 communities statewide to receive housing subsidy funds and additional state and federal tax credits; in total the Baker-Polito administration and the DHCD have committed a total of $72 million for the creation, rehabilitation, and preservation of 1,970 housing units across the Commonwealth, including 402 units reserved for very low-income families and families making the transition out of homelessness. To be known as 98 Essex, the new project is being constructed through the partnership of Peabody Properties, Inc. and the Affordable Housing and Services Collaborative, Inc.

It will entail the adaptive reuse and historic renovation of the former Shoe and Leather Associates building located at 98 Essex St.; the building is also situated within both the L.H. Hamel Leather Company Historic District and the city's Downtown Smart Growth Overlay District. When completed, 98 Essex will feature 62 affordable and workforce housing apartments, with 7 apartments reserved for households earning less than 30% of the area median income, and six apartments at workforce/market rate. Total cost of the Haverhill project is estimated at $25 million; in addition to the recently awarded $16.8 million from DHCD, 98 Essex will be funded by the city, the North Shore Consortium and the Massachusetts Housing Authority.

[NY] Here's How Trump's Tax Plan Might Hurt New York City (DNAinfo New York, NY)
DNAinfo.com
(10/6/2017 11:11 AM, Amy Zimmer)
MANHATTAN — Many New Yorkers — except perhaps the superrich like Donald Trump and his family — may not fare exceptionally well under the president's proposals to cut taxes, most experts agree.

However, it's hard to understand the potential impacts of Trump's plan, which is little more than an outline, leaving many details to be filled in by Congress.

The framework states it "extends economic opportunities to American workers, small businesses, and middle-income families," but New Yorkers could suffer if the Trump administration follows through on its plan to remove deductions for state and local income and property taxes from federal tax returns.

Critics have said this plan rehashes Reagan-era trickle-down economics. Supporters believe the cuts will help grow the economy.

Watchdogs warn that the city's affordable housing plans could be in jeopardy because of cuts to tax-exempt bonds that finance such projects. Many worry that budget reductions would follow the tax cuts, which means that services, from the subways to children's health care, could suffer even more.

[NY] Thousands slam Mayor de Blasio's affordable housing plan in City Hall rally (New York Daily News, NY)
New York Daily News
(10/8/2017 5:32 PM, Erin Durkin)
Thousands of senior citizens, NYCHA residents, teachers and church parishioners turned out in the pouring rain Monday to call out Mayor de Blasio for falling short on his pledge to make housing in the city affordable to New Yorkers.

Congregants from churches around the city, organized by the Metro Industrial Areas Foundation, packed the block outside City Hall to push the mayor to get behind their own plan — which includes building 15,000 apartments for seniors on vacant NYCHA land.

"We will be confrontational with the mayor. We will be wherever he shows up," said Rev. Daryl Bloodsaw of the First Baptist Church of Crown Heights, Brooklyn.

De Blasio was invited to the rally, but was marching at the time in the Columbus Day parade — where he was met by boos from parade goers over his refusal to rule out removing a statue of Christopher Columbus at Columbus Circle.

[NY] Pushing New Affordable Housing Plan, Activists Plan Massive City Hall Rally (Gotham Gazette, NY)
Gotham Gazette
(10/7/2017 4:43 AM, Samar Khurshid)
As elected officials and candidates march in the annual Columbus Day parade on Monday, a separate gathering of members of church congregations, senior centers, schools, and homeowners associations will convene outside City Hall to present an affordable housing plan that they believe is a viable alternative to Mayor Bill de Blasio's current program. The coalition of Metro Industrial Areas Foundation and East Brooklyn Congregations plans to lead 5,000 people in the rally on Monday to push the mayor to adopt their proposal. "Monday is about a plan that we have vetted and that we think is the right plan for the city," said coalition leader Reverend David Brawley, the pastor of St. Paul Community Baptist Church, in a phone interview Friday. Brawley and his partners recently confronted de Blasio about their plan at a town hall in East New York, just after having presented the plan to him three days prior, at which time the mayor said he had already said he hoped to have an answer by the time of their Columbus Day rally and was sticking to that answer.

The proposal hits on key criticisms of the de Blasio administration's approach to affordable housing: that it doesn't go far enough, especially with regard to the poorest and neediest New Yorkers. The proposal envisions creating 15,000 units of senior housing on underutilized NYCHA land and vacant city-owned lots within four years. That, in turn, would free up space in NYCHA developments to house 50,000 people who currently sit on waitlists or live in shelters, according to the plan, which includes detailed development costs and financing mechanisms for deeply affordable housing, including more city subsidies. Aside from the housing plan, the advocates will also push the city to criminally prosecute predatory landlords. The coalition is also calling for "top-to-bottom rehabilitation" of NYCHA developments to ensure that public housing residents live in quality homes.

[Editorial note: consult source link for additional information]

[NY] Thousands march on City Hall to demand more action on affordable housing (Politico)
Politico
(10/9/2017 8:00 PM, Arimeta Diop)
Thousands turned out in the rain Monday for a march and rally on City Hall to demand Mayor Bill de Blasio address their concerns over affordable housing and gentrification.

Community-based and church organizations like East Brooklyn Congregations and Metro IAF were among the lead organizers of the rally, voicing concerns about the mayor's affordable housing plan and long-held fears of displacement from typically low-income neighborhoods. The group was also joined by City Comptroller Scott Stringer and Rep. Hakeem Jeffries.

But the main thrust of speakers were religious and community leaders from the neighborhoods who they say are the most threatened by rising rents and rapid development.

"New York City needs leaders who have creativity, who have commitment and who have courage," said Rev. Patrick O'Connor, head pastor of First Presbyterian Church in Jamaica. "When we met with the mayor of the city of New York, the mayor ringed his hands and told us he wasn't sure there was much he could do. Do you believe him?"

[NY] Thousands call for more affordable housing for seniors (WPIX-TV PIX 11, NY)
WPIX-TV PIX 11
(10/9/2017 8:06 PM, Ayana Harry)
Thousands of New Yorkers rallied in the rain outside City Hall Monday afternoon calling for more affordable housing for senior citizens.

The protest was coordinated by Metro Industrial Areas Foundation, a coalition of city churches. Metro IAF says they suggested a plan to Mayor Bill de Blasio that would transform underutilized public housing areas into 15,000 affordable apartments for senior citizens - but the mayor would not consider the plan.

"The comptroller has told us it would work, but the mayor won't talk to us," said Brother John of St. Thomas Episcopal Church.

Public Advocate Letitia James also attended the protest.

"To have the mayor just reject it out of hand and not give them serious consideration is really a disrespect to all these men and women of faith," she said.

[Editorial note: VIDEO at source].

[NY] Thousands rally outside city hall to demand more affordable housing (Time Warner Cable News - Northern NY)
TWC News - Northern NY
(10/9/2017 5:49 PM, Amanda Farinacci)
Thousands came together at City Hall on Monday, calling on Mayor Bill de Blasio to build more affordable housing and punish slumlords.

More than 5,000 people demonstrated, many of whom said the mayor needs to fulfill a campaign promise from four years ago to increase access to safe affordable housing.

Some said they are forced to pay about 30 percent of their income to live in substandard conditions.

"We're here today from a community of people in churches fighting for our rights and what he promised us. You can't promise and not follow through," said one demonstrator.

[NY] Holding de Blasio to his affordable housing promise (New York Daily News, NY)
New York Daily News

(10/8/2017 6:27 AM, Harry Siegel)
Four years ago, New Yorkers elected Bill de Blasio mayor after he told a two-cities tale about too many of us being priced out of our homes and hometown.

One term in, rents are still rising even as he's on pace to fulfill his hugely ambitious promise to save or create 200,000 affordable units over 10 years. As de Blasio glides to reelection - talking about being open to new ideas, but not yet walking that walk - New Yorkers are still being priced out, and ever further out. Bed Stuy, Bushwick, Brownsville.

"What de Blasio is doing hasn't yet stabilized neighborhoods," Rev. David Brawley of St. Paul Community Baptist Church in East New York told me earlier this week. "Where there's a fire, the only thing you want to know is: 'Did my house get saved?'".

"A fire commissioner doesn't get a pass for saying how much water he used, and how hard he tried. It should be no different with what's happening to our city, and our homes."

Brawley had been telling me about the hour-long meeting he'd attended the previous Friday with de Blasio, along with a dozen other leaders of Metro-IAF, the group founded by community organizer Saul Alinsky and with a legendary pedigree of actually building affordable housing here.

That pedigree goes back decades - to when abandonment and arson had left the city littered with lots and land - and includes the Nehemiah houses first proposed by planner and builder I.D. Robbins in his Daily News column. The group was at Gracie Mansion to try and reset its relationship with this mayor, who's hewed to a more political, top-down and perhaps less constructive left-wing model of 10-year plans and grand pronouncements accompanied by exhausting lists of co-signers meant to demonstrate overwhelming support. It's a style that often leaves actual builders looking in from the outside, and community members irritated by official pronouncements of progress even as their rents keep rising.

[NY] Islip approves LGBT housing plan (Long Island Business News, NY)
Long Island Business News
(10/6/2017 12:21 PM, David Winzelberg)
The Islip Town Board last week approved the first-ever LGBT senior citizen housing complex in the New York metro area.

The proposed 70,000-square-foot, $30 million development will bring 75 rental apartments to a 2-acre site on the corner of Park Avenue and Mechanicsville Road in Bay Shore, just down the block from the Bay Shore Long Island Rail Road station. The project, first pitched four years ago, has a new developer, Levittown-based D&F Development, which is working in concert with the Long Island LGBT Network and the Long Island Housing Partnership.

The apartments will be restricted to people, aged 55 and over, who meet the income eligibility requirements with annual incomes of roughly $35,000 to $85,000. Consisting of mostly one-bedroom apartments and a few two-bedroom units, rents will range from $1,000 to $1,600 per month.

The four-story complex will feature a new 8,000-square-foot LGBT community center on the ground floor, replacing the existing 4,200-square-foot community center that's been in Bay Shore for the last 15 years.

[NY] Affordable-housing project brings jobs for Newburgh residents (Middletown Times Herald-Record, NY)
Middletown Times Herald-Record
(10/9/2017 6:58 AM, Leonard Sparks)
CITY OF NEWBURGH – Seven years ago, Maurice Diggs walked four miles from his home on Liberty Street in the City of Newburgh to the construction site for Mason's Ridge, the New Windsor affordable-housing development where Libolt & Sons served as general contractor.

At the time, he had been jobless for two years while trying to support two children. He was told to come back the next day and begin work as a laborer.

"I was in desperate need of work," said Diggs, who has been with Libolt & Sons ever since.

Creating jobs for other Newburgh residents desperate for work is one goal of a Newburgh Community Land Bank-driven project

taking shape in Newburgh's East End.

Affordable-housing developer RUPCO is turning 15 long-vacant properties into dozens of affordable apartments, and using Libolt as general contractor.

[NY] Jamaica: Over 300 new apartments coming to downtown Jamaica (Times Ledger, NY)
Times Ledger
(10/9/2017 4:47 AM, Naeisha Rose)
Greater Jamaica President Hope Knight believes the apartment complex and the shopping space will bring new residents and consumers to the area.

"Our goal for the development of the site is to facilitate a project that addresses the needs of the community, creates jobs and brings activity to the eastern part of the district," Knight said. "We are confident that BRP and Wharton will create a project that will support the growing population and volume of daily shoppers that is at an all-time high."

This is the second development project for the real estate firm BRP in Jamaica. The company's co-founder and managing partner, Meredith Marshall, is already in the process of building a private affordable housing and mixed-income apartment complex called "The Crossing at Jamaica Station." It cost $407 million and is across from the AirTrain Station at 93-01 Sutphin Blvd., Jamaica, according to GJDC.

The 773,000-square-foot project will have 669 units and is projected to create 4,000 construction jobs before it is completed in 2019, according to GJDC.

"Jamaica is primed to be a premier hub in Queens — combining housing, retail and transportation — and we are pleased to support its continued development with our second Jamaica project," Marshall said. "We are working closely with the Greater Jamaica Development Corporation, helping to bring needed mixed-income, affordable housing to the area. This project will strengthen our relationship and ensure we are developing in Jamaica based on the needs of the community."

[NY] Downtown Brooklyn's BRIQ Nears Completion and Launches Affordable Housing Lottery (CityRealty, NY)
cityrealty.com
(10/10/2017 1:33 AM, Michelle Mazzarella)
As Downtown Brooklyn's BRIQ (237 Duffield Street) nears completion, an affordable housing lottery has launched for 22 units in the 23-story, 105-unit rental. One studio, 18 one-bedrooms, and three two-bedrooms are open to applicants earning 60% of the area median income. The deadline is Thursday, November 30, and our blog 6sqft has more information about the lottery here.

When BRIQ is completed, apartments above the 21st floor will have terraces. Building amenities will include bike storage and a laundry room. The building is located around the corner from the Hoyt Street subway stop, as well as a short walk away from the Jay Street MetroTech and DeKalb Avenue stops for an easy commute.

BRIQ is the latest in a wave of recent residential and commercial development in Downtown Brooklyn. City Point Brooklyn, the neighborhood's largest shopping center and host to Trader Joe's, Alamo Drafthouse Cinema, and DeKalb Market Hall, recently opened a block away. Across the street, Offerman House (249 Duffield Street) just started leasing from $2,725/month (net effective). Hub (333 Schermerhorn Street), Brooklyn's tallest residential building, will open soon.

[NY] Standard Buys Polyclinic Apts for $110.3M in Affordable Housing Preservation Play (CoStar Group News)
CoStar Group News
(10/9/2017 7:05 PM, Diana Bell)
Deal Guarantees Property Will Remain Affordable Housing for Next 30 Years

Purchasing Polyclinics Apartments marks the sixth transaction to preserve affordable housing that Standard Communities says it has closed this year without using public funds, totaling 1,025 apartment homes. Its parent company, Standard Property Co., owns more than 50 retail spaces and 10,000 residential units across the county, more than 7,000 of which are maintained as affordable housing.

Originally built as a hospital in the 1930's, the 11-story, 164,285-square-foot building was converted to multifamily units in 1979

and is comprised of one-, two- and three-bedroom apartments.

Of the 151 units at the building, 150 will be kept for low-income families. Those units will be covered under the U.S. Department of Housing's (HUD's) project-based Section 8 Housing Assistance Payments contract, which caps tenants' rental payments to 30 percent of their income. Standard Communities said in a release that the U.S. Department of Housing (HUD) assisted with many aspects of the transaction.

"Providing the tools that leverage private capital to preserve affordable housing represents the kind of effective public-private partnership that Secretary Carson and this administration have championed," noted Lynne Patton, HUD regional administrator for New York and New Jersey. "[The deal] will guarantee 150 affordable units in one of the nation's most expensive rental markets for years to come."

[NY] De Blasio Expands Affordable Housing, but Results Aren't Always Visible (New York Times)
New York Times
(10/6/2017 5:15 AM, J. David Goodman)
The four-story building sits on a quiet street in Brooklyn, across from a church and an arts school. Eight apartments, front and back, two on each floor.

The building, near the boundary of Clinton Hill and Bedford-Stuyvesant, has gone through incarnations as a rental, then a tenant-run cooperative, then a rental again. The most recent change brought a handful of new tenants, lured not by a landlord seeking to profit off the neighborhood's gentrification, but by the promise of affordability.

The building is a small part of what Mayor Bill de Blasio has called the most ambitious affordable housing plan in the city's history. Its eight apartments are counted toward Mr. de Blasio's goal of preserving or creating 200,000 units of housing in which rents are regulated by 2024.

For much of his first term in office, Mr. de Blasio, a Democrat, has made affordable housing a centerpiece of his agenda — highlighting it in his State of the City addresses and calling it the No. 1 issue on the minds of New Yorkers. In July, he heralded a numeric accomplishment: 77,651 units financed so far.

[NJ] Affordable housing emerges as key issue in Jersey City election (Jersey City Journal, NJ)
Jersey City Journal
(10/6/2017 7:02 AM, Terrence T. McDonald)
Alison Jackson was disappointed.

Jackson, 42, was at the Landmark Loew's Jersey Theater on a recent Saturday morning to ask candidates seeking the Ward C City Council seat about their plans to make Jersey City more affordable. A student advisor at a New York City university who lives on Tonnelle Avenue, Jackson said the prices at many of the new developments in Journal Square would force her to shell out more than 50 percent of her income on rent.

After hearing from the council hopefuls, she told The Jersey Journal their answers showed they do not understand the enormity of the affordability problem facing the city and don't seem to have plans to address it.

"I understand they're politicians and can't commit to anything. I know they need to make comprises, yada yada," she said. "But I was a little disappointed that they couldn't give me a concrete answer on what's happening right now, because that told me they're not fully familiar with what the current situation is."

[NJ] N.J. shifts affordable housing funds beyond state's inner cities (NJ.com, NJ)
NJ.com
(10/9/2017 8:07 AM, Ted Sherman)
TRENTON--New affordable housing in New Jersey has long been planted, in large part, in communities where there are poor people.

But in a major change, the Christie Administration has begun steering more funding for low-income projects beyond just the urban neighborhoods of the state's largest cities.

Earlier this summer, the Housing and Mortgage Finance Agency awarded $39.8 million in tax credits for low-income housing projects, earmarking 60 percent of those funds for proposed developments beyond Newark and Camden, officials said.

The credits, which will help finance 2,178 new housing units for working families, senior citizens and residents with special needs, were awarded to 29 projects in 14 counties across the state.

[SC] Affordable housing: The ultimate stabilizer for families (Greenville Online, SC)
Greenville Online
(10/6/2017 10:34 AM, Deb Long)
Greenville has experienced significant growth in the last few decades and most recently in the last 10 years. As a result of public and private leadership, Greenville has become stronger, more vibrant and more prosperous.

These changes have positioned Greenville as a transformational leader as it has accomplished what few American cities ever do. In light of these significant achievements, Greenville's evolution has surfaced a set of issues which is exacerbating the quality of life for those living in poverty.

The growing popularity of downtown Greenville is placing increased pressure on low wealth residents as neighborhoods experience rapid gentrification. Rising home prices and rents are pushing individuals and families out of the city center. This leads to a complex set of challenges known as the social determinants of health. Economic stability, education, food, environment and health care, influence health outcomes such as life expectancy , mortality, morbidity, including health status and health care costs.

The availability and affordability of housing plays an important role in stabilizing lives. Housing is an indicator of well-being, mental and physical health. Stable affordable housing reduces stress, improves health outcomes and frees up money for essentials such as food, transportation and health insurance. An abundance of research on neighborhoods, housing and health indicates that once stabilized in affordable housing, costs to health care systems are lower and primary care visits increase. Emergency department visits go down, as well, indicating that integrated health services are a key driver of health care outcomes.

[SC] Boeing helping to bring tech-centric learning to three North Charleston schools (Charleston Post & Courier, SC)
Charleston Post & Courier
(10/6/2017 6:43 AM, Paul Bowers and Brenda Rindge)
Tim Keating, Boeing's senior vice president of government operations, said the company's investment in Liberty Hill will continue to offer STEM education to North Charleston area students, "who, one day, will be STEM-ready and qualified candidates to meet the needs of the growing South Carolina business sector."

With the agreement signed and workforce development in place, organizers will focus on the next component, affordable housing, Rivers said. The community has more than 240 vacant tracts, he said. About 160 homes are owner-occupied, and another 100 are lived in by non-owners.

"Frankly, that sets Liberty Hill up to be gentrified, and that's what we are concerned about," Rivers said. "So when these schools become the kind of schools we know they will be, people will want to live on Liberty Hill. But they won't be able to afford it, if we don't intervene now."

North Charleston and North Charleston Housing Authority currently have few affordable housing programs, but Rivers said they have shown interest in his group's plans.

"Our vision is to transform Liberty Hill with affordable housing so the people who live here can stay here, in good, decent safe housing," Rivers said.

[NC] If you build teacher housing, will they come to Durham and stay? (Raleigh News & Observer, NC)
Raleigh News & Observer
(10/9/2017 6:48 AM, Greg Childress)
DURHAM - For Deja Young, the rent for an apartment near The Streets at Southpoint is a bit of stretch on her beginning

teacher's salary of about $35,000.

Young, a first-year math teacher at Southern School of Energy and Sustainability, pays about a $1,000 a month for a one-bedroom apartment in the bustling Southpoint area. That's about $25 per month above the area's $975 average for a similar apartment.

There are less expensive places to live in Durham, but for the recent N.C. Central University graduate who prefers to live alone, it's hard to put a price on feeling safe.

"Finding affordable housing in Durham is a little challenging if you want to live alone," Young said.

[Editorial note: VIDEO at source].

[FL] Editorial: No real winner in city-county battle for affordable-housing money (Tampa Bay Times, FL)
Tampa Bay Times
(10/9/2017 10:22 AM, Tampa Bay Times Editorial)
Now there's a winner in a fight over federal resources between city and county affordable-housing interests. But the fight was so misguided to begin with that the results amount to a pyrrhic victory. At least the tax credits at stake will remain in Hillsborough County. And people who need help finding a home they can afford will have 144 more options once a housing project is completed just east of Interstate 75 in the community of Mango near Riverview.

But in the process, the rift that has opened between Tampa and Hillsborough County poses a threat much broader than the benefits to be realized from this single, new, $25 million housing project.

Cooperation between the two is what's called for to improve the odds of landing federal resources to help close the huge local gap between supply and demand in affordable housing.

But prospects for cooperation seem to be slipping away.

The Tampa Housing Authority was set to receive the tax credits in question to put toward a $50 million, 200-unit project that would serve, in part, to replace some of the public housing demolished to make way for the sweeping West River redevelopment project on the northwest edge of Downtown Tampa.

[TN] Walden Village builds community near Trevecca Nazarene (The Tennessean, TN)
The Tennessean
(10/6/2017 12:12 PM, Bill Lewis)
Alina Agamy was looking for a house to rent near downtown Nashville when she discovered Walden Village, a neighborhood of affordably priced new homes in the heart of the city.

Instead of renting, Agamy and Justin McCormick together bought a 1,400-square-foot townhome in Walden Village, where prices have ranged from the low $200,000s to the $300,000s.

The neighborhood of 34 townhomes and single-family houses is adjacent to Trevecca Nazarene University. The campus is south of downtown along Lafayette Street.

"I knew I wanted to live near downtown," said Agamy, who previously rented an apartment near Vanderbilt.

[KY] New nonprofit plans to restore five shotgun houses near Cave Hill Cemetery (Louisville Courier-Journal, KY)
Louisville Courier-Journal
(10/8/2017 2:29 PM, Sheldon S. Shafer)
There is a major new player with some strong financial wherewithal on the Louisville historic preservation scene.

And the new nonprofit agency, Vital Sites, unveiled its first major undertaking Monday morning at a news conference in the 1200 block of East Broadway.

That is where Vital Sites has targeted five vacant shotgun houses that date to the 1890s for renovation and reuse as affordable housing.

Vital Sites will focus on partnering with individuals and other groups to redevelop abandoned or neglected spaces. The new organization has absorbed Preservation Louisville, a long-standing local nonprofit committed to preservation causes, and the Louisville Preservation Fund that dates to 2012 when it formed to support the redevelopment of the Whiskey Row block on Main Street.

Mayor Greg Fischer said Monday that the nonprofit will help address the problems of abandoned properties and the need for affordable housing. He called the effort to save the five shotgun houses "a beautiful example of people working together."

[IL] Illinois awards $22M in tax credits for affordable housing (Washington Times, DC)
Washington Times
(10/8/2017 6:32 PM, Associated Press)
CHICAGO (AP) - Illinois has awarded more than $22.5 million in federal tax credits to help fund 20 new affordable housing developments.

The Illinois Housing Development Authority says the credits will generate about $258 million in private capital to finance 1,442 apartments for low- to moderate-income families, seniors and people with disabilities.

Developers receive the credits then sell them to investors. That generates equity to reduce construction and operating costs. The savings are passed along to renters in the form of lower rents.

Three of the affordable housing developments will be in Chicago. Others are slated for locations in the Chicago suburbs as well as Virginia, Mendota, Arcola, Altamont, Paris, Greenfield, Urbana, Bloomington and Champaign.

[MI] Nonprofit plans to redevelop former school (Grand Rapids Business Journal, MI)
Grand Rapids Business Journal
(10/8/2017 2:16 PM, Ehren Wynder)
A local nonprofit is planning to redevelop a former school on the southeast side of Grand Rapids.

Inner City Christian Federation, or ICCF, in partnership with Madison Square Christian Reformed Church, plans to redevelop the building at 415 Franklin St. SE for mixed-used purposes.

Plans for the 72,000-square-foot site include community and office space for nonprofit social services on the ground floor, plus 40 units of affordable housing on the second and third floors.

The building most recently housed the Kent County Department of Human Services and previously home to Grand Rapids Christian High School.

Grand Rapids officials approved the $15-million project plan on Sept. 26

[IN] Residents raise health concerns (The Republic, Columbus, IN)
Republic
(10/8/2017 2:20 AM, Julie McClure)
Residents at a Columbus senior apartment complex want federal housing officials to investigate what they believe is mold continuing to grow in some top-floor apartments and a utility closet, even after the complex owners said they have fixed the problem.

About 75 people live in Central Park Place Apartments, 1500 13th St., which was built about four years ago and has 60 apartments for people age 55 and older.

The building is owned by the Miller-Valentine Group, which has offices in Dayton and Cincinnati, Ohio.

In late August, one of the residents, Lora Sites, was told a resident on the third floor of the complex entered what is called an

environmental room, which has a furnace and other mechanicals and a trash chute to drop trash bags to the basement.

As the residents were putting garbage bags in the chute, they noticed a smell and saw "Black stuff" on the wall near the furnace, Sites said. More investigation determined that a similar substance was around bathroom registers in some of the apartments and some of the registers were dripping water in addition to being covered with the substance, she said.

Most people originally had thought it was mildew, but now are concerned that it is mold, Sites said. "A lot of people are sick and going to the doctor," she said.

The residents have contacted the U.S. Department of Housing and Urban Development with their complaints, Sites said, but have not heard back whether the agency will investigate conditions at the apartment complex. Many of the residents have federally subsidized rent payments for the complex, she said.

[TX] Plan to turn Old Mercy Hospital into affordable housing falls through (Laredo Morning Times, TX)
Laredo Morning Times
(10/5/2017 6:44 AM, Julia Wallace)
As of Wednesday, the City of Laredo's consideration in turning the Old Mercy Hospital into affordable housing is no longer on the table. At their Sept. 5 meeting, City Council trepidatiously voted to enter into a memorandum of understanding with the owners of the old hospital to conduct a site analysis and appraisal of the blighted building to determine its potential use for low-income housing units. Council also voted to file a temporary restraining order to compel the property owners to mitigate the building's wide-ranging nuisance issues. That injunction should be filed within the week, according to the City Attorney's Office. The site analysis would have been conducted in joint effort with the Laredo Housing Authority, which took the lead in modifying the proposed memorandum of understanding, Deputy City Manager Cynthia Collazo said at Wednesday's Old Mercy Ad Hoc meeting. The city and the LHA agreed to give Chendo Carranco, who owns the old hospital, until Sept. 30 to sign the memorandum of understanding.

[TX] Some renters feel 'no choice' but to leave apartments (Galveston County Daily News, TX)
Galveston County Daily News
(10/8/2017 6:11 AM, Matt Degrood and Samantha Ketterer)
Texas law gives several protections to apartment renters whose homes were flooded in Hurricane Harvey, but many landlords for the first time are using special provisions to make residents leave on short notice, legal experts said.

"If someone's apartment is totally uninhabitable, the law says the landlord or the tenant can terminate the lease," said Richard Tomlinson, director of litigation for Lone Star Legal Aid's Houston office. "The most common lease is the Texas Apartment Association lease, which says you have to provide a five-day notice."

The law hasn't changed recently, but is being used in ways not often seen before, some legal experts said. "What we are finding is that a lot of landlords for the first time have been exercising their rights under this. They'll give tenants notice and say they have five days to dispose of all of their materials and get out."

Hurricane Harvey made landfall Aug. 25 in Rockport, about 200 miles south of Galveston County. It dumped more than 50 inches of rain in some parts of this county, swelling creeks and bayous and flooding an estimated 20,000 homes in the county and devastating parts of Houston. The storm severely damaged many apartment complexes in the region. A survey of about 2,600 complexes in the area showed more than 14,800 apartments sustained damage from Hurricane Harvey, said Suzy Hartgrove, spokeswoman for ApartmentData.com.

Connie Shown, who lived in Ebbtide Apartments, 100 Market St., in Galveston, was told by owners to move because of damage from Harvey, she said. Shown said the damage - some leaks in the hallway - was present before the storm. Shown and her roommate didn't know their rights as renters, but after contacting attorneys, the two were surprised to hear there wasn't much they could do, she said. "We didn't have a choice," Shown said. "They have the right to terminate our lease. It's so bad when people can do people like that."

After multiple requests for comment, apartment managers at Ebbtide declined to speak on the record about the situation.

While having a limited time to move everything out of an apartment is difficult for anyone in the immediate aftermath of a

hurricane, the situation is especially dire for elderly residents, Tomlinson said. "It's been really hard for them to find alternative housing anywhere near where they currently live," Tomlinson said. "Moving fragile residents is hard on them. I fear for their safety if forced to move really quickly, especially if it's involuntary. It's the nature of the beast right now. It will hopefully get better with time, but that could be months."

[TX] Gentrification, rising rents put squeeze on more Austin households (Austin American-Statesman, TX)
Austin American-Statesman
(10/10/2017 1:58 AM, Dan Zehr)
The pressures of gentrification and rising rents grew faster and spread farther in Austin than in comparable metro areas around the country, setting off ripple effects that could raise health care costs and undermine the quality of education for residents throughout the region, according to the authors of a report due out Tuesday.

Researchers at the Urban Institute, a nonprofit research organization, found that almost half of Austin renters were "burdened" by their housing costs in 2015, an increase from 41 percent in 2000.

The situation deteriorated even further for the metro area's low- and middle-income households, or those that earned between 50 percent and 120 percent of the area median income (or $38,400 to $92,160 a year for a four-person household in 2015).

The number of Austin's low- and middle-income households that spent at least 30 percent of their income on rent rose to 25 percent in 2015, up from 9 percent in 2000.

[ND] Historic Mandan school being turned into affordable housing (Houston Chronicle, TX)
Houston Chronicle
(10/6/2017 9:06 AM, Associated Press)
MANDAN, N.D. (AP) — An historic former school in Mandan is being transformed into affordable housing.

The building through its history has served as the city's high school, its junior high, an elementary school and a sixth-grade academy. It closed in 2009, and earlier this year was listed on the National Register of Historic Places.

The Bismarck Tribune reports that The Commonwealth Companies, of Fond Du Lac, Wisconsin, finalized its purchase of the property in late September. The building is now undergoing asbestos abatements and interior demolition.

The $6.2 million project will create 39 units of affordable housing known as Historic Apartments on 4th. Mandan's Business Development Director Ellen Huber says renovation should be in full swing after Thanksgiving.

[IA] Will Des Moines lose its last affordable apartment tower? (Des Moines Register, IA)
Des Moines Register
(10/9/2017 9:08 PM, MacKenzie Elmer)
The Elliot Apartments, one of the last low-income apartment buildings in downtown Des Moines, could be converted into market-rate units after a fire closed the building last summer.

That has housing advocates calling for Des Moines leaders to create a policy that preserves affordable housing units in the city.

More than 40 Elliot Apartments residents were displaced in June 2016 when the building at 219 Fourth St. caught fire. No one was hurt, but the fire damaged apartments and neighboring Fong's Pizza.

The Elliot has been vacant since, leaving its residents who paid modest rents with few places to turn.

[MN] St. Anthony city manager says city should reject Lowry Grove redevelopment plan (Minneapolis-St. Paul Star Tribune, MN)
Minneapolis-St. Paul Star Tribune
(10/9/2017 7:56 PM, Hannah Covingt)
St. Anthony city manager wants council to reject project over density issues.

The latest twist in the sale and closure of St. Anthony's only mobile home park has the city manager pushing for City Council

members to reject the plan pitched for its redevelopment.

The high-density plans include 97 units of affordable housing to replace the mobile homes lost from the park's June 30 closure.

But in what is being described as an abrupt turn of events, City Manager Mark Casey is now recommending that the city reject the 712-unit project that's spread over about 17 acres, citing density concerns. The matter will be presented to the council at its 7 p.m. meeting Tuesday.

In an Oct. 5 letter to city leaders, Casey says the proposed 41.4 units per acre exceeds what's called for in St. Anthony's most recent comprehensive plan — 25 to 40 units per acre.

[WA] There are many barriers to affordability in Clark County (Vancouver Business Journal, WA)
Vancouver Business Journal
(10/6/2017 8:09 AM, Avaly Scarpelli)
Effort from both public and private sectors will be needed to impact the costs of regional housing

Last month two events in the region celebrated the rise of the tiny home.

Portland's fifth annual Accessory Dwelling Tour featured 24 striking "granny flats," that clearly aren't just targeted to grannies anymore. Following on the heels of that event was the Tiny House Living Festival at the Clark County Event Center. The recent ruling on Accessory Dwelling Units (ADU) by the Vancouver City Council on Aug. 7 has made ADUs a hot topic in local politics as well.

We applaud the city for taking a step to increase the housing supply. However, ADUs are one small tool in the toolbox to impact housing affordability. Vancouver loosened some design requirements and eliminated restrictions on owner-occupancy and on-site parking as methods for encouraging ADUs.

For some context we can look across the river where ADUs have been aggressively pursued as part of Portland's urban growth planning. Portland did not really see ADU permits take off until 2010 when they waived System Development Charges (SDC). In 2016, Portland issued 616 permits for ADUs, which is 20 times the average number issued prior to 2010. Total number of ADUs in Portland currently is around 1,900, which is less than 1 percent of single-family residential properties in the city.

[OR] Portland renters and landlords face off over housing (Portland Oregonian, OR)
Portland Oregonian
(10/6/2017 8:07 AM, Jessica Floum)
VIDEO. On Wedneday, the Portland City Council extended its declared "housing emergency" and renter protection rule.

That rule, championed by Commissioner Chloe Eudaly, requires landlords to pay relocation cost to renters they evict without cause or who have to move as the result of a rent increase of 10 percent or more.

More than 30 renters, housing advocates and landlords testified how a lack of affordable rentals and the rules meant to abate the affordable housing crisis have affected them. Here's what a few had to say:

Former state representative Shemia Fagan reminded the council that homelessness touches many in the community, including her mother.

[OR] Your Voice, Your Future - "Searching for Solutions: Oregon Affordable Housing Crisis" (KTVL-TV Channel 10, OR)
KTVL-TV Channel 10
(10/8/2017 5:41 PM, Sinclair Broadcast Group)
Tuesday, October 10, 2017: 5:00-5:30 pm (PT)

Medford, OR — Oregon is desirable place to live, with more and more people moving to the state each year. But the availability of housing has not kept up and people are in desperate need of affordable housing options as home costs keep going up and rentals become scarcer.

Host: KTVL TV in Medford, OR.

Panel: Brad Bennington: 40 years of experience in land use, construction and general contracting in Jackson, Klamath, Lake, Josephine, Douglas and Deschutes counties in Oregon, as well as Siskiyou and Modoc counties on Northern California. Active member of the Oregon Home Builders Association, as well as a member of the Governmental Affairs Committee and the Medford Chamber of Commerce. He was appointed to the commission on January 29, 2014.

Cara Carter: Director of housing authority of Jackson County

Tim D'Alessandro has been a resident of the Rogue Valley since 1979 and enjoys volunteering in the community. "I am honored to take part in the process that will craft and protect our City's future." Prior to his Council appointment, he served on the City's Planning Commission, Site Plan and Architectural Commission and the Joint Transportation Subcommittee. He currently works for Rogue Valley Transportation District as the Operations Manager and serves as a board member of the Rogue Valley Clean Cities Coalition and Living Opportunities.

Moderator: Trish Glose

[Editorial note: Town Hall broadcast will be on Tuesday 10/10/17 at 5pm (PT)]

[CA] This AIDS nonprofit lost a political battle over housing and development. Now it's fighting a new way (Los Angeles Times)
Los Angeles Times
(10/6/2017 8:27 AM, Emily Alpert Reyes)
When the AIDS Healthcare Foundation waged an unsuccessful campaign this spring to crack down on "mega projects," affordable housing developers argued its ballot measure would hurt poor renters and thwart sorely needed construction.

Now the huge nonprofit is getting into affordable housing itself, saying it can provide it quicker and cheaper than such groups.

"The current model does not work," said its top executive, Michael Weinstein. "It takes too much time. It costs too much money. And in a lot of cases, it excludes the people that need the most help."

AHF is forming a new division called the Healthy Housing Foundation and has already purchased a skid row building in an effort to provide apartments for hundreds of poor tenants. It is also buying a Hollywood motel and says it plans to break ground on hundreds of new units next year in Florida.

[CA] Ground broken on affordable housing at BART's Coliseum station (San Francisco Chronicle, CA)
San Francisco Chronicle
(10/8/2017 6:48 PM, Bay City News Service)
OAKLAND (BCN) - Ground was broken Friday on a $53 million, 110-unit affordable and market-rate housing development at Oakland's Coliseum BART station in a buoyant ceremony marked by cheers and three standing ovations.

Coliseum Connections, a transit-oriented development, is being built just a stone's throw from the station, on the grounds of its former parking lot. The development is expected to be completed in Dec. 2018, according to Michael Johnson of UrbanCore Development, the project's developer.

The project will include 55 units that will be affordable to households whose incomes fall between 50 and 60 percent of the area's median income. These rents will fall between $980 and $1,400 per month. The other 55 units will be market rate housing, renting for $1,800 to $2,200 a month.

As BART trains whizzed past on tracks only about 100 feet away, a crowd of about 200 celebrated the development, a coup for the long-maligned neighborhood of the Coliseum known as "deep East Oakland."

[CA] Labor got higher wages in California's housing deal. Will affordable homes still be built? (Sacramento Bee, CA)
Sacramento Bee
(10/9/2017 6:14 AM, Angela Hart)

After a decades-long battle with California's building industry, developers who want to fast-track housing production – especially in cities that have not built enough housing to keep pace with rising demand – will be required to pay higher wages and benefits to construction workers beginning Jan. 1.

Five of 15 housing bills signed into law by Gov. Jerry Brown this year include so-called prevailing wage rules for employers and contractors to pay laborers higher wages and benefits for new construction projects.

The requirements, reached after more than a year of negotiations between powerful labor groups and state Democratic lawmakers, represent the biggest expansion of union-backed pay mandates for construction workers since the late 1990s.

"As we saw, labor is a very powerful voice in California," said state Sen. Scott Wiener, D-San Francisco. His Senate Bill 35, seen as key to addressing California's housing crisis, also includes the most far-reaching prevailing wage mandates.

[CA] Neighbors revolt against tiny houses and say they will destroy property values (Merced Sun-Star, CA)
Merced Sun-Star
(10/9/2017 9:14 AM, Steve Harrison)
CHARLOTTE, NC - To developer Kelvin Young, his planned "tiny house" community in northwest Charlotte will create an affordable place for first-time home buyers or for people downsizing.

But to neighbors, Young's Keyo Park West is a threat to their property values. They are asking City Council to stop it.

"We have been hanging out there for 60 years in Coulwood," said Robert Wilson, who lives a half-mile from Young's planned tiny house neighborhood off Cathey Road near Paw Creek Elementary. "All of a sudden this little building started coming up and no one knew what it was. Then it started looking like a house."

Young's Keyo Park West would have 56 tiny houses if built out, with the smallest homes – 500 square feet – selling for $89,000. The median home price in Charlotte is about $190,000.

[CA] The density debate: Long Beach ponders building taller building to house more people (Long Beach Press-Telegram, CA)
Long Beach Press-Telegram
(10/9/2017 4:47 AM, Andrew Edwards)
Housing crunch

The number of Los Angeles County residents who could afford a single-family home in Los Angeles County has trended downward since the first quarter of 2012, when California Association of Realtors data showed 51 percent of county residents could afford to buy a house. As of the second quarter of this year, the affordability rate for Los Angeles County stood at 28 percent. The rate was an even lower 21 percent for neighboring Orange County.

Gov. Jerry Brown signed a package of 15 housing bills in late September that his office touted as a means to increase home construction and to improve affordability. The new legislation includes the likes of S.B. 2, which creates a new tax on real estate documents to finance affordable housing projects; S.B. 3, which calls for a public vote on a $4 billion housing bond; and S.B. 35, which in some cases limits local governments' abilities to deny permission for new multifamily developments.

Some public comments made during Wednesday night's meeting came from people worrying that SB 35 would amount to a free-for-all for developers. Long Beach staffers are still reviewing how the new legislation, along with other laws, may affect planning and development.

Homebuilding up and down the state has not yet rebounded to pre-recession levels, according to the California Homebuilding Foundation. Officials permitted some 113,000 single-family and multifamily units to the state's housing stock in 2007, the year when the bust began.

[CA] Paso mayor writes to Supervisor Peschong on affordable housing (San Luis Obispo New Times Weekly, CA)
San Luis Obispo New Times Weekly
(10/9/2017 4:08 PM, Peter Johnson)

The city of Paso Robles will ask the San Luis Obispo County Board of Supervisors to consider dedicating an annual portion of city-generated property taxes to help fund affordable housing projects in Paso.

On Oct. 3, the Paso City Council unanimously authorized the submittal of a formal letter to SLO County 1st District Supervisor John Peschong, which was signed by Mayor Steve Martin, making the request.

Paso asks that the county earmark "up to 5 percent of the property taxes collected each year from property owners in the city of Paso to support the development of low-income housing in this city."

"The time has come for the city and county to effect real change in the inventory and cost of housing," a draft of Martin's letter reads. "These funds represent the 'tipping point' for organizations such as the Paso Housing Authority, Habitat for Humanity, People's Self-Help Housing, and others to finance desperately needed housing."

Fair Housing

[NJ] EDITORIAL: Is N.J. structurally racist? (Asbury Park Press, NJ)
Asbury Park Press
(10/6/2017 5:30 PM, Editorial)
Hurricane recovery efforts, President Trump's petulant tweets and the massacre in Las Vegas have dominated the news in recent days, sucking up most of the oxygen in newsrooms and relegating some important stories to the back pages.

One such story was the release of a report by the Anti-Poverty Network of New Jersey calling on policymakers and concerned citizens to address what it believes to be structural racism permeating the state's institutions, resulting in racial injustice and economic inequality.

The 131-page report, "The Uncomfortable Truth: Racism, Injustice and Poverty," doesn't break much new ground in cataloging racial and ethnic disparities. It underscores the vast differences in the poverty rates among blacks, Hispanics and non-Hispanic whites in all age categories. It notes that the poverty rate for blacks is more than twice that of whites and even higher for Hispanics, and that 6.4 percent of non-Hispanic whites were living below the poverty limit, compared with 17.4 percent of blacks and 18.6 percent of Hispanics.

What sets this report apart from others on race and poverty is that it connects the dots on the impact of state policy in the areas of housing, immigration, voting rights, school funding and health care, and provides a comprehensive blueprint for tackling the problems. It rightly traces many of those problems to housing and school segregation.

The report, in the works for two years, offers dozens of recommendations, many of them controversial, as Renee Koubiadis, APN's executive director, conceded at a press conference announcing the report's release. "Not everyone who participated agreed with all findings," she said. "Some feel the report goes too far and may feel uncomfortable with that. Others may feel it does not go far enough."

The report made five major recommendations:

--Make addressing structural racism an explicit public priority.
--Require racial impact statements for all state legislation and rulemaking with potential disparate impacts.
--Require data collection and dissemination by race/ethnicity and socioeconomic status.
--Reinstitute the public advocate.
--Strengthen the Division of Civil Rights.

While the report's main thesis — that the correlation between poverty and race is "undeniable" — may prompt some to dismiss the report out of hand, it would be a mistake to do so. The report's authors addressed that concern early on: "Although it may appear we have put racism behind us, and some may even subscribe to the belief that we live in a new color-blind post-racial America, this is hardly the case. ... In reality, racism operates along a wide and complicated spectrum. The spectrum includes active, explicit prejudice and varying levels of preferential treatment, but the more fundamental characteristic is access to power and opportunity. When different racial or ethnic groups have different levels of access to power and opportunity, whether the

reasons for that difference come from prejudice, or history, or any number of other factors, racism is operating."

A series of recommendations are made in each of the major categories the report addresses: housing, economic justice and employment, criminal justice, legal protection, youth and children, and health, hunger and mental health. There is a lot to chew off. But special attention should be paid to the recommendations regarding fair housing, exclusionary zoning and racial segregation in the schools. Recommendations for the latter include working toward racial and socioeconomic integration, consolidating school systems, improving and expanding inter-district public school choice and integrating classrooms within school districts. All are essential to closing the racial achievement and income gaps.

[MD] Discriminatory housing practices are alive and well in Maryland (Washington Post)
Washington Post
(10/6/2017 6:10 PM, William C. Smith Jr.)
In Maryland, the majority of severely rent-burdened people are single mothers and overwhelmingly people of color. According to data from the American Community Survey analyzed by Enterprise Community Partners, almost 32 percent of the state's renters are severely housing-cost-burdened, meaning they pay more than 50 percent of their income on rent. (Typically, families pay 30 percent or less on housing costs.) These families are teetering on the line of instability and are just one illness, one unexpected expense, one preschooler getting suspended from school, one missed day of work away from homelessness.

Federal programs such as Housing Choice Vouchers (formerly called Section 8) and low-income housing tax credits were designed to respond to this lingering crisis. The Maryland Department of Housing and Community Development administers programs that ensure access to affordable housing, including Partnership Rental Housing and Rental Housing Works. While these innovative programs have had a profound effect, only slightly more than a quarter of eligible very-low-income households have access to affordable housing units. This has left thousands of working families in peril. Waiting lists for vouchers are in the tens of thousands across the state, with seven jurisdictions reporting more than 66,000 families on waiting lists.

Despite the dearth of affordable housing and the affordability crisis, the Trump administration has proposed $173 million in cuts to affordable housing and community development programs in Maryland. Even more confounding is that Maryland law permits discriminatory housing practices.

Under Maryland law, landlords and property owners can discriminate against an individual on the basis of his or her source of income, including money from any lawful employment and any government assistance, such as Housing Choice. This willful blindness to a framework of law perpetuates and excuses discrimination against low-income people. Policies of this ilk hark back to the days of redlining and other methods that prevented people of color and low-income families from gaining access to jobs, good schools and other opportunities vital to upward mobility.

The good news is that jurisdictions such as Montgomery County, Frederick County, Howard County, Frederick and Annapolis have laws that make discrimination based on source of income illegal.

[MN] Renting and the Law: Can landlord fine tenant for keeping an emotional support animal? (Minneapolis-St. Paul Star Tribune, MN)
Minneapolis-St. Paul Star Tribune
(10/6/2017 4:41 PM, Kelly Klein)
Q: I have a registered emotional support animal, my cat, Shadow. I also have a doctor's note to show landlords who may question why I need my cat. My current landlord said that my cat needs to be out immediately, and that I have to pay $300 in fines and $100 a day for every day my cat is still living with me. They threatened eviction, but when I talked to their office, they said that I need to come down to fill out paperwork so they can reach out to my doctor about this situation. Am I still liable for the fines?

A: A landlord must consider a reasonable accommodation to allow an emotional support animal or an assistance animal if the animal is needed because of a person's disability. Since you have registered your cat as an emotional support animal and also have a doctor's note, you have done nothing wrong and aren't liable for any fines. A fine of $100 a day is most likely illegal; it is considered a liquidated damages clause, which needs to be a reasonable forecast of the landlord's damages and cannot be an excessive penalty. A court would likely determine that estimated damages amounting to $100 a day for each day your cat lives in your apartment are not reasonable and cannot be charged, especially since a landlord cannot charge for an emotional support animal. Although landlords may not charge a pet deposit or pet fees for an emotional support animal, they may require tenants to

pay for damages caused by the animal, just as all tenants are responsible for damages that they or their pets cause.

It sounds like your landlord didn't know the law on emotional support animals before issuing the fine, and now is OK with your cat living with you. If your landlord attempts to collect a fine from you, you should let him know the fine is illegal and you will not be paying it. Your landlord may try to withhold the amount from your security deposit. Again, this is not permitted because a landlord may withhold only actual damages. If your landlord does withhold an amount as a penalty, you should consider bringing an action in conciliation court.

Section 8

[TX] As subsidized housing spreads in San Jacinto, most fail reviews (Amarillo Globe-News, TX)
Amarillo Globe-News
(10/8/2017 1:22 AM, Staff)
It's not the reports of drug use in the San Jacinto neighborhood that bother Chad Conner the most. It's not the periodic violence or even the 86 registered sex offenders living within a mile of the charity that Conner started.

It's the housing.

From Conner's vantage point as the founder of Acts Community, a faith-based nonprofit at 202 S. Louisiana St., San Jacinto's low concentration of homeowners is the largest obstacle preventing it from being a generally thought of as a desirable neighborhood.

Just 31 percent of houses or condominiums in San Jacinto are inhabited by their owners, according to City-Data, a website that compiles Census and privately sourced statistics. Couple that with the fact that nearly half of neighborhood homes were built before 1940, and Conner says cases of neglect become common.

"The thing that would be the absolute best is if more people owned homes and (fewer) people rented," Conner said. "What you see, more than anything, is there are people who own 50 houses over here and they don't care who lives in them as long as they get paid. There's no background check, no nothing … so the quality of tenant that person will be isn't what the neighborhood needs."

Acts feeds and offers social services to San Jacinto residents, some living in squalor. Warped floors, caved-in ceilings, lack of indoor plumbing and pest infestations are common problems, Conner said.

Several Acts clients receive rental assistance from federal Housing Choice Vouchers, formerly known as Section 8 housing. The vouchers are administered through the City of Amarillo's Community Development department, which has an estimated $9.1 million in federal Housing and Urban Development funding for the program projected in the 2017-18 budget, according to a copy of the budget.

With about 1,400 households expected to receive assistance from that money in the coming year, that averages out to about $542 per house each month, though the amount allocated to each qualified renter varies based on the needs of the family, said City of Amarillo Housing Administrator Kelley Shaw.

Community Development employees inspect each property where tenants receive federal assistance before they start living there, and the department follows up at least once per year to assess the conditions of the property.

Shaw said his department is adequately funded and able to give thorough inspections as needed based on the federal funding it's receiving through the HCV program, which has increased in recent years. HCV funding was up about 14 percent in this year's budget from the approximately $8.6 million in fiscal year 2016-17.

"We've got a thousand people on our waiting list right now," he said. "Hopefully the assistance we get from the federal government will continue. We could always use more funding."

But as the number of homes needing inspection has swelled 44 percent from 900 to 1,300 over the last three years while city

manpower to inspect the homes remains unchanged, Housing Choice Voucher recipients such as Grace Dunagan are concerned the city isn't doing enough to stay on top of derelict properties.

The door to Dunagan's backyard has a 2-inch gap at the bottom, which gives mice an avenue into her duplex. She claims to have passed out twice last summer when her faulty air conditioning gave out, and that a board covering a leak in her ceiling isn't preventing water from getting through. Yet every year, she said, city inspectors approve the property with minimal or no changes.

"HUD don't give a s---" Dunagan said. "They don't care. I tell them and it's like talking to a wall."

Shaw acknowledged there's work to do to improve housing, but said his department has been making progress.

He said the housing branch of Community Development has one full-time inspector but uses two part-timers from other HUD programs.

Landlords who fail inspections — more than 1,000 did last year — get 10 days to repair their properties. In Shaw's year and a half as housing administrator, he said, only one property has been declared unlivable.

[WA] If you think it's tough to find a place to live, try being poor (Bellingham Herald, WA)
Bellingham Herald
(10/9/2017 4:41 AM, Robert Mittendorf)
While many Whatcom County renters and first-time home buyers are feeling pinched as the cost of housing goes through the roof, the area's poorest residents know that it's nearly impossible to find a place to live that they can afford.

Mothers fleeing domestic violence with their children, the elderly, military veterans, disabled people and the working poor – who all depend on "Section 8" housing assistance – are increasingly seeing their budgets strained or are unable to use the aid that they qualify to receive. That's partly because local rents are rising above what assistance will pay for, but also because some landlords refuse to accept Section 8 recipients as tenants, even though their rent is guaranteed.

"It's overwhelming," said Brittany Nicholl, case manager lead at the Opportunity Council, which serves homeless and low income people through several programs. She and others at the Opportunity Council work directly with people who receive housing vouchers to pay their rent.

"It's definitely tougher," said John Harmon, executive director of the Bellingham/Whatcom County Housing Authorities. "It hasn't been this bad here since I've been here, and that's 30 years. It's the toughest market I've ever seen."

[Editorial note: VIDEO at source].

[GU] Ex-GHURA lawyer Mark Smith allowed to travel (Pacific Daily News, GU)
Pacific Daily News
(10/6/2017 7:13 AM, Staff)
A judge allowed former Guam Housing and Urban Renewal Authority legal counsel Mark Smith to travel off-island so long as his trips are for work and he provides the U.S. probation office with his itinerary before he leaves. Smith was indicted in March and ordered not to leave the island without the court's permission as a condition of his pre-trial release. Smith and his friend Glenn Wong were indicted on federal charges of fraud, money laundering and other crimes in connection with alleged conflicts of interest related to properties Smith owned that he rented under federal Section 8 program. The Section 8 program is administered locally by GHURA. Smith in 2011 was GHURA's legal counsel. "As GHURA's legal counsel who formulated policy or influenced decisions with respect to the programs, Smith was prohibitedfrom receiving directly or indirectly any Section 8 on any rental properties he owned or controlled," the indictment states.

Homelessness

Why so many veterans go hungry — and VA's new plan to fix it (Washington Post)
Washington Post
(10/9/2017 8:20 AM, Caitlin Dewey)

When Greg Stegall left the Navy at 30 years old, he found himself utterly adrift: a single dad with no degree, no clear plans for the future and a short résumé in a down job market. Struggling to find work, Stegall put his son in a boarding school for poor children and asked his parents for money and food.

Nearly 30 years later, Stegall — now 58 — oversees a program at a Pennsylvania food bank that delivers meals to hungry veterans. But he still regularly sees other vets in similar situations.

Military advocates have long warned that certain groups of veterans suffer extreme rates of hunger. Those include veterans of the wars in Iraq and Afghanistan — 27 percent of whom have struggled to put food on the table.

Now, in a first-of-its-kind program, the Department of Veterans Affairs will screen all vets who visit its health-care facilities for hunger, asking them whether they've struggled to afford food in the past three months. That's welcome news to Stegall and other advocates, who say vets are especially hard to reach because they're often unwilling to seek help.

Any program that tries to engage hungry vets will "make a positive impact in their lives," Stegall said.

Veterans' hunger has long flown under the policy radar, in part because it varies widely between generations and regions. Overall, multiple studies have found that all veterans' rates of both poverty and food insecurity are lower than those in the general population.

But there are pockets of vets who experience hunger often. People with disabilities and mental illnesses are far more likely to be food insecure, according to data from the Department of Agriculture. An estimated 39,000 veterans were homeless in 2016, which can make it difficult to access food.

Byron Williams: Twenty reasons to really support the troops (Winston Salem Journal, NC)
Winston Salem Journal
(10/9/2017 6:34 PM, Byron Williams)
I have a simple request. The next time the nation embroils itself in one of its "I Support the Troops" litmus test discussions, I want you to think of the number 20. No, it's not commemorating the legacy of NFL great Barry Sanders.

Twenty reflects the average number of veterans who commit suicide daily. Every 72 minutes, America loses a veteran by his or her own hand. That's three deaths during an average NFL game, and at least one during the pregame show. It averages more than 7,400 veteran suicides annually.

According to the Military Suicide Research Consortium, mental-health rates have risen 65 percent in the military since 2000. Because of issues ranging from PTSD and depression to readjustment challenges and sleeping problems, veterans are twice as like as the civilian population of committing suicide, according to a 2013 Los Angeles Times report.

Over 57,000 veterans are homeless on any given night according to the Department of Housing and Urban Development. Unemployment is much higher among post-9/11 veterans than the general population, according to the Department of Labor.

[MA] At Boston Public Library, a new outreach position for the homeless (Boston Globe, MA)
Boston Globe
(10/6/2017 9:58 PM, Danny McDonald)
Boston has hired a full-time outreach manager who will provide help to the homeless who are drawn to "The spaces and resources of the Boston Public Library," City Hall announced Friday.

The new director, Mike Bunch, is an existing outreach case manager social worker at Pine Street Inn, a South End-based nonprofit that helps more than 1,900 homeless people daily, and previously worked with shelter and treatment providers in Austin, Texas, according to a statement from Mayor Martin J. Walsh's office.

His position, according to the statement, "Will work as part of a team providing assessment, crisis intervention and intensive case management services," and will be based out of the Boston Public Library's central branch in Copley Square.

The post is being funded through the city's Department of Neighborhood Development and the Boston Public Library, and

managed in partnership with Pine Street Inn. "The investment in this newly created position and the resources being made available by our dedicated library staff join a range of citywide resources already helping to support and aid our homeless population in and around our libraries and across the city," said Walsh in the statement. "These efforts directly support the BPL's mission of serving everyone."

[VT] Homeless campers face eviction, full shelters (Burlington Free Press, VT)
Burlington Free Press
(10/6/2017 3:49 PM, Jess Aloe)
The half-dozen campers who have made a wooded city lot their home for the past few months face a Tuesday deadline after police raised safety concerns - even as campers, advocates and even police employees say the city's shelter system is stretched to the max.

Last week, Nick Walls said he had been stressed and worried about what would happen ever since two officers visited the Sears Lane camp in mid-September and thumb-tacked a plastic-laminated sign to a tree telling campers they would have to move their campsites off the property by Oct. 10.He and his partner, Ashley Baker, were hoping to get an apartment elsewhere in Vermont with some family assistance, and he said he had put his name on a waiting list at Anew Place, a Burlington long-term transitional housing shelter.

Other campers have moved their tents, looking for other places to sleep in the city. "It's wrong, what the city is doing," Walls said. She said she just wanted the city to give them a chance. She also called on Burlington residents to stand up for the people in the camps.

"My understanding is that there isn't really any capacity at any of the shelters," said Lacey-Ann Smith, the Burlington Police Department's community affairs liaison. In her role, Smith does outreach to campers throughout the city. She said that while she thought clearing a camp is a better temporary solution for avoiding potential violence than doing nothing, "It's far from a perfect system."

Because of the stretched capacity of local shelters, and the barriers to housing many campers face, Smith said she expects many of the people who will be displaced from Sears Lane to end up finding a new place to camp.

Burlington's year-round shelters also have high criteria, like sobriety, Smith pointed out, which some people who prefer camping may not be able to meet.

[NY] Homeless housed in Sunnyside hotel (Queens Chronicle, NY)
Queens Chronicle
(10/6/2017 7:14 AM, Christopher Barca)
The city has rented out all Best Western rooms; areas pols upset

It's a plot that has repeated itself over and over again in Queens over the last year: The city rents out rooms in a neighborhood hotel to house homeless individuals and area officials lambaste the move.

That familiar scene played out in Sunnyside last Tuesday, as the Department of Homeless Services rented out all 82 rooms at the Best Western Hotel at 38-05 Hunters Point Ave. And as expected, lawmakers did not take too kindly to what they called a disappointing lack of advanced notification.

"I am outraged and disappointed to learn that yet another hotel in Queens has been converted into a homeless shelter," Assemblywoman Cathy Nolan (D-Long Island City) wrote in a Sept. 29 letter to Mayor de Blasio. "I do not feel that our community was given adequate notice, nor time to prepare for this development.

"My office received no notification as to which company will be managing the shelter, nor for how long the shelter will be operating," she continued.

[NY] Kew Gardens hotel housing homeless (Queens Chronicle, NY)
Queens Chronicle
(10/6/2017 7:18 AM, Christopher Barca)

Koslowitz, civic decry the usage of the Comfort Inn as a new shelter

The Department of Homeless Services has rented out 42 rooms at the Comfort Inn at 123-28 82 Ave. in Kew Gardens, just across the street from Borough Hall.

Councilwoman Karen Koslowitz (D-Forest Hills) told the Chronicle in a Monday interview that undomiciled men were moved into the hotel on Saturday.

That was just hours after DHS and the Mayor's Office told her about the plan on Friday afternoon, just before the Yom Kippur holiday began at sunset.

"I asked them how could they do this. They called me right before a religious holiday," Koslowitz said referring to the one of the holiest days on the Jewish calendar. "You call me right before a holiday that I observe so I can't do anything about it? That's not right.

[NY] Homeless Placed in New Hotel Sites Despite City's Pledge to Phase Them Out (DNAinfo New York, NY)
DNAinfo.com
(10/9/2017 10:15 AM, Ben Fracetenberg)
MIDTOWN — The city is still using commercial hotels to house homeless New Yorkers, despite a pledge last year to phase them out following a fatal stabbing at a homeless hotel.

The de Blasio administration has said its first priority is to end the use of "cluster housing" as it also opens new stand-alone shelters across the city.

In recent weeks, homeless shelters have popped up at hotels in Williamsburg, Sunnyside and Kew Gardens, to the dismay of some neighbors and elected officials who say they were given little warning about the plans. The Department of Homeless Services says the sites are necessary to shelter residents and families who would otherwise have nowhere to go.

While Mayor Bill de Blasio has pledged to phase out the use of hotel shelters by 2023, the city is focused first on eliminating its use of "cluster sites" — apartments located in private buildings that the city rents as shelter space — while also opening 90 new homeless shelters citywide in the coming years.

[NY] Open Door work moving ahead and on time (Glens Falls Post-Star, NY)
Glens Falls Post-Star
(10/9/2017 6:11 AM, Bill Toscano)
GLENS FALLS — Kim Cook stood amid a forest of 2-by-4s on the main floor of the planned Open Door Mission at 224-226 Warren Street last week and talked about the future.

"This is the first phase, and we will have it done in time for the Nov. 15 opening date for the Code Blue shelter," she said.

Cook, the Open Door director, said the new site will be ready if the temperature falls below the prescribed minimums that night.

"We will have the new water main done, and we will have the sprinklers in, and that's what we need in order to open Code Blue."

Cook, whose group is in its fourth year of providing winter housing for the homeless on cold or snowy nights, is also looking forward to the day when the soup kitchen, currently on Lawrence Street, can move to the Warren Street site and be in a much larger and much more comfortable location, eventually with more housing and a one-year program to help people get out of the cycle of homelessness.

[NY] Puff, puff, bash: Slopers slam homeless-shelter residents for allegedly lighting up on their blocks (Brooklyn Paper, NY)
Brooklyn Paper
(10/9/2017 4:43 AM, Colin Mixson)
This refuge's neighbors are playing the toking victim.

Park Slope Women's Shelter residents are luring drug dealers to the neighborhood by smoking weed on the stoops of homes near the facility, charged locals who complained of the alleged habit at a Wednesday community meeting.
Karver Brasserie

"We have shelter residents who are smoking marijuana and they're sitting on our stoops. That provides a population of buyers and we're going to have a whole new population of sellers," said 16th-Street resident Barbara Barran. "This is a very, very deep concern of ours."

Barran, along with fellow 16th-Street denizens Nelly Isaacson and Laura Ide, organized the gathering of elected officials, cops, shelter workers, and a few dozen neighbors at Eighth Avenue's Bishop Boardman Apartments, where they discussed the women's supposed reefer use and other behavioral problems.

[NJ] Upcoming events Hoboken groundbreaking for American Legion Post 107 and veterans housing (Secaucus Reporter, NJ)
Secaucus Reporter
(10/9/2017 6:56 AM, Secaucus Reporter)
HOBOKEN -- Mayor Dawn Zimmer, Hudson County Executive Tom DeGise, State Senator Brian Stack, and other dignitaries will join with members of the American Legion for the ceremonial groundbreaking of the American Legion Hoboken Post 107 project that includes a veteran community center and a six-unit residential building for homeless veterans.

The American Legion Post 107 sustained severe damage from flooding during Superstorm Sandy in 2012 and requested a partnership with the City of Hoboken to rebuild its facility. This partnership involved the creation of six residential units in a new, elevated space that would protect the American Legion from flooding at the ground level.

The American Legion Post 107 retained Monarch Housing, a non-profit affordable housing developer, to secure six project-based vouchers for homeless veterans and obtain project financing through federal grants. This project is being funded through the New Jersey Housing and Mortgage Finance Agency ("NJHMFA"), the Hudson County HOME Funding Consortium, and the City of Hoboken. The American Legion Post 107 is also privately raising additional funds to cover expenses such as furniture, appliances, and other amenities for veterans who will reside in these units.

It will take place at 308 Second Street (near corner of Willow Avenue) Tuesday, October 10 at 11 a.m.

[PA] New after-school drop-in center for Scranton teens to open soon (Scranton Times & Tribune, PA)
Scranton Times & Tribune
(10/9/2017 4:59 AM, Jim Lockwood)
A new after-school drop-in center for teens in Scranton plans to open in a few weeks.

The nonproft NEPA Youth Shelter organization will operate the drop-in center on the second floor of the Harry and Jeanette Weinberg Human Services Building, 541 Wyoming Ave.

The drop-in center will be for teens — age 14 to high school seniors — "looking for a safe space to hang out and have some fun," its website says.

With about 7,000 square feet of space in several rooms, the center will have spots for homework, tutoring, activities, games, dining, relaxing and a clothing exchange for teens with limited wardrobes, said NEPA Youth Shelter Executive Director Maureen Maher-Gray.

[PA] Two family suites added to Bucks County Emergency Homeless Shelter (Levittown Bucks County Courier Times, PA)
Levittown Bucks County Courier Times
(10/9/2017 6:12 AM, Joan Hellyer)
Dozens of area volunteers were up and working before dawn Saturday to give local families in need some new, temporary spaces to rebuild their lives.

The approximately 100 volunteers spent much of the day building a 600-square-foot addition onto the Bucks County Emergency

Homeless Shelter in Bristol Township. The addition houses two family units, each measuring about 140 square feet, project coordinator Franco D'Andrea said. Up to four people can stay in each unit.

The family suites will give the shelter some flexibility in accommodating people in various family structures, such as a father with a young daughter, or a mom with an adult disabled son, a Family Service Association of Bucks County spokeswoman said. FSA, a nonprofit social service agency, runs the temporary housing facility at 7 Library Way off New Falls and Woodbourne roads.

The shelter, which last year served 316 people, including 125 children, has had to turn families away because its standard configuration includes a family dorm for women and children and a separate dorm just for men, FSA spokeswoman Nicki Bedesem said.

[PA] NOAH tackles public awareness of homelessness in Carlisle (Carlisle Sentinel, PA)
Carlisle Sentinel
(10/8/2017 10:46 AM, Joseph Cress)
Jill Bartoli saw the need firsthand as a volunteer donating her time at an overnight shelter in the Carlisle area. The Carlisle resident remembers the mother who tried to comfort a child who was crying because he had a cold. "The woman was walking the floor until after midnight," said Bartoli, recalling how hard it was for most anyone to sleep camping out in the host church. "There are people caught up in the flood of homelessness," she said. "NOAH has an ark that can help them." Short for New Options for Affordable Housing, NOAH is a coalition of Carlisle area residents who are determined to not only move the homeless into housing, but to connect them with a network of services that help the needy achieve personal independence. NOAH volunteers will be on street corners in downtown Carlisle and in local shopping centers from 4:30 to 6:30 p.m. Monday. They will be trying to raise awareness of the plight of homelessness in the community.

The coalition started about a year ago as a group of residents concerned that, while homelessness has decreased across much of the nation, it was on the rise in Pennsylvania. Homeless people are drawn to the Carlisle area because of its role as the Cumberland County seat and the accessibility to social service agencies. NOAH organizers have developed a mission statement and an approach strategy to help the most vulnerable obtain sustainable, permanent housing and independent living. To accomplish this goal, the group has formed teams of volunteers who will serve as mentors and workers lending their advice and expertise toward helping the homeless. "There are not enough ways to get people off the street," said Carlisle resident Pat LaMarche, an advocate for the homeless. While there are programs for the needy, there are people who don't fit within the classifications to receive federal assistance, LaMarche said. The low-wage working poor with bad credit and seniors on minimal Social Security may get on a waiting list for public housing, but are unlikely to get off that list, she said. In allocating services, the federal department of Housing and Urban Development assigns every person who applies for public housing a level of vulnerability depending on their circumstances.

[DC] D.C. officials reach out to private landlords for help to end homelessness (Street Sense Media, DC)
Street Sense Media
(10/10/2017 5:15 AM, Reginald Black)
VIDEO. Homeless service providers and private landlords came together for a recent networking session to build relationships to combat the District's housing crisis.

The D.C. Interagency Council on Homelessness Landlord Outreach Work Group holds monthly meetings and organizes events like this meet and greet to ultimately create a central network of housing units to expedite placement of people who receive housing assistance.

"It's a partnership," said Adam Maier of Pathways to Housing D.C. "We've got to work together." Maier and his team have created more than 100 partnerships with area landlords that now rent to Pathways clients, according to the organization's website.

Melissa Robinson, who co-chairs the ICH Landlord Outreach Work Group, described the event as an opportunity to build and sustain connections. Robinson hopes conversational interactions like this can break down stigmas around what it means to be homeless and what programs are in place to end homelessness in the city.

[GA] Opinion: Better mental health is key to solving more than just mass shootings (Atlanta Journal-Constitution, GA)
Atlanta Journal-Constitution
(10/6/2017 1:13 PM, Kyle Wingfield)

We could also do a lot easier, which may be the main reason little has been done on this front. If we need motivation to tackle such a thorny and far-reaching problem, we can find it beyond the issue of violence.

Clearly, mental illness is at the heart of many suicides. It's also one of the leading problems among the chronically homeless: In 2014, the Treatment Advocacy Center estimated one-third of America's homeless suffered from untreated, serious mental illnesses. The knock-on effects reach into our jails, where many homeless Americans wind up, and our hospitals. A constant refrain from Georgia's struggling rural hospitals is the challenge they face dealing with mentally ill persons who aren't being treated regularly.

This has been a particular source of shame for Georgia over the years. The AJC's 2007 series which revealed scores of unnecessary deaths in the state's mental hospitals led to a federal investigation and, eventually, a settlement between the state and the Justice Department. Years later, improvement has been marginal.

Answers aren't simple. What is most needed may be public resolve and insistence on progress.

[FL] Land clearing of homeless campground near Jupiter High starts Monday (Palm Beach Post, FL)
Palm Beach Post
(10/8/2017 5:51 PM, Bill DiPaolo)
Clearing of land town officials say has been a gathering place for homeless people and a dumping ground for debris -- close to Jupiter High school and town hall -- is expected to begin Monday, Oct. 9.

The town is paying Wantman Group Inc. from West Palm Beach $18,350 to clear the property. The weekday clearing, which starts Monday, is expected to take about 30 days.

Trucks will not be hauling debris between 6:30-7 :30 a.m. and 2:15-2:45 p.m. to avoid interfering with traffic to and from Jupiter High School.

Traffic is not expected to be closed along Indiantown Road while the work is being done, according to Jupiter records.

[FL] Central Florida's homeless students top 14,000 (Orlando Sentinel, FL)
Orlando Sentinel
(10/8/2017 5:28 PM, Orlando Sentinel)
Homelessness among Central Florida public school students -- nearly four times what it was a decade ago -- leads to widespread absenteeism and lagging test scores, a new report shows.

[Editorial note: VIDEO at source].

[FL] Volusia shelter might not open until summer 2018 (Daytona Beach News-Journal, FL)
Daytona Beach News-Journal
(10/9/2017 6:26 PM, Eileen Zaffiro-Kean)
At the beginning of this year, city officials were hopeful a shelter could be open before December, but now that looks impossible.

DAYTONA BEACH — The new homeless shelter planned to be built west of Interstate 95 could open next spring. But it could take until late next summer to swing open the shelter doors for the first time.

The timeline depends on the decision of city commissioners mulling whether to build a structure with a durable fabric roof that could be put up in three to six months, or to opt for a building with a traditional roof that will take nine months to complete.

Neither option sounds fast enough for people who had hoped for a shelter to be open this fall.

"I'd like to see something built yesterday," said South Daytona Mayor Bill Hall, who serves as secretary of the First Step Shelter Board. "I was hoping we could have it done before the first of the year."

[AR] New director is determined to make a difference (Arkansas Democrat-Gazette, AR)
Arkansas Democrat-Gazette

(10/9/2017 10:16 AM, Kayla Baugh)
Every day, we have the opportunity to make a difference in someone's life, and Melanie Kiihnl strives to do that daily in White County.

Kiihnl was named the new program director at Jacob's Place Homeless Mission in Searcy on May 1.

Before moving into the position, she was recruiting manager and marketing director for Harding University's Master of Business Administration program.

"I saw an ad for the position and felt pulled by God to investigate," she said.

While she was hired to help with fundraising, outreach and public speaking, she said, she is now taking on case management, interviewing clients and helping clients work through the Jacob's Place ladder program.

[MO] Restoration House Stl Opens New Office Downtown Serving Homeless And At-Risk Youth (St. Louis Today, MO)
St. Louis Today
(10/7/2017 10:32 AM, Emily Lacroix)
Restoration House STL is opening a new office space in downtown St. Louis to serve youth and young adults who are homeless or at-risk of homelessness.

The downtown office is located at 210 N. 17th Street, Suite 105, at the intersection of 17th and Olive. The new location will serve as an intake center to assess the specific needs of the clients they serve. Here they will be able to get access to basic needs such as food, clothing, and hygiene items along with a variety of case management services.

Mr. Tim Needham is the Executive Director of Restoration House STL and will be leading the way in the downtown office. "We chose this location because it is centrally located to other resources for individuals who are homeless and at-risk, and it's a great place to expand our reach and meet the needs of our St. Louis community," says Mr. Needham. "Our goal at Restoration House is to make sure that no youth or young adult is homeless without a place to feel safe. We want to end youth homelessness, and this space will allow us expand our services to reach a broader base of at-risk youth."

Restoration House STL also has plans in the works for the future to expand into multiple locations across the Metropolitan St. Louis area. These facilities will function as drop-in-centers, where kids will be able to take showers, do laundry, and feel safe and secure.

[MO] We lack the resources to meet needs of all the homeless (St. Louis Post-Dispatch, MO)
St. Louis Post-Dispatch
(10/9/2017 5:52 AM, Letter to the Editor)
Thank you for calling attention to the needs of those who are homeless in St. Louis ("Terminal illness isn't ticket to shelter," Oct. 5). Reporter Jesse Bogan "spent much of 24 hours with (homeless man James K.) Turner to better understand the availability of emergency shelter in St. Louis." His conclusion was "Weeks before cold weather sets in, Biddle House appears to be booked."

While I appreciate that the article raises awareness of the struggles homeless people face in our community, it should not be news to anyone that we lack resources to meet all the needs we see every day. The beds at Biddle were filled days after it opened in August last year, and they have remained so.

The United Way, which manages the Housing Helpline that was mentioned in the article, reports that in 2016 the helpline received 14,165 calls requesting shelter. Of those, 1,407 calls were referred to shelter, and 12,758 were told that there was no shelter available. That means for 90 percent of the calls seeking shelter, the answer was "no."

St. Louis has many fine nonprofit agencies doing amazing work with people who are homeless, mentally challenged, physically disabled and wrestling with addiction. We know that the cold weather is coming. And we know that we do not have the resources to help every person who knocks on our doors. I believe that working together, we can do better.

Steve Campbell - St. Louis
Executive director, Peter & Paul Community Services

[AR] Bethlehem House focus groups look at giving strategies (Arkansas Democrat-Gazette, AR)
Arkansas Democrat-Gazette
(10/9/2017 10:16 AM, Arkansas Democrat-Gazette)
CONWAY — A 20-year-old likely has different motivations to give to a nonprofit than a 50-year-old does, and Bethlehem House in Conway is gathering focus groups to find out how to market to all ages.

The impetus is to raise more money to replace the dwindling Housing and Urban Development grants and their potential impact on the shelter, said Judi Lively, executive director of the homeless shelter.

“We know that funding for transitional housing with HUD is decreasing greatly,” Lively said. “Nationally, HUD has taken focus off transitional housing to focus on permanent, supported housing or rapid rehousing,” she said.

Lively said that in 2014, HUD gave $325.5 million in grants nationally for transitional housing. In 2016, that number fell to $108 million.

In Conway, the homeless shelter’s HUD grant has dropped from $221,000 to $199,114 the past couple of years, Lively said.

[AR] Arkansas homeless shelter cancels plans to open center over complaints from residents (Arkansas Democrat-Gazette, AR)
Arkansas Online
(10/8/2017 11:01 AM, Kenneth Heard)
JONESBORO - A week after announcing plans to convert a former nursing home into a homeless shelter and mental-health crisis center, Jonesboro officials now say they won’t open the facility because of objections from residents who live near it.

The Homeless Ministries of Jonesboro’s board of directors decided Thursday evening to scrap plans for the center.

Murl Smith, director of the nonprofit organization, announced with city leaders Sept. 29 that Reliance Health Care Inc. donated its 24,700-square-foot Ridgecrest Health Care nursing home for use as a homeless shelter.

Craighead County Sheriff Marty Boyd said the former 83-bed facility also could be used as a place to house up to 16 mental-health patients. When opposition to the plan arose, the organization changed its plans. "After meeting with residents of the North Church Street community and hearing the concerns and opposition to any type of homeless ministry in this area, it has become clear that this property is no longer a viable location," the board said in a statement released after Thursday’s meeting.

Jonesboro Superintendent Kim Willbanks said she was concerned about the plans because the school district’s Math and Science Elementary School is near the proposed facility. Willbanks was out of town Friday and not available for comment. Assistant Superintendent Karleen Sheets said she could not comment about the homeless shelter. "We have homeless students in all our schools," she said. "We will continue serving and taking care of our kids."

Board member Danny Pridmore did not return telephone messages Friday.

"I am saddened by our inability to secure a facility to serve our homeless population," Jonesboro Mayor Harold Perrin said in a statement Friday. "Nothing affects a family’s hope for the future like being evicted from their home, so we will continue to work for our homeless."

Perrin said the facility would not be a "Halfway house" that endangers neighborhoods. "They want to be Christian brothers and sisters to our less fortunate residents in their time of need," he said in the statement.

[MO] New record: More than 1,700 SPS kids were homeless or displaced last year (Springfield News-Leader, MO)
Springfield News-Leader
(10/8/2017 10:08 AM, Claudette Riley)
VIDEO. A year ago, Springfield native O’Brien St. James Daniels was moving out of her rented house in a Kansas City suburb when she learned the new place she planned to lease was no longer available.

The single mom, who had been working full time and taking college classes, suddenly felt stranded. With no family nearby,

Daniels and her young son moved into a $300-a-week extended-stay hotel.

"I just ran out of resources because everything happened at the same time. I didn't have a Plan B," said Daniels, 31. "It was brutal. It got so overwhelming. A year ago, I decided 'Let's go back to grandma's.'"

Daniels retreated to her hometown, hoping for a fresh start. She squeezed a bed and all her belongings into the dining room of her grandma's tiny home in northeast Springfield. She enrolled her son at Sequiota Elementary and found work.

Through the school, she learned she was not alone.

A total of 1,700 Springfield students, including Daniels' son, were identified as homeless or temporarily displaced during the 2016-17 year. The number, a new record, was nearly double the 900 students identified the prior year.

The federal McKinney-Vento Act defines homelessness broadly in the school setting. It applies to students who are "doubled up" with another family or individual — like Daniels and her son — and those couch-surfing, living in hotels and emergency shelters, as well as those sleeping in tents, cars or on the streets.

[MO] SPS hires social workers to help homeless families (Springfield News-Leader, MO)
Springfield News-Leader
(10/8/2017 10:08 AM, Claudette Riley)
VIDEO. Hired a year ago, Springfield Public Schools' first full-time homeless liaison quickly realized she needed help.

Lynn Schirk applied for and was recently awarded a federal grant through the McKinney-Vento Act that will provide $450,000 over three years to support the growing number of students who lack a "Fixed, regular and adequate nighttime residence." "With the amount of need, I learned there was no way I could adequately provide for these families on my own," she said. "The No. 1 thing the grant is being spent on is two full-time social workers."

In September, the district hired social workers Michala Boehm and Ashley Reed to work with families referred to Schirk's Office of Students in Transition. They are stationed at the Bentley Administrative Center.

Mike Dawson, chief learning officer, said they will offer intense case management to families struggling with generational poverty and prolonged homelessness. He said they will help families access community resources. "Now we are meeting students where they are at," he said.

The federal grant was awarded to 10 Missouri school districts this year. This is the first year that Springfield was a recipient. Schirk said families referred to the social workers typically lack the resources to quickly figure out how to find stable housing. "They need somebody that is able to make weekly contact with them and will work with them to set goals, identify what barriers they are truly experiencing and then develop a plan to address each of the barriers."

A social worker might help a family navigate affordable housing programs and access social services aimed at creating greater financial stability. "Their primary role is to provide supportive services to our families that need it most and offer additional services that are beyond my role," she said. "That is incredible now that we have those people."

[MO] SPS mission: Find and help every homeless student (Springfield News-Leader, MO)
Springfield News-Leader
(10/8/2017 10:08 AM, Claudette Riley)
Springfield Public Schools is on a mission to find every student who is homeless - even if they don't know they meet the definition.

The broad definition, under the federal McKinney-Vento Act, includes any student who lacks a "Fixed, regular and adequate nighttime residence."

Lynn Schirk, who oversees the district's Office of Students in Transition, avoids using the word because families can find it off-putting. "The word 'homeless' creates a barrier," she said. "It creates a negative connotation and it conjures all these images in our head.".

Schirk, homeless liaison, said a portion of the 1,700 students who met the definition in the 2016-17 year lived in shelters and slept in cars, parks, and abandoned buildings. She said the overwhelming majority of families were "Doubled up," meaning they moved in with an individual or family on a temporary basis after losing permanent housing of their own. The loss may be due to fire, the end of a relationship, or eviction after being laid off. "It's very important to recognize that number reflects students who are doubled up and students whose parents are hospitalized or incarcerated," she said.

There are also teens who "Couch surf" - moving between the homes of various friends and acquaintances - after being kicked out by their parents or running away from home because they no longer feel safe, physically or emotionally. A significant number of those students are LGBTQ.

[IN] How Lafayette is helping its homeless veterans (Lafayette Journal and Courier, IN)
Lafayette Journal and Courier
(10/6/2017 2:48 PM, Joseph Paul)
To most Lafayette residents, cooler evenings and crimson-colored trees mean fall is in full swing. For those experiencing homelessness, the change in season is a warning sign that winter and its cold, hard nights are just around the corner. Many barriers exist between adequate, affordable housing and Lafayette's homeless population, particularly those who are veterans, said Jennifer Layton, executive director of LTHC Homeless Services, also known as Lafayette Transitional Housing Center. October marks the fifth year the local non-profit has administered Supportive Services for Veteran Families, a U.S. Department of Veterans Affairs program aimed to help service members over those barriers, which include substance abuse, a lack of employment and chronic health issues, Layton said. LTHC Homeless Services recently received nearly $200,000 to continue the program locally for another year. Nationwide, the VA awarded $343 million in grants to 288 local non-profits, according to a news release. Through the program, the agency over the last four years has served 261 homeless veterans and their families, comprising roughly 10 percent of all its clients, Layton said. Michelle Reynolds, executive director of Lafayette Housing Authority, said veterans are assigned additional points that move them up the agency's waiting list for Section 8 vouchers. At least 28 chronically homeless veterans in Lafayette also are housed through the Veterans Affairs Supportive Housing program, Reynolds said.

[IN] Helping the homeless: More hard work ahead as Brighter Days starts second year (The Republic, Columbus, IN)
Republic
(10/10/2017 3:03 AM, Julie Mcclure)
Some of the concerns in the neighborhood have resulted from the times clients are released in the morning from Brighter Days, and the time they may return, beginning at 6 p.m. daily. There have been complaints of some clients cutting through private property to reach the shelter, which officials have tried to alleviate by asking clients to enter off Center Street, behind the facility.

Love Chapel has several picnic tables which clients may use during the day as necessary, he said. The Columbus Housing Authority has talked with Brighter Days about clients hanging out in Pence Place Park, but Jackson said the shelter can't tell clients they can't visit a public park.

"They are allowed to hang out there," he said.

The camper allegation stems from a locksmith business near Brighter Days where an old camper is on the property and a client attempted to get into it, Jackson said. When the client couldn't get in, he slept underneath it, which was reported to Brighter Days staff and dealt with, Jackson said.

Finding a solution to help those who do not want to follow the rules but still need shelter is a continuing problem, he said.

[AZ] No deaths from hepatitis A outbreak in Maricopa County (Washington Times, DC)
Washington Times
(10/8/2017 4:31 PM, Associated Press)
PHOENIX (AP) - Public health officials in metro Phoenix say a hepatitis A outbreak linked to 17 deaths in San Diego has been contained in Arizona.

Arizona officials believe the local outbreak was mainly confined to homeless people in Maricopa County, The Arizona Republic reported.

The county recorded only 15 known cases and no deaths, and officials have detected no new Arizona cases since the end of May.

Officials believe the virus, which is spread through contact with an infected person's feces, circulated because of crowding and poor hygiene among homeless people in Maricopa County.

[AZ] Hepatitis A outbreak spread to Arizona by homeless (Arizona Republic, AZ)
Arizona Republic
(10/7/2017 10:37 AM, Ken Alltucker)
Maricopa County public health officials say a hepatitis A outbreak linked to 17 deaths in San Diego has been contained in Arizona, with only 15 known cases and no deaths.

While California struggles with an outbreak that prompted San Diego County to declare a public health emergency, Arizona officials believe the local outbreak was mainly confined to homeless people in Maricopa County. Officials have detected no new Arizona cases since the end of May.The San Diego outbreak, mainly affecting homeless people and drug users, has killed 17, hospitalized 337 and infected 481 people. Cases also emerged in Los Angeles and Santa Cruz counties.

Public health officials say the Maricopa County outbreak was tied to one person who traveled from San Diego to Maricopa County earlier this year. Follow-up testing confirmed the viral strain matched the San Diego cases and had spread mainly among people who used services from a homeless campus from mid-February through the end of May.Public health officials continued to monitor the outbreak, but have detected no new cases linked to the California outbreak, according to Sally Ann Iverson, a Centers for Disease Control and Prevention epidemic intelligence services officer assigned to Maricopa County and Arizona.

Neither the Maricopa County Department of Public Health nor the Arizona Department of Health Services broadly notified the public about the outbreak.

[WA] Hey City Council: Turning homeless people into criminals is wrong and doesn't help the cause (Tacoma News Tribune, WA)
Tacoma News Tribune
(10/7/2017 4:54 AM, Matt Driscoll)
The Tacoma City Council doubled down on its emergency response to the city's homelessness crisis the week.

Its narrow-minded and stubborn insistence on criminalizing homelessness as part of that effort seriously risks overshadowing any good that might be achieved through the city's three-phase approach to addressing the crisis. If the goal is to help people get off the streets, and make Tacoma safer for all residents and business owners, it won't work.

First, the good: In a unanimous vote, council members extended a declaration of a public emergency related to homelessness until the end of the year. The declaration, which allows the city flexibility in contracting, permitting and budgeting, dates to May and was scheduled to expire this month. It's a key component of the ongoing approach to mitigate the health and safety effects of homelessness on individuals and the community, allowing for important steps to be taken quickly. Mayor Marilyn Strickland and council members Robert Thoms, Marty Campbell, Joe Lonergan, Conor McCarthy, Ryan Mello, Keith Blocker, Anders Ibsen and Lauren Walker Lee also extended the city's temporary ban on camping on public property, which dates back to July and makes the offense a misdemeanor.

Keep in mind, this at a time when the Dome District stability site is full, with a waiting list. The same generally holds true for all other shelters in the city as well. The city continues to crack down on people living in their cars, in some cases families down to their last sole possession, just trying to stick together.

The law, which didn't need to be extended since it was passed with no expiration date, includes provisions that ratchet up fines, depending on how many times an individual has been cited, going from $50 for the first offense, to $100 for the second and finally to $250 for three or more.

The combined approach has been described as a tough love.

[OR] Solving Portland's homeless crisis requires a bolder approach: Guest opinion (Portland Oregonian, OR)
Portland Oregonian
(10/8/2017 1:11 PM, Dr. David Bangsberg)
When I grew up in Portland, homeless people were largely limited to "skid row" along West Burnside.

When I trained as a young doctor at Columbia-Presbyterian Hospital in North Harlem, New York City's largest homeless shelter was across the street. Homelessness, along with HIV and new strains of drug resistant tuberculosis spread through New York City. These synergistic epidemics were accelerated by deinstitutionalization of the mentally ill during the crack and heroin epidemics combined with a fragmented and difficult-to-access health care system.

When I moved to San Francisco to train as an HIV specialist, I encountered a new type of homelessness, the "marginally housed." The number of "marginally housed" was more than twice the number of people who lived on the street. They alternated between couch surfing, low-cost single-room occupancy hotels and other informal living settings. Many but not all suffered from addiction, past life trauma and mental illness.

Now as a daily Portland bike commuter, I see an increasing number of homeless people in nearly every neighborhood, living under our bridges and spilling into streets. While this may look like the homelessness I've seen before, emerging data suggest it is different.

[OR] Homelessness Compounds Health Challenges for Transgender Portlanders (The Lund Report)
The Lund Report
(10/7/2017 2:46 AM, Thacher Schmid)
In her 31 years, Willow Paloma has had many identities: train-hopping hobo, Buddhist, activist, herbalist, self-described "crusty punk" and "queer separatist." But one part of her identity never changed, even while raised as a male. She's female. Paloma's among what may be Portland's fastest-growing group of homeless people: transgender and non-binary persons. Its numbers have tripled in two years amongst adults, and it's at its high-water mark amongst youth. Part of the growth, experts say, is in migration due to Oregon's expanded coverage of transgender health services and passing in June of additional protections. "Portland really is considered somewhat of a Mecca for trans youth," said Jenn Burleton, Executive Director of TransActive Gender Center. This year's "point in time" homeless count identified 59 transgender and non-binary homeless persons in Multnomah County. Data from organizations serving homeless youth is at its high point in tracking transgender identity for 13 years: 46, or 6 percent of the total. There are 1.4 million transgender individuals in the United States, the UCLA's Williams Institute says - and an estimated one in five has experienced homelessness.

It's not known how many youth are transgender, but as many as 40 percent of the nation's 1.6 million homeless youth are LGBTQ. Dennis Lundberg, Executive Director of Janus Youth, the point of entry for the shelter system that serves 700 homeless Portland youth 14 to 24 each year, says Portland has an even higher portion of LGBTQ youth than that. "The number in the homeless youth continuum is close to 50 percent being LGBTQ identified," Lundberg said. As recently as 2015, Federal Housing and Urban Development guidance for point-in-time homeless counts in the U.S. used different categories: "Transgender" and "Transgender." The 2017 count changed it to "Transgender" and "Don't identify as male, female, or transgender," or non-binary.

[CA] A homeless shelter could open in this Placer community. Some residents are concerned. (Sacramento Bee, CA)
Sacramento Bee
(10/6/2017 7:56 AM, Ellen Garrison)
Brooke Stephens envisions the Campus of Hope as a one-stop shop for homeless services – a place to live, mental health help, job training and even a cafeteria.

It's a vision in its earliest stages. Stephens' group, Placer Rescue Mission, is studying an 8-acre plot of land in south Placer County. But the incipient plan has already drawn the ire of some south Placer residents who believe the proposal is oversized and would draw homeless people from throughout the region to their streets.

Though no official proposal has gone before the county's Board of Supervisors, initial plans call for a 231-bed campus across from the Santucci Justice Center in the unincorporated county west of Rocklin's city border. The beds would be located in micro-units of housing, interim housing, a mental health unit and recovery treatment beds. A Placer count in January found 663 homeless people throughout the county.

“A lot of what we’ve heard (in opposition), there seems to be a lot of misinformation out there,” Stephens said. “Some of the things they’ve taken issue with are things we won’t be doing or aren’t the way we’re set up.”

[CA] To slow deadly hepatitis outbreak, paramedics will now provide vaccinations to the homeless (Los Angeles Times)
Los Angeles Times
(10/6/2017 12:54 PM, Paul Sisson)
Paramedics are the newest troops in the fight against San Diego’s ever-growing hepatitis A outbreak.

A letter signed this week by the director of the state Emergency Medical Services Authority temporarily expands state laws that govern paramedics, granting them emergency powers to “vaccinate at-risk populations in response to the outbreak.”

Dr. Kristi Koenig, director of the San Diego County Emergency Medical Service, requested the temporary scope of practice expansion on Sept. 20 and said Wednesday night that she received approval in the mail Tuesday.

Paramedics will be able to deliver hepatitis A doses only under the supervision of nurses and only at special events created to inoculate those who are at high risk of infection, including homeless residents, drug users and those with liver disease or compromised immune systems.

[CA] Homeless families increasingly leaving SF for stability in other cities (San Francisco Chronicle, CA)
San Francisco Chronicle
(10/9/2017 9:30 AM, Jill Tucker and Kevin Fagan)
The walls of Jamahl Mackey’s two-bedroom apartment in Sacramento are bare except for a framed poster of San Francisco and a third-grade school portrait of his son. There isn’t a lot of furniture — a couch, a kitchen table, chairs, just the essentials. But it’s home.

A little over a year ago, after he was laid off from a solar company, home for the single father and his son was a Mitsubishi Galant parked on a rotating list of San Francisco streets, or occasionally a relative’s couch or a motel if there was enough cash. Parking under streetlights, he promised his son he would make things better.

When Mackey reached out to San Francisco aid workers for help, he never imagined what that phone call would bring: a new life outside the city.

But he and his son, 8-year-old Jamahl Jr., are among an increasing number of families leaving behind the city they love to find stability and affordable rent elsewhere, with San Francisco’s blessing and financial support. It’s an approach to fighting homelessness that echoes across costly communities around the Bay Area.

[CA] Homeless numbers grow at Santa Rosas Doyle Park (Santa Rosa Press Democrat, CA)
Santa Rosa Press Democrat
(10/8/2017 8:26 PM, Paul Payne)
The sprawling oaks and green grass of Santa Rosa’s Doyle Community Park have beckoned Carol Cranston and her dog Bingo almost every day for the past seven years.

Now, the oasis in the middle of the city between two gurgling creeks is calling out to the homeless.

Over the past few months, transient numbers have swelled, alarming neighbors and others who fear the park is being ruined by a segment of the population that’s monopolizing picnic areas by day and camping at night.

“They are starting to take over,” said Cranston, a retired teacher who lives on nearby Sheridan Drive, as she walked near a group lounging on the lawn. “We don’t want these people in this park.”

Critics blame the surge on the city’s handling of its homeless population, estimated at 1,900. They believe many were driven to Doyle when officials in August rousted 42 people living in one of the largest encampments near Farmers Lane. And they expect more will come when the city closes a second haunt at the Sixth Street freeway underpass by Oct. 16.

[CA] Water board reports highlighted health risk before hepatitis outbreak (San Diego Union-Tribune, CA)
San Diego Union-Tribune
(10/9/2017 4:46 AM, James DeHaven)
San Diego officials were informed repeatedly of the dangers of disease-carrying runoff from homeless encampments into area waterways, as far as a decade before the current hepatitis A crisis spurred action.

Typical of the volumes of reports is a 2015 city plan for Mission Bay, which cited hepatitis research in setting priorities for officials regarding environmental quality.

“The issues raised by transient encampments are socio-economic by nature,” the city Transportation and Storm Water report said. “Addressing the sources of homelessness requires coordination with law enforcement, social services, and the legal community. Therefore, it has been designated as an uncontrollable source.”

A U-T Watchdog review of public records shows state water regulators and city officials produced nearly a dozen studies in the decade before this year’s outbreak, reports and policy documents highlighting the link between homeless camps and human waste-tainted water.

[CA] An outbreak waiting to happen: hepatitis A marches through San Diego’s homeless community (PBS NewsHour)
PBS
(10/8/2017 1:47 PM, Usha Lee McFarling)
SAN DIEGO — The hepatitis A outbreak now roiling this well-heeled, coastal city may have had its roots in a baseball game — when the city cleaned up for the 2016 All-Star Game by pushing its homeless out of the touristy areas downtown and into increasingly congested encampments and narrow freeway onramps just east of downtown. The lines of tents stretched for blocks.

At the same time, the city was locking and removing bathrooms to help control the rampant drug and prostitution trade they’d spawned. Hepatitis A is transmitted through contact with feces from an infected person, and in close, unsanitary conditions, the highly contagious virus can spread explosively. So it was only a matter of time, experts say, before cases would surge among the homeless.

“I’m not so much surprised it occurred, but surprised it didn’t occur earlier,” said Dr. Robert Schooley, who chairs the division of infectious diseases at the University of California, San Diego, and currently serves as an informal health adviser to the city’s mayor. “In some ways, it was the perfect storm.”

Today, the tents are gone. There are clusters of newly installed portable toilets open and guarded 24 hours a day. More than 60 new hand-washing stations dot the city. Workers in hazmat suits spend mornings spraying bleach onto streets and sidewalks. Armies of nurses walk through encampments and even into riverbeds and canyons to offer the highly effective hepatitis A vaccine to homeless people. And on Monday, the first city-sanctioned homeless camp — with 200 four-person tents, security, showers, and bathrooms — is slated to open in a parking lot near Balboa Park.

[CA] San Francisco Sets Five-Year Plan to Drastically Reduce Homelessness (PLANetizen)
PLANetizen
(10/8/2017 4:31 PM, James Brasuell)
A new plan in San Francisco aims to reduce the city’s chronically homeless population 50 percent by December 2022. Other goals include ending family homelessness and eliminating large, long-term tent encampments.

The city of San Francisco has announced a "Five-Year Strategic Framework" that sets ambitious targets to reduce homelessness by 2022.

Kevin Fagan reports on the new plan, calling it San Francisco’s most ambitious homelessness strategy in a decade. The thinking on the plan is too bundle all the city’s homeless strategies to better coordinate services.

"That coordination will come through what he has dubbed the Homelessness Response System, which will tie together the 15 independent databases now being used to track homeless people through housing, medical and other services," according to Fagan.

The plan will also expand the Moving On Initiative and calls for 1,367 new supportive housing units.

[CA] Napa to pay landlords who accept homeless tenants (Napa Valley Register, CA)
Napa Valley Register
(10/6/2017 7:12 AM, Howard Yune)
Low-cost housing is historically scarce in Napa - and fewer owners are willing to accept rental vouchers from some of those most in need of shelter. Faced with a shortage both of supply and of willing partners, the city will begin offering cash incentives to landlords opening their rental properties to Napans without homes or at risk of losing them. The assistance program also is intended to match needy tenants to those with available housing, provide funds to cover damage to dwellings, and offer some funding to landlords between tenants. The support program won unanimous approval Tuesday from the city Housing Authority, which includes the five members of the City Council. Napa's Housing Authority offers rental assistance through the Section 8 program, in which federal funds pay for vouchers that low-income tenants use to pay landlords.

The city's minuscule vacancy rate and the resulting high rents have left fewer property owners willing to take such vouchers - particularly from those they believe can't afford to pay for damage to the property, according to Lark Ferrell, city housing manager. "One of the themes that came up was that a Section 8 tenant is perceived as a higher risk than a market-rate tenant," she told the council. "We don't have the money to help everyone that's in our program - that would take millions of dollars." Instead, Napa will devote a more modest sum of $200,000 directly to landlords willing to rent to homeless people, with the hope of housing about 75 additional tenants. The Housing Authority will refer recently homeless renters to Abode Services, which in July took over Napa County's shelters and transient services from Community Action Napa Valley with a new emphasis on quickly moving clients into permanent housing. Abode is to aid clients in finding available rental dwellings, serve as a go-between for new tenants and landlords, and manage a 24-hour hotline for property owners taking part in Section 8, said Ferrell.

[CA] Santa Cruz County housing crisis countered by landlord incentivization (Santa Cruz Sentinel, CA)
Santa Cruz Sentinel
(10/7/2017 8:30 PM, Delphine Burns)
BOULDER CREEK >> After sleeping in her car for the past 30 months, 50-year-old Debra Rivers soon will move into a new home with her husband and two children thanks to Veteran Affairs Supportive Housing vouchers and the All-In Landlord Partnership.

The partnership is a new a program that incentivizes landlords to rent to people coming out of homelessness. In return for accepting government-subsidized housing vouchers, landlords receive help from program volunteers to maintain and beautify their properties with painting and minor repairs. Saturday the partnership hosted its first "Spruce Up" event, a cleanup day to help Boulder Creek landlords Terry and Patrick Phillips prepare their space for the Rivers family to move in.

After serving in the military as a mechanic, Rivers' husband suffered from post-traumatic stress disorder and the family lived in a housing facility designated specifically for the mentally ill.

According to Rivers, the family stopped sleeping at their apartment because they were kept awake by other residents with "More serious conditions," and they eventually left the facility and became homeless. Rivers' family has been divided by its homelessness, as her children now live with their grandparents. "It makes me so happy to have my children back," Rivers said of the family moving into their new home. "We will finally be reunited as a family."

[CA] Goal reached: 1,000 homeless veterans receive housing (San Diego Union-Tribune, CA)
San Diego Union-Tribune
(10/7/2017 4:44 AM, Gary Warth)
Although the original deadline was missed, San Diego's Housing Our Heroes initiative has hit its goal of helping 1,000 homeless veterans secure rental housing.

"It's fantastic news," Mayor Kevin Faulconer said. "We're getting people housed and getting them off the street."

San Diego Housing Commission President and CEO Rick Gentry said Friday that 1,007 veterans had found secure housing under the initiative announced by Faulconer in March 2016, and 200 other veterans are in the pipeline for housing.

The initiative was launched as one of several steps the city has taking recently to tackle the homeless population. Three large

industrial tent structures that will shelter about 250 homeless people each are planned to be installed by the end of the year, and on Monday a city-sanctioned homeless encampment will open to about 200 people in response to a hepatitis A outbreak that has left 17 people dead and afflicted more than 500. While the goal for veterans has been reached and the original initiative completed, Faulconer and Gentry said the effort will continue and be expanded to include non-veterans.

Gentry said he expects an additional 1,000 homeless people to be housed within the next 15 months using the formula created by Housing Our Heroes. Just how many homeless veterans are left in the city isn't clear. The annual count of homeless people taken in January found 1,054 homeless veterans in the county. In all, the county had 9,116 homeless people, with 5,619 in San Diego.

The Housing Our Heroes initiative focused on just the city of San Diego and one area of National City and was launched before the most recent count was taken. Jonathan Herrera, Faulconer's senior adviser on homelessness coordination, estimated there still are about 500 homeless veterans in San Diego. When funding for the two-year, $12.5 million initiative was announced in March 2016, Faulconer said 1,000 veterans would be housed in a year. "My goal was 1,000 people off the street," Faulconer said Friday.

Gentry took some responsible for missing the initial goal. After the program was launched, Gentry said people were spinning their wheels for a few months, but learning important lessons. The first important lesson involved helping homeless people use vouchers to find homes, Gentry said.

[CA] Opening of homeless camp back on track (San Diego Union-Tribune, CA)
San Diego Union-Tribune
(10/7/2017 4:45 AM, Gary Warth)
The opening of San Diego's first city-sanctioned homeless camp site is back on track for a Monday opening.

Bob McElroy, president and CEO of the Alpha Project, had said earlier Friday that the opening would be delayed a day because tents that had been purchased might not arrive in time.

After an online San Diego Union-Tribune story appeared announcing the delay, McElroy said he heard from the mayor's office that the site still should open Monday by using rented tents.

Mayor Kevin Faulconer on Wednesday announced plans to open the site at a city public works yard near Balboa Park. McElroy said he and other organizers have been working to get everything in place in time for the opening, which originally was scheduled for Monday. McElroy said wash stations, restrooms and other amenities at the site will be in place soon, and rented tents will be in place by the time people start arriving at 7:30 a.m. Monday.

As of Friday, details about transporting people to the site still were being worked out, but McElroy said the plan is to give priority to seniors, the disabled and families with children. He also said the Alpha Project will coordinate with the San Diego Police Department's Homeless Outreach Team, the county's Psychiatric Emergency Response Team and other providers to pick up clients from Rachel's Women's Center, the Neil Good Day Center and other locations to shuttle them to the site.

[CA] Housing Crisis In California Forces More Students Into Homelessness (Huffington Post)
Huffington Post
(10/6/2017 4:30 PM, Carolyn Jones, EdSource)
Since 2014, the number of homeless children in California has jumped 20 percent.

Alison is only 14 but she knows what she wants to be when she grows up: A surgeon. It's not easy to study, however, when you're so exhausted and hungry you can barely get through 9th-grade biology.

An immigrant from Colombia, Alison is one of more than 200,000 K-12 students in California considered homeless because they lack stable housing. Like most of those students, she lives with her family in a home shared with other families - in her case, two other families. "I go to school every day because I like school, but sometimes I can't concentrate," said the Santa Maria teenager whose district reports nearly a third of its students are homeless.

Since 2014, the number of homeless children in California has jumped 20 percent. That's just over 3 percent of the enrolled K-12

students, more than twice the national rate, but the actual numbers are almost certainly higher.

Schools rely on parents to report their housing status, but shame, fear of deportation or the government taking away their children discourage many parents from truthfully answering the housing questionnaire - typically given to all families at the beginning of the school year. By law, schools are required to identify and help homeless students, using state and federal funds to provide school supplies, extra tutoring, transportation to school or whatever else students need to succeed.

An EdSource analysis shows that more than a quarter of California schools report no homeless students at all and provide no services - despite the fact that homeless students live in nearly every community of California, experts say. "The rate of youth homelessness in California is unconscionable," said Shahera Hyatt, director of the California Homeless Youth Project, a state agency. "Part of it is we've gotten better at counting our homeless students, but there's no question the housing crisis is playing a role. Housing is a fundamental need, and this crisis needs to be taken more seriously. The human and economic cost is great."

Most of California's homeless children, 86 percent in 2015, are not homeless in the traditional sense, state data show. They live with their families and have a roof overhead, but share living quarters with other families because they can't afford their own residence. These families tend to move frequently, and the constant noise hinders attempts to study or sleep. And privacy in the bathroom? Forget it.

"When you're living like that, you're embarrassed to go. So you hold it," Alison said.

In school, homeless children face daunting challenges, and need social services and academic help perhaps more than any other subgroup. Faced with extreme poverty, stress and, like Alison, just plain exhaustion, those children are far more likely to struggle academically and drop out of school than their peers.

[CA] Homeless women see hope moving into city-sanctioned campsite (San Diego Union-Tribune, CA)
San Diego Union-Tribune
(10/10/2017 1:09 AM, Gary Warth)
VIDEO. Dozens of women, ranging from mothers with young children to seniors with walkers, arrived at the city's first sanctioned homeless camp Monday with a mixture of trepidation, anxiety and hope.

"How are you doing?" asked one of the workers from the Alpha Project, the nonprofit running the campsite, to a woman who had recently arrived.

"I'm a little scared," said the woman, who gave her name only as Dawn. The worker gave her a reassuring hug and let her know everything would be all right.

Others arrived with smiles, with some saying they saw the day as a turning point.

"I think it's great that I get a second chance in life," said Terrie Woolever, 58, a San Diego native. "I thought of suicide a lot. When I came here today, I was surprised. I was happy. Everything changed."

[HI] Modular homes from Japan to house Hawaii homeless families (San Francisco Chronicle, CA)
San Francisco Chronicle
(10/9/2017 4:57 AM, Associated Press)
HONOLULU (AP) — Structures that were intended to provide emergency housing for tsunami survivors in Japan will instead provide shelter for homeless families in Hawaii.

Volunteers assembled a number of the modular homes on Sand Island in Honolulu on Saturday after materials for 30 of the structures arrived from Japan last week, Hawaii News Now reported.

The new community, known as the Kahauiki Village, will house people who have been in transitional shelters and are waiting for long-term housing.

"We are on schedule, and we couldn't be more excited to start preparing these homes for families that are so appreciative of the opportunity to live in safe, dignified, affordable housing," said Duane Kurisu, a coordinator of the project.

Public and Indian Housing (PIH)

[ME] City subcommittee recommends tax deal for Augusta housing proposal opposed by neighbors (Central Maine, ME)
Central Maine
(10/6/2017 5:47 PM, Keith Edwards)
A committee of city councilors voted Friday to recommend the city give a tax deal to a controversial Augusta Housing Authority proposal to build 34 units of affordable rental housing on the city-owned former Statler mill site. Several neighbors of the proposed development site, which would be accessible through a residential neighborhood on dead-end Maple Street, have spoken against it, citing their fear it would bring additional traffic and disruption. The developer and the housing authority director both said the project on the former mill site, which the city has renamed Kennebec Lockes, probably would not happen without a tax increment financing, or TIF, agreement with the city to help finance it. The property is not taxed now because it is owned by the city, nor would the housing authority, a nonprofit corporation, normally be charged property taxes if it owned the property.

A TIF is necessary, developer Kevin Bunker said Friday, both to help bring funding for the project and to help an application for tax credits score well enough to be selected in a highly competitive process for affordable housing projects. The housing authority would form a for-profit entity for the project, to be eligible for tax credits, then seek to sell those tax credits to provide around $4.7 million of the estimated $6 million project cost. To get those tax credits, the project must outscore what are expected to be numerous competitors for affordable housing tax credits. Bunker said having a TIF in place with the local municipality is a key piece needed for the project to score well enough to be awarded tax credits. To move forward, the project also would need a favorable vote by the full City Council, both on the proposed TIF deal and on whether to give, or lease for little or no money, the land to the housing authority, which is independent of the city.

[ME] Housing proposal at former Statler mill site elicits neighbors' worries (Central Maine, ME)
CentralMaine.com
(10/5/2017 1:05 PM, Keith Edwards)
What Augusta Housing Authority officials see as an opportunity to develop quality affordable housing for working people on a former mill site the city wants to have developed is seen by many of the site's Maple Street neighbors as an unwanted development that will bring traffic, crime and other safety problems to their quiet neighborhood on a dead-end street. Some landlords see it as unwelcome competition from the public sector and say authorities are overstating the need for more housing in Augusta. About 40 people attended a "neighborhood meeting" hosted by the housing authority Wednesday. Many of them criticized the housing authority's proposal to build 34 units of rental housing on a corner of the city-owned former Statler mill site that would be reached via Maple Street. Residents said the proposed Augusta Housing Authority development would bring too much traffic to the narrow residential street, disrupt their neighborhood and put low-income housing in an isolated spot that they say would bring increased crime.

Kevin Bunker, a developer who worked on a housing development project with the housing authority at the former Hodgkins Middle School building in Augusta, agreed with resident Joyce Grondin when she said the site is not a safe place for children now. He said infrastructure would be added to the site, if the proposed project moves forward, to make it safe. Amanda Bartlett, executive director of the housing authority, said the authority's development that converted the Hodgkins building into Hodgkins School Apartments demonstrated that occupied housing not only doesn't add to crime in a neighborhood, it prevents it, because criminals shy away from occupied spaces. She said before the old school was converted to housing, it was a target of vandals; but as soon as construction started there, all that illegal activity came to a halt. She said neighbors of the Hodgkins site had similar concerns about the effect on their neighborhood, but now that is built and occupied, they have expressed no complaints.

[Editorial note: consult source link for additional information]

[CT] Goal of public housing relocation in New London draws near (New London Day, CT)
New London Day
(10/8/2017 8:09 AM, Editorial Board)
While progress continues toward relocating residents from the Thames River Apartments, challenges remain and will continue to need the attention of New London Mayor Michael Passero and his administration.

Last week the U.S. Department of Housing and Urban Development notified the New London Housing Authority that it would sanction the disposal of the property in its role as public housing.

Now the authority can move forward with seeking Section 8 vouchers, providing rental subsidies that the more than 300 residents can use to find alternative housing. Credit goes to Mayor Passero for the attention he has given this issue. Soon after his 2015 election, he recognized it was critically important to address the situation before it became so bad that the high-rises were condemned and what to do with the tenants became an emergency.

This is how The Day and its editorial board expected things to work when it pushed for a strong-mayor form of government. The mayor identifies a problem then puts the people, process and resources in place to address it, in this case working with the housing authority. Challenges that remain include pushing through the bureaucratic application process, assisting tenants in finding alternative housing and finding the estimated $600,000 to cover relocation expenses.

There is near unanimous agreement that the high-rise projects that sprouted up across urban centers in the country in the 1960s proved, over the long term, to be a failed social experiment. Warehousing the poor in high-rise apartments, often disconnected from the general community, invited crime and decay. The high-rise apartments on Crystal Avenue have the added problem of being geographically isolated in an area more suited for industrial uses.

Credit goes also to New London attorney Robert Reardon and his law firm. Acting without compensation, Reardon pursued a class-action lawsuit and in 2014 obtained a stipulated judgment mandating relocation of the residents or rehabilitation of the buildings.

The housing authority has not established a timeline to begin moving tenants, but must act expeditiously.

[NY] Red Tape Leaves Gowanus Community Center Closed Despite Funds to Renovate (DNAinfo New York, NY)
DNAinfo.com
(10/6/2017 10:30 AM, Caroline Spivack)
GOWANUS — The Gowanus Houses community center has nearly half a million dollars dedicated to its reopening, but it's still stalled, thanks to city rules mandating adequate funds for services before work can even begin.

In 2014, locals voted to allocate $475,000 in funds to renovate the center, which has been closed for more than a decade, through Councilman Stephen Levin's participatory budgeting process.

The projects on the participatory budgeting ballot included programs and classes for the space, but because capital funds can only be used on physical infrastructure, those dollars could not go toward funding those services, according to Levin's director of communication Edward Paulino.

It is only until the Department of Youth and Community Development secures a sponsor organization to run and help fund the center's programs that the New York Housing Authority can move forward with construction, according to the authority's spokeswoman Jasmine Blake.

[NY] Why the City isn't building public housing (The Real Deal, NY)
The Real Deal
(10/6/2017 10:47 AM, Kathryn Brenzel)
Administration focuses on preservation due to what it says are changes to federal law

Much of Mayor Bill de Blasio's affordable housing initiative goes unseen because it largely focuses on preservation rather than creation.

Part of the reason for that, according to the city, is a change to federal housing law that set the amount of public housing eligible for subsidies based on existing stock, the New York Times reported.

"When all these advocates run around and say, 'Why isn't the city of New York building housing?' It doesn't exist. There's no such thing," Alicia Glen, the deputy mayor for housing and development, told the Times. "It's all about, to what extent can you use the resources of the private sector, and the resources the public sector has, to put together the best deals you can possibly do."

In July, the mayor announced that 77,651 units had been financed so far as part of his goal to preserve or create 200,000

affordable housing units by 2024. At least 7,500 units have been preserved so far, which can include something as simple as a new agreement to keep rent at an apartment below market-rate.

The city, however, doesn't keep track of the number of existing units that they regulate for the first time, the Times reported.

[NY] Amid concern of spreading problem, Ogdensburg Housing Authority director will give bedbug presentation Tuesday at city hall (North Country This Week, NY)
North Country This Week
(10/8/2017 4:04 PM, Jimmy Lawt)
OGDENSBURG – Housing Authority Executive Director William Seymour and chairwoman Patricia Redden-Sargent will give a presentation to council Tuesday regarding the ongoing bedbug infestation.

The presentation is listed as the first item on the agenda for Tuesday's city council meeting.

City Manager Sarah Purdy said the senior towers are under jurisdiction of the United States Department of Housing and Urban Development, which limits the council's ability to intervene on the issue. However, city councilors expressed public health concerns at recent meeting because of the potential spreading of bedbugs throughout the city.

Purdy said representatives of Congresswoman Elise Stefanik-R (NY-21), were also contacted. She said staff members from her office told the city they would reach out to HUD officials on their behalf.

The bedbug outbreak was reported at Centennial and Riverview towers.

The outbreak prompted councilor Daniel Skamperle to question whether St. Lawrence County Public Health Department could get involved, but Purdy noted that the department is currently without a director.

[NY] Build bigger, Bill and create housing for New Yorkers (New York Daily News, NY)
New York Daily News
(10/9/2017 5:31 AM, New York Daily News Editorial)
Metro-IAF comes to the table with immense credibility, having built thousands of affordable Nehemiah Homes in the Bronx and Brooklyn starting in the 1980s.

Now its members propose a very smart scheme to build 15,000 new apartments for senior citizens on a resource hiding in plain sight: surplus land within New York City Housing Authority developments. Metro-IAF member East Brooklyn Congregations, with the group Breaking Ground, already built one model adjoining NYCHA's Linden Houses.

Members want the mayor to hear the case that scaling up the concept could free up multi-bedroom NYCHA apartments occupied by lone elderly tenants for new families hungry for housing.

He must listen.

[NY] Editorial: Heavy use of sick time is more evidence of trouble at the BMHA (Buffalo News, NY)
Buffalo News
(10/8/2017 5:44 AM, News Editorial Board)
More evidence - not that any was needed - of the need for substantive change at the Buffalo Municipal Housing Authority arrived in the form of a Buffalo News analysis showing that workers used an alarming number of sick days.

That particular problem can be solved by negotiating better terms with employees. It should be on the agenda for the recently reformulated BMHA board.

Mayor Byron W. Brown has proven himself a good negotiator with city unions, agreeing only to what the city can afford. While he has no direct control over the BMHA, he should encourage the board, which is made up mostly of his appointees, to get tougher. The mayor shook up the board over the summer, replacing members who had presided over the decline of the BMHA with what appear to be solid choices.

While getting tougher with sick time abusers will help, the multiple shortcomings of the BMHA point to a culture in need of serious overhaul. That can't happen without a change at the top, something the old board was unaccountably reluctant to do. The board should replace Executive Director Dawn Sanders-Garrett and undertake a major re-examination of the agency.

It has hundreds of rundown and vacant apartments at the Commodore Perry development and vacant, dilapidated units creating blight in the neighborhood encircling the A.D. Price Courts. Complaints about broken elevators, burned-out lights and rundown apartments in buildings that are occupied add to the story. Tenants have to wait, sometimes for days, before what's broken gets fixed.

Now it turns out part of the reason for those delays is the number of employees who seem to be treating sick days as additional personal days to be taken as needed. According to a recent analysis by News staff reporter Susan Schulman, sick day spikes occurred on Fridays and Mondays, especially the Monday after a Sunday Bills football game.

[NY] New Yorkers rallying for de Blasio to take action on affordable housing plan (New York Daily News, NY)
New York Daily News
(10/6/2017 6:54 PM, Jillian Jorgensen)
The Metro Industrial Area Foundation plans to turn out 5,000 people Monday to call on the mayor to adopt its affordable housing plan.

The community group found more than 20 NYCHA-owned vacant lots where they believe 15,000 units of affordable senior housing could be built.

NYCHA seniors in neighboring developments could move in, freeing up their apartments for new people.

The group also wants NYCHA cleaned up, slumlords arrested and higher housing subsidies.

"There's just got to be a moral choice by the city whether some people deserve to live like second-class citizens or not," said Metro IAF lead organizer Grant Lindsay. "It's easy to dump on Trump when he goes to Puerto Rico and throws paper towels at people, but it's no different in public housing."

[NY] Oneida council renews agreement with housing authority (Rome Sentinel, NY)
Rome Sentinel
(10/9/2017 4:05 PM, Rome Sentinel)
ONEIDA — The Oneida Common Council approved renewal of its agreement with the Oneida Housing Authority (OHA) on Oct. 3.

The new agreement will allow the OHA to receive federal funding from a secondary source that will make the money immediately available. This new source will allow the authority to better plan their yearly budgets.

"We will be receiving the same funding under a new name," OHA Executive Director Bob Walters told the council. "Every year when I make a budget I'm not sure what will be available. This new funding gives us peace of mind."

The OHA provides housing to income-eligible residents in Oneida, including the elderly and disabled.

[PA] Bartolotta, Democratic senators back bill helping victims of domestic and sexual violence living in public housing (Beaver County Times, PA)
Beaver County Times
(10/9/2017 4:41 AM, J.D. Prose)
With October being Domestic Violence Awareness Month, state Sen. Camera Bartolotta and two Democratic colleagues have introduced bipartisan legislation to help victims of domestic and sexual violence who live in public housing.

Senate Bill 919 was introduced Thursday and referred to the Senate Urban Affairs and Housing Committee. In a memo to fellow senators last month, the three lawmakers called domestic and sexual violence "an ongoing plague in our communities," noting that 60 community centers in Pennsylvania helped nearly 90,000 domestic and sexual violence victims in 2016.

Bartolotta, R-46, Carroll Township, Washington County, joined with state Sen. Judith Schwank, D-Berks County, and Art Haywood, D-Montgomery County, to offer the legislation. They said it was developed with input from Pennsylvania Coalition Against Domestic Violence, the Pennsylvania Coalition Against Rape and the Pennsylvania Housing Alliance.

Previously, Bartolotta and Schwank partnered on legislation to expand services for mothers and babies affected by post-partum depression.

The new bill, according to the memo, would allow tenants in county housing authorities who are domestic or sexual violence victims to be relocated to other residences under an authority or receive help and referrals for housing assistance from victim advocacy groups.

[PA] Proposed bill would relocate domestic and sexual violence victims in public housing (Uniontown Herald Standard, PA)
Uniontown Herald Standard
(10/6/2017 7:12 AM, Mike Tony)
State Sen. Camera Bartolotta, R-Carroll Township, and two other senators have introduced legislation designed to expedite the relocation of victims of domestic or sexual violence who are tenants of a county housing authority. Senate Bill 919, introduced Wednesday by Bartolotta, Sen. Art Haywood, D-Cheltenham Township, and Sen. Judith L. Schwank, D-Fleetwood, would amend the Housing Authorities Law to give county housing authorities five days to approve a tenant's request for relocation upon submitting certification that they are the victim of domestic violence, stalking or sexual assault. County housing authorities would then have 30 days to relocate the individual and other members of their household, give the tenant a Housing Choice Voucher or refer the tenant to victim assistance organizations. The county housing authority would be prohibited, absent a court order, from releasing the new address of the tenant or other information about their relocation.

The Pennsylvania Coalition Against Domestic Violence, the Pennsylvania Coalition Against Rape, and the Housing Alliance of Pennsylvania had input on the language of the bill, Bartolotta said. Per the bill, tenants may request emergency relocation if they experienced domestic or sexual violence on the premises within 90 days of the request or reasonably believe that they or someone else is threatened with imminent harm if they remain on the premises. Tenants may establish sufficient proof of domestic or sexual violence through orders of protection, police reports, medical records, court documents or other certification of abuse, according to the bill. Bartolotta noted that October is Domestic Violence Awareness Month, adding that the 60 community centers providing services throughout the state assisted nearly 90,000 victims of domestic and sexual violence annually, according to the Pennsylvania Coalition Against Domestic Violence.

[PA] Focus on Race: Johnstown a tale of two cities, leaders say (Johnstown Tribune-Democrat, PA)
Johnstown Tribune-Democrat
(10/8/2017 7:12 AM, Dave Sutor)
A dozen crosses burned on the hillsides surrounding Johnstown the night of Sept. 7, 1923.Ku Klux Klansmen lit the symbols of intimidation and hate after Mayor Joseph Cauffiel called for expelling every black and Mexican who had not resided in the city for at least seven years.

He made the announcement after a black man was involved in a fatal shootout with police officers in the Rosedale neighborhood.

The Johnstown Democrat newspaper wrote about the display in an almost romanticized way, describing how the flaming crosses "Blazed forth" and "Pierced a foggy sky" in a "Spectacular demonstration."

Move forward nearly a century, to Martin Luther King Jr. Day of this year.

A red pickup truck - adorned with a sign carrying the message "In Loving Memory of James Earl Ray," assassin of the civil rights icon, and black doll slumped over the tailgate - was spotted around town.

The incident occurred at a time when race relations issues have been at the forefront nationally and locally, including the Black Lives Matter/Blue Lives Matter discussion, the presidencies of Barack Obama and Donald Trump, National Football League quarterback Colin Kaepernick kneeling during pre-game playings of the national anthem and a white supremacist march that turned violent in Virginia.

The contrasting reactions between 1923 and 2017 show the evolution of race relations in the Johnstown area, where many community leaders agree strides have been made, but much work remains to be done.

Johnstown Housing Authority properties provide some of the most racially mixed living arrangements in the area. About 570 heads of households are black, while nearly 900 are white.

Joe Taranto, chairman of the authority's board, thinks there are overall "good relationships" within the properties and city, although issues do arise that occasionally lead to some people looking to find a "scapegoat" for their own problems.

"I think we need to learn to live with one another a little bit better," Taranto said. "And, by that, also not blaming others for our problems.

"That is going to cause the biggest chasm between different groups. When one feels that they're being put out and they blame it on another group, it's an easy scapegoat, but it's not the right way to go. That type of mentality will cause problems in our community."

Taranto sees the ability of the different races to live in the housing authority properties as an example of how the city "has always been such a melting pot of people," going back to the days when Germans, Slovaks, Italians, Poles, and other immigrants came to Johnstown to work in the steel mills.

[PA] PHA Looks To Auction Off Dozens Of Properties To Potential Investors (KYW-TV CBS 3, PA)
KYW-TV CBS 3
(10/8/2017 9:02 AM, By Paul Kurtz)
PHILADELPHIA - The Philadelphia Housing Authority is looking for investors to take more than 50 rundown properties off its hands.

The properties, part of PHA's scattered sites inventory, are mostly boarded up shells or empty lots.

President and CEO Kelvin Jeremiah says they still have value if you're willing to invest and rebuild.

"The expectation would be that within three years of purchasing the property you would have it restored its youth and the city can start collecting tax revenues on it," he said.

The auction will take place on Thursday at 2501 East Ontario Street.

"Because it's an auction I think you have properties starting at about a thousand dollars and it could up to as high as $100,000-$200,000," he said.

[Editorial note: AUDIO at source]

[VA] Lynchburg residents gets update on city's poverty initiative (Lynchburg News & Advance, VA)
Lynchburg News & Advance
(10/5/2017 7:20 AM, Alissa Smith)
At a community meeting Thursday night, scores of Lynchburg residents received an update on the city's From Poverty to Progress initiative that is geared toward decreasing the city's 24.6 percent poverty rate. Mayor Joan Foster detailed at the meeting the overall goals of the initiatives to attendees, primarily to move 50 "willing, able, hopeful and motivated" households out of poverty annually from fiscal year 2018 to fiscal year 2022."Secondary goal is this: to decrease the poverty rate in Lynchburg and to raise the median income," she said. "Ultimately, then we'll have a poverty rate that's less than the national and state average. It's a lofty goal, but we can do it, folks."

Members from the initiative's nine committees - child care, education, food disparity, health and mental health, housing, legal system, Poverty 101, transportation and workforce development - offered community members snapshots of their progress. The Housing Committee is aiming to establish a housing navigation position at the Lynchburg Redevelopment and Housing Authority, committee member Denise Crews said. That position will assist with understanding available housing resources and would

provide outreach to the community, landlords and other property owners, she added. That position should be filled by December of this year. Crews said the committee also is going to conduct a study to identify the specific housing needs in the community.

[MD] Pantelides nominates Corey Johnson for Housing Authority of the City of Annapolis board (Capital Gazette, MD)
CapitalGazette.com
(10/7/2017 5:57 PM, E.B. Furgurson III)
Annapolis Mayor Mike Pantelides on Friday nominated Corey Johnson to fill a vacancy on the Housing Authority of the City of Annapolis Board of Commissioners.

Johnson, of Annapolis, is the current lead security officer for the town of Highland Beach.

Johnson also oversees the security team at The Westin Georgetown in Washington, D.C. maintaining a close working relationship with law enforcement and emergency agencies and the hiring, firing and training of the security team.

Johnson has 15 years of public safety and security management experience, having been manager of security at the Gaylord National Resort and UniverSoul Circus, among other work.

"I have chosen each nominee for the board very carefully, intending that they represent the needs of the community," Pantelides said. "This nomination will put in place the much-needed public safety component that will work with Annapolis police officers to continue creating a trusting environment between residents and law enforcement."

If approved by the City Council on Monday, Johnson will fill the opening created when Deborah Johnson's term expired in July.

[TN] One suspect caught, another at large in fatal shooting (Morristown Citizen Tribune, TN)
Morristown Citizen Tribune
(10/9/2017 12:27 PM, Robert Moore)
A suspected drug-related shooting and beat-down at a Morristown Housing Authority apartment Friday night that resembled a scene from a gangster movie is a grievous reminder that life frequently does not imitate motion pictures.

Antonio Dewayne Yarbrough, a 25-year-old Morristown man who was shot three times in the upper thigh, died from his wounds.

One of the two men allegedly responsible for Yarbrough's death, Russellville resident Nicholas Matthew Roberts, 29, didn't fade into the criminal netherworld, and then migrate to a comfortable niche in a cold-case file. He's charged with second-degree murder and remains in the Hamblen County Jail without bond.

Roberts, who lives on Fall Creek Dock Road, was taken into custody around 3:30 a.m. Sunday at a residence on Glades Lane in Mohawk following a constant 28-hour manhunt that involved Morristown Police Department detectives, top command staff, the MPD Criminal Apprehension Unit and four other law enforcement agencies, according to Morristown Police Chief Roger Overholt.

[AR] NWA editorial: Housing hubbub (Northwest Arkansas News, AR)
Northwest Arkansas News
(10/7/2017 10:54 AM, Staff)
If there's any doubt about how the Fayetteville City Council feels about the Fayetteville Housing Authority, just look at the aggressive move council members made in appointing the latest commissioner for the public housing group. The relationship between the Housing Authority and the city of Fayetteville is an arms-length types of governmental connection. Most of the time, the authority's board vets nominees and makes a selection, which is then given the blessing of the Fayetteville City Council. Recent moves between the Fayetteville City Council and the Fayetteville Housing Authority reflect tensions between the groups. This time around, the Housing Authority board nominated one person, but the City Council selected a different person. A state statute says once 45 days of a vacancy goes by, the City Council can choose its own person to fill a slot. Whether 45 days went by in this case is debatable and depends entirely on when one starts counting, but without question, the City Council's Nominating Committee appeared motivated to make a point to the Housing Authority's other board members.

The City Council ultimately appointed Melissa Terry to the board, another hint at its unusually aggressive approach. Terry has been one of the Housing Authority's most vocal critics in recent months as she resisted the organization's efforts to build 58 new apartment units at Morgan Manor, one of its public housing complexes. The Housing Authority's plan also included the sale of

Willow Heights, another of its public housing locations. Its residents would be moved to the new Morgan Manor units. The Morgan Manor project suffered a funding setback earlier when its push to receive tax credits from the state foundered. The tax credits could have been sold to raise money for the new apartments. The Housing Authority continues to look for options to move its plan forward.

[TN] Housing authority awarded $607K grant (Shelbyville Times-Gazette, TN)
Shelbyville Times-Gazette
(10/6/2017 4:03 PM, Jason M Reynolds)
Shelbyville Public Housing Authority received a grant of $607,637 capital improvement grant for the federal fiscal year beginning Oct. 1. The Capital Fund Program grant amount should continue for each of the next five years, said deputy director Ronald Tillman. The U.S. Department of Housing and Urban Development is the source of the funds. The total includes $150,000 for operational expenses, $60,760 for administration, $210,000 for dwelling structures, and other expenses, according to the grant paperwork. Specific work will include $10,000 for drainage, landscaping and sidewalks; $85,000 for painting and patching; $40,000 for furnaces and HVAC replacement; and $85,000 for roofs and accessories. The authority will replace some kitchen appliances as well, Tillman said, as well as continue with security camera maintenance and repairing the masonry of rental units. The authority's board of directors last week approved an estimated Fiscal Year 2018 income of nearly $3.5 million. That includes $930,000 from a HUD operating subsidy, the Capital Fund Program amount of $607,637 and rental income of $888,000.

[AL] HABD public safety chief says people should be "outraged" by 13-year-old's shooting (WSFA-TV NBC 12 Montgomery, AL)
WSFA-TV NBC 12 Montgomery
(10/9/2017 8:02 PM, Rick Journey)
BIRMINGHAM, AL (WBRC) - The head of public safety for the Housing Authority Birmingham District called Saturday's shooting of a 13-year-old boy in the Marks Village community "outrageous."

"I'm making a plea to the community to reach out to the police department with information," Public Safety Director Jeff Gorley told WBRC.

Police said the 13-year-old boy was injured when someone shot him in the stomach in the HABD community Saturday night around 9 p.m.

David Warren, a former football coach for the boy who has not yet been identified publicly, told WBRC, the teen underwent surgery and was responsive to his family.

[Editorial note: VIDEO at source].

[TN] 16-year-old girl fatally shot while trying to run for cover at Nashville's Cayce Homes (Tennessean, TN)
Tennessean
(10/10/2017 5:15 AM, Natalie Neysa Alund)
Young Deberianah Begley was laughing and dancing on her porch on a warm Middle Tennessee fall night when the barrage of bullets rang out.

It would be the last time the 16-year-old girl would ever do so.

Begley, described by loved ones as a sweet, energetic girl, died Sunday in a hail of gunfire that broke out between two parties outside her home in the James Cayce public housing development.

As of Monday her unidentified killers remained at large and Metro police continued to hunt them down. A motive in the shooting remains unknown.

"There are kids outside everywhere here all the time," Begley's close friend Alex Haney, 18, said Monday as she sat on the porch where the girl was shot, tears streaming down her face. "Why did they do this? She was a good person."

[TN] 'She was an innocent kid': Neighbors hold vigil to remember 16-year-old girl fatally shot (Tennessean, TN)
Tennessean

(10/10/2017 5:15 AM, Natalie Allison)
[PHOTO. Caption: Latrelle Cox Jr. and Corionna Offutt are held by their mother as they pay their respects for Deberianah Begley during a candlelight vigil at the James Cayce Public Housing Development in Nashville, Tenn., Monday, Oct. 9, 2017.]

VIDEO. As a large crowd crammed onto Eighth Street and the sidewalks beside Cayce Homes, Treysean Island stepped up and asked for the mic.

Amplified by a portable speaker system, the soft-spoken 10-year-old sounded beyond his years as he shared aloud feelings of disbelief at how his 16-year-old second cousin was gunned down yards away the night before.

"Y'all are just killing people," Treysean said. "It don't make no sense. All these young kids shooting at people, shooting at their own sisters and brothers. We are all sisters and brothers in Christ."

The crowd that gathered in the dark assembled to remember the life of Deberianah "Nu Nu" Begley, the teenage resident of the James Cayce public housing development who was fatally shot Sunday night while trying to run from the gunshots that rang out.

[OH] Coders are a 'twofer' when it comes to volunteering (Fremont News Messenger, OH)
Fremont News Messenger
(10/8/2017 2:55 PM, Sheri Trusty)
Couple pitch in together to help a multitude of charities

DANBURY - To see him now, you'd never know Bill Coder grew up in financially difficult circumstances. He was raised by his mother and two older sisters, and they spent four years of his childhood living in a camp house. In 1940, his mother built a home in Monclova, but it didn't include indoor plumbing.

Bill walked away from those experiences with two things: a passion for fair housing and a deep respect for hardworking women. He spent years working with the Lucas Metropolitan Housing Authority helping to ensure Toledo residents have access to affordable housing, and he helped many women wind their way through a man's world.

"I grew up very poor, but my mother was such a hardworking woman," Bill said. "For that reason, I guess, I've always helped and hired women to be in executive positions in the not-for-profits I worked with."

Bill said his wife, Sharon Coder, is one of those hardworking women he respects so much. They have been married for 63 years, and together, they have accomplished much in the Monclova area, where they reside in winter, and in Danbury, where they keep a summer cottage on the water.

[IL] COMING UP: Housing authority properties going smoke-free (Decatur Herald & Review, IL)
Decatur Herald & Review
(10/9/2017 5:12 AM, Herald & Review)
Housing authority properties going smoke-free

Public housing must be smoke-free soon, and the Decatur Housing Authority is preparing to implement federal requirements.

The U.S. Department of Housing and Urban Development approved the policy, which began with public comments in 2012, last November. HUD has had more than 900 local housing authorities voluntarily begin smoke-free policies since 2009. Now, local housing authorities must devise plans that will prohibit tobacco use throughout their properties.

Staff writer Claire Hettinger looks at rules the Decatur Housing Authority is preparing and how they will be enforced.

[IN] Apartment Residents: We Want Mold Complaints Investigated (WIBC-AM, Indianapolis, IN)
WIBC-AM
(10/6/2017 4:27 PM, Ashley Fowler)
Some senior citizens in Columbus are worried that something black-and toxic-is growing in their apartment buildings. Residents at Central Park Place Apartments want federal housing officials to inspect the complex for mold. The Miller-Valentine Group, which owns the complex, says a previous mold issue was resolved and that the complex is mold-free. Resident Lora Stiles told

The Republic newspaper in Columbus that "black stuff" is growing in some top-floor apartments, around bathroom registers, and on a wall near the third-floor garbage chute. Most people thought the black stains were mildew, Sites told the paper, but residents are now concerned that it's actually mold. "The management team at Central Park Place was made aware of a patch of mold in the trash chute closet and immediately and properly cleaned the area. A certified HVAC contractor was brought in to find and repair the leak, thus eliminating the potential for this situation to reoccur. The Housing Authority of the City of Columbus, as well as the Bartholomew County Health Department inspected and approved the repair."

[TX] Houston Housing Authority Again Asks Residents to Move Because of Flooding (Houston Press, TX)
Houston Press
(10/6/2017 4:11 PM, Meagan Flynn)
One month in a shelter was enough for Brid'gell Rice.

She had been a resident at Clayton Homes, a Houston Housing Authority public housing complex right behind Buffalo Bayou - but she knew after she left for the George R. Brown Convention Center with her tote bag and her dog that there would be no point in returning. The water was up to her chest when she evacuated on foot, after water poured through the baseboards, through the walls in the bathroom, the kitchen, the living room. Still, even though she was sleeping on a cot after the flood while her unit was entirely uninhabitable, Rice said the rent was still due. "They told us we still had to pay," Rice said, "And that's why I went and got an attorney." The move had put the HHA in hot water with residents - but on Thursday, it appeared the agency had been forgiven, even as it was announcing that people in 112 units would have to find a new place to live.

By now, everyone who paid rent has been refunded for last month and HHA is not accepting rent for this month either. By Wednesday, residents of the 112 units that were extensively flooded - like Rice's - and those that are still contaminated with mold will have vouchers in their hands to find a new home, wherever the voucher is accepted by private landlords. As HHA President Tory Gunsolley announced the news to a packed community center at Clayton Homes, residents erupted in applause and cheers. The response from Clayton Homes residents to the mandatory move-outs starkly differs from the reactions from 188 seniors at an HHA senior-living facility who received notices to vacate last month. When HHA told the seniors there that, because of flooding damage in the basement, they would need to be moved out in five days, they responded with a lawsuit, saying their apartments themselves were fine and HHA had no right to kick them out on short notice. At Clayton Homes, Gunsolley told the Houston Press he went through a different process to get the emergency transfer vouchers - namely, by filing a demolition application with the U.S. Department of Housing and Urban Development.

[TX] Houston Housing Authority apartments damaged by flood deemed uninhabitable (KRIV-TV Fox26, Houston, TX)
KRIV-TV
(10/5/2017 7:58 AM, Natasha Geigel)
VIDEO. A recent inspection found mold and E. Coli growing in the apartments of the Clayton Homes. It was the rear apartments that were flood by Hurricane Harvey, they are now deemed uninhabitable. Harvey flood waters penetrated 14 buildings at the Clayton Homes. Residents without a home were left in limbo for the last couple of weeks, but received the good news that Section 8 vouchers will be issued along with a one-time payment of $1,200 for moving expenses. A permanent solution since all of the units at the Clayton homes are due to be demolished in a few years for the expansion of I-45.

"We'll be building new units and they're welcome back to new units, or they're welcome to keep their Section 8 and stay at the places they find," says Tory Gunsolley, President/CEO of the Houston Housing Authority. A deadline has not been set for when all the affected residents have to be out.

[ND] Policing properties, providing low-rent housing a delicate balance (Grand Forks Herald, ND)
Grand Forks Herald
(10/8/2017 7:57 AM, Sam Easter)
One block north of Grand Forks City Hall is the nondescript intersection of Fourth Avenue North and North Fourth street. Some residents call it "Fourth and Fourth"—and it has a reputation.

A neighborhood child whispered it to family when a reporter asked about trouble spots. Another resident, concerned about crime, singled out a white apartment building on the corner. Others can rattle off its address without a second's hesitation.

That building is 321 N. Fourth St., an 18-unit set of apartments that has racked up 49 police responses and actions between mid-January and late August, according to police records, meaning police have either responded to a call or visited there more than

four dozen times in less than eight months.

Police records show the visits are for a range of incidents, from a loud party to a potential overdose to 11 labeled "Domestic" or "Disturbance" matters. When police arrived, they couldn't find a gun on the man, near the building or in his apartment. "We call it the 'ghetto building.'" said Mike Lee, a downtown resident with friends in the neighborhood.

The building is owned in part by Kenton McGregor, a local accountant who also manages the Ambassador Motel, 2021 S. Washington St., on behalf of its owner. The Ambassador had 55 police visits during the same time period, which also include a mix of causes-though 18 of those were also labeled "Domestic" or "Disturbance."

"I'm from Chicago," said Philip Green, a tenant at 321 N. Fourth St. who's been living there for three years. "Seeing the police doesn't bother me. When you're raised in environments like that, you kind of get used to seeing them. As long as it's got nothing to do with me, I ain't bothered by it."

The police attention at both properties invites questions about a landlord's responsibility to their neighbors. McGregor said the building at Fourth and Fourth is a low-income rental unit both by location and layout. The building is divided into 18 apartments, 10 of which are furnished, utilities-paid efficiency units that cost $260 per month. With units that cater to low-income tenants, he said, police calls are unavoidable. "To be honest with you, unless I just want to close it down and lose what we have, there's no way you can really make that into a good rental unit, especially in that particular neighborhood," McGregor said. McGregor also said his building is part of the larger market, one experiencing a recent surge in apartment units.

People with criminal histories often have nowhere else to go but low-rent housing. Others, like those who struggle with addiction or mental health problems, are in a similar predicament, City Council member Bret Weber said. They're caught within an increasingly frayed social safety net, unraveled over decades by low funding, and drug policies that created criminal records for petty offenses.

What's more, Weber said, poor families often feel the impacts of petty crime much more sharply than affluent ones. And once those people are in the criminal justice system, the likelihood of another offense is higher.

Weber, who is a social work professor at UND, hesitates to condemn McGregor.

"It's a balancing act on this one. I think that we do have some negligent landlords in town, but in the case of Mr. Mcgregor-is he a negligent landlord, or is he providing a necessary social service?" Weber asked, pointing out that the Grand Forks Housing Authority runs background checks before it offers tenants a room.

[WA] HOPE Program: 10 Years Later (DSNews)
DSNews
(10/10/2017 5:43 AM, Brianna Gilpin)
The neighborhood of High Point, which lies on the southeast edge of West Seattle, looks to be a quaint, well-designed neighborhood at first glance, but 10 years ago, it was the product of the Clinton administrations HOPE IV program, aimed to remove the stigma associated with public housing projects.

After the community's development in World War II, the neighborhood was converted into low-income housing. By the 1970s, it had attracted enough gang activity that gunfire was considered normal. By 2000, the federal government pledged $35 million in HOPE VI program dollars to redevelop, demolishing all 716 units to rebuild to what it is today.

High Point's residents include everything from seniors living on Social Security to upper-middle-class homeowners, with approximately half of the 1,500 units devoted to low-income and a half for rent or sale at standard market rates. With the experiment being labeled as a success, High Point Master Planner Brian Sullivan said their new development, Yesler Terrace, will reflect many of the same principals as High Point.

"The new Yesler Terrace, which is being built under a HOPE VI successor program called Choice Neighborhoods, will be denser than High Point, include about 3,500 units of market-rate housing (compared to High Point's 800), and have 88,000 square feet of retail space and 900,000 square feet of office space when redevelopment is completed in about a decade," the Seattle

Magazine report said.

Initially, the concern at High Point was whether the homes would keep their value, but according to Zillow data, High Point's home values have risen, with some homes priced at $575,000.

"Instead of putting all the low-income people over there and all the people buying houses over here, we consciously mixed them up," Sullivan said to Seattle Magazine. "When you have people in different stages of their life and at different income levels living side by side, that helps toward a better understanding, rather than having this prejudice about low-income people."

[CA] After-school program offers assistance to children of farm workers (Chico Enterprise Record, CA)
Chico Enterprise Record
(10/9/2017 9:46 AM, Dani Anguiano)
Gridley >> When Jonathan Sanchez, 13, moved to Gridley he couldn't speak English.

Sanchez had lost much of his language skills after his family moved from the United States back to Mexico. The Sycamore Middle School eighth-grader is now completely fluent, something he attributes to the tutors who helped him at MiCASA, an after-school program housed at the Farm Labor Housing Development that serves the students who live there.

"I would struggle through it," Sanchez said. "The tutors would help me — they would spell things out and teach me different words."

Stories of help and success like Sanchez's are common among students who went through the program. There are students like Grecia Ponce, who was behind in school when she started in MiCASA, but graduated Gridley High last year as the valedictorian, and others who attribute their success in school and admission into college to the help they received at MiCASA. The program has had an impact in the lives of children and their families, staff at the Butte County Housing Authority say.

[CA] Old SLO orphanage, plagued by fire and ghost stories, to become home for adults with mental illness (San Luis Obispo County Tribune, CA)
San Luis Obispo County Tribune
(10/8/2017 8:41 AM, Monica Vaughan)
Efforts to transform the long-abandoned Sunny Acres orphanage and juvenile detention center in San Luis Obispo into homes for adults suffering from mental illness will finally get underway in March - with hopes to open in September 2019.

Transitions-Mental Health Association, which signed an option to buy the 1.3-acre property and old brick building from the county in 2014, recently cleared the last hurdle when it received more than $4.5 million in tax credit financing.

The project, called Bishop Street Studios, will restore the deteriorating structure and add three new buildings to house 33 mental-health clients and an on-site manager. It's estimated to cost about $12 million, with most of the money coming from a combination of state and federal funds along with $1.5 million from local donors. Organizers are still hoping to raise $500,000 in local donations. "The reason this project was ever contemplated is we have a tremendous problem finding housing for the clients we serve, who tend to be low-income," said Jill Bolster-White, executive director of Transitions-Mental Health. "We've found permanent, stable housing is elemental in even starting recovering from persistent mental illness."

Residents of Bishop Street Studios will be clients of both the county Behavioral Health Department and Transitions-ng to be many times what the availability will be," she said.

Many of the adult clients who could live at Bishop Street Studios lack adequate housing - they're couch-surfing at friends' apartments, for example, or living with family because they can't afford to rent on their own, Bolster-White said.

Housing clients makes a monumental difference and may lessen the strain on other community services, she said. The 50Now program, designed to house San Luis Obispo's most vulnerable residents, reduced those individuals' stays at the psychiatric hospital and emergency rooms between 60 and 90 percent, Bolster-White.

Affordability is key, officials said. Rent is capped by the state, and subsidies will be available for those who can't afford it, said Scott Smith, executive director of Housing Authority of San Luis Obispo, a partner in the project.

Sustainability

Congress Has a Great Way to Create New Housing After Hurricane Disasters (The Atlantic CityLab)
The Atlantic CityLab
(10/10/2017 5:15 AM, Kriston Capps)
After Katrina, expanding tax credits helped the Gulf Coast rebuild affordable rental housing. It can work in Texas, Florida, and Puerto Rico, too.

In the aftermath of Hurricane Katrina, Congress passed one disaster recovery package with a special mission in mind. The bill was designed specifically to encourage developers to rebuild or create new affordable rental housing in the Gulf Coast. The plan worked: The 2005 act spurred millions of dollars in new investment in the recovery, creating or restoring tens of thousands of housing units for low-income families.

Congress hasn't passed another similar disaster recovery bill since. Despite the damage wrought by Superstorm Sandy, efforts to put together the right grab-bag of tax incentives and community grants to rebuild affordably failed to materialize.

Now, twelve years after Hurricanes Katrina, Rita, and Wilma—and much deeper into a coast-to-coast affordability crisis—the nation has once again been smacked by three back-to-back hurricanes. Vulnerable families in Texas, Florida, and the U.S. territories face enormous housing needs. Congress has an imperative to act to make sure aid reaches them. Fortunately, there is a template to follow.

The Gulf Opportunity Zone Act of 2005 leveraged housing tax credits to draw the private sector into the recovery. The bill established three "Gulf Opportunity Zones" for the areas struck by Katrina, Rita, and Wilma, offering different categories of tax incentive for each. Housing needs in New Orleans in particular pushed Congress to work specifically on behalf of low-income renters.

The Energy 202: Trump's energy policies have endeared him to establishment Republicans (Washington Post)
Washington Post
(10/9/2017 9:22 AM, Dino Grandoni)
Fast-forward to now: President Trump nominated Wheeler on Thursday to be deputy administrator of the Environmental Protection Agency.

In an interview on Friday, Wheeler explained to me how he went from critic of Trump to a volunteer for the eventual GOP nominee to, ultimately, Trump's choice for the No. 2 EPA position -- a nomination that has engendered some of the harshest condemnation of the administration from environmentalists to date.

"I was just looking at the debates and what I saw on the news, and I hadn't focused on what he was saying," Wheeler said this week of Trump, "and when I started looking into what he was saying and what his campaign and what his candidacy was about, I was fully on board."

[NY] The Ultimate Map of NYC's Passive House Movement, Includes 25 Energy-Efficent Overachievers now in the Works (CityRealty, NY)
cityrealty.com
(10/6/2017 9:38 AM, Sandra Herrera, Ondel Hylton and Michelle Mazarella)
With buildings consuming the bulk of the city's energy and emitting most of its greenhouse gases, it's common sense that cutting inefficiencies here would be a primary focus in fighting climate change. Following President Donald Trump's decision to pull the country out of the Paris Climate Agreement, Mayor Bill de Blasio announced a pioneering initiative that would force thousands of aging buildings to become more energy efficient by 2030 or face stiff penalties. If approved by the City Council, the executive order would make the city the first in the nation to agree to a Paris Agreement-compatible action plan that would effectively make the Big Apple a leader in reducing greenhouse-gas emissions.

About Passive House

Over the last decade, an elite group of developers, builders, and owners in the city have taken it upon themselves to dramatically

improve the energy efficiency of their structures. Stirred by the incredible energy savings and environmental benefits possible, several dozen projects have enlisted in the German-born Passive House certification process. The rigorous standard, which includes airtightness and solar shading, results in quiet interiors, ultra-efficient heating and cooling systems, and highly-insulated building envelopes with the ultimate prospect of requiring little energy for space heating or cooling - meaning more money saved on your energy bills. And if you wanna talk numbers, according to the official website of New York Passive House Inc., this type of construction "delivers up to approximately a 90% reduction in heating and cooling demand and up to a 75% reduction in overall primary energy demand" compared to most existing buildings.

Marianne Hyde, a partner at leading Passive House firm, Zakrzewski + Hyde Architects tells us going for Passive House certification can result in very little additional cost to major renovations or new construction endeavors— especially as more contractors become familiar with the standard and compliant products become more widely available.

Community Planning and Development (CPD)

[NH] Realtor doubts new zoning will create housing in Portsmouth (Seacoast Online, NH)
Seacoast Online
(10/6/2017 5:58 PM, Jeff McMenemy)
Local real estate agent David Choate told the city's Economic Development Commission that he does not believe the proposed gateway mixed-use district zoning amendment will lead to new housing. "I'm going to ask the council to table this because I think the areas they've identified are not realistic for redevelopment for housing with maybe the exception of Exit 7", Choate said at the EDCs meeting Friday morning. "The other areas are just pie in the sky and they've specifically excluded areas that could be redeveloped, such as the New England Marine property." Choate, executive vice president of Colliers International in Portsmouth, said the proposed gateway zoning district is "not going to create a project. There's several that could be in play but all that area around Mirona Road that's preposterous to include that, it's just not going to happen, Choate said Friday. The Kmart plaza it's just nonsense and its falling on deaf ears. Let's evaluate properties that need to be included and are not included."

[NY] Mayor David Kicks Off North Side Blight Removal Efforts (City of Binghamton, NY)
City of Binghamton
(10/6/2017 9:51 AM, Press Release)
(BINGHAMTON, N.Y.) — Mayor Richard C. David today announced a series of blight removal and neighborhood revitalization efforts on the City's North Side.

Mayor David announced the plans in front of 31 Virgil St. shortly before the property was demolished. It joins three other blighted property demolitions and one home rehabilitation project.

"Blighted properties bring down property values, attract criminal activity and cause frustration for nearby residents," said Mayor David. "Demolition is the first step in redevelopment. City officials will work with neighbors on a long term vision forthese areas and where other strategic investments can be made."

Two of the blight demolitions — 96 Liberty St. and 31 Virgil St. — are within a few hundred feet of the City's Lee Barta Community Center at 108 Liberty St., set to be renovated and expanded this fall.

[NY] Editorial: City making efforts to rebuild East Side (Buffalo News, NY)
Buffalo News
(10/9/2017 6:01 AM, News Editorial Board)
Sometimes life is not fair, and the criticism Mayor Byron W. Brown receives for not doing enough on the East Side may be an example of that saying.

It is true that his administration has devoted considerable resources to the largely poor, African-American area of the City of Buffalo. It is also true that the need there is great and that much more remains to be done.

The mayor made the point – and it is a valid one – in a recent News article, stating, "Hundreds of millions of dollars have been spent on the East Side." But that has yet to make up for the decades of disinvestment there.

It is because of that long-standing neglect that so many people look around at the still-broken parts and ask why. Brown's opponents in the September primary picked up on something – the frustration of residents still waiting for the rejuvenation that they see downtown and in some pockets of the East Side to arrive in their neighborhoods.

[NY] MAP: Harlem's Black Churches Cash in on Gentrification (DNAinfo New York, NY)
DNAinfo.com
(10/9/2017 10:10 AM, Gustavo Solis)
HARLEM — Churches are losing members but gaining profits from gentrification.

Nearly two dozen churches have either closed or been sold to developers for more than $50 million over the last decade, according to a review by DNAinfo New York and Harlem historian Michael Henry Adams.

The churches often sell because of a combination of factors including dwindling memberships, high maintenance costs and the lure of millions of dollars from developers ready to buy in Harlem.

More than half of the $53.1 million came from a single church — LaGree Baptist Church which sold for $28.5 million in 2016, records show.

[NJ] FamiCare founder tries to address loss of grant funding (Irvington Herald, NJ)
Irvington Herald
(10/9/2017 10:24 AM, Chris Sykes)
IRVINGTON, NJ — FamiCare founder Thecy Faustin is upset she did not receive the Community Development Block Grant funding from the federal Department of Housing and Urban Development through the township of Irvington that she was accustomed to receiving during former Mayor Wayne Smith's administration, but she is still determined to provide the organization's services to Irvington's Creole-speaking population.

"We moved from Central Avenue to Union Avenue. We visited Haiti with Ras Baraka after Hurricane Matthew," said Faustin on Tuesday, Sept. 26. She is currently collecting items for children to send to Haiti, Puerto Rico and other Caribbean islands hit hard by recent hurricanes, and for the victims of the recent earthquakes in Mexico. "We do have a Haitian Relief Fund. It's at Wells Fargo and it's been there for 20 years. Using donations, we do make trips over there to help out whenever we can."

FamiCare was originally founded to serve the local Haitian and Creole-speaking immigrant population and community, however Faustin said that has become much harder since her nonprofit organization has not been getting the kind of funding from grants and other sources administered by the township that it once did.

"It turns out that we did not get the CDBG money last year or this year. In 2016-2017, we applied and the council granted us $19,000," Faustin said. "This year, John Sowell and Musa Malik decided not to give it to us. With the prior administration, they would give you the money, then you do the work, but with this administration, they ask you to do the work first, then pay you. But they haven't paid us. We did the work and spent money, but they decided not to pay."

[PA] Carbondale upgrading Russell Park (Scranton Times & Tribune, PA)
Scranton Times & Tribune
(10/9/2017 4:59 AM, Kyle Wind)
CARBONDALE — A new walking track, light fixtures and fences at Russell Park will be the latest additions to the city's park offerings.

The $100,000 project, funded by the federal Community Development Block Grant program, will provide a new amenity to the park where youths play and practice football, basketball, cheerleading and soccer while boosting security at the park, Mayor Justin Taylor said.

The stone trail will run around the perimeter of the field, with the city planning to install a dozen 25-foot poles with light fixtures so people can walk at night — with the park possibly closing at 8 or 9 p.m.

City officials said they hope the well-lit area will deter vandalism. The city added about $55,000 worth of playground equipment to the park several years ago and saw much of it damaged.

[VA] Virginia LISC honors champions of strong, vibrant neighborhoods (Richmond Times-Dispatch, VA)
Richmond Times-Dispatch
(10/9/2017 5:15 AM, Tammie Smith)
Virginia Local Initiatives Support Corporation, Virginia LISC for short, recently honored two people, a nonprofit and a major corporation, for efforts to support neighborhood development.

Individuals recognized were Sunday Jones, a resident and leader in the Highland Park neighborhood in Richmond's North Side, and Mary White Thompson, a longtime resident of Richmond's Church Hill who has worked with Virginia LISC and other nonprofits on sustaining housing and small-business issues in her neighborhood.

Project: HOMES was honored for its work as a partner with Virginia LISC to renovate housing in many neighborhoods in Richmond and Petersburg.

Altria Group, parent company of Philip Morris USA, was recognized for supporting neighborhood work in Richmond's South Side along Jefferson Davis Highway.

[VA] City council to consider First Piedmont request (Martinsville Bulletin, VA)
Martinsville Bulletin
(10/8/2017 11:33 PM, Mickey Powell)
MARTINSVILLE – The City Council on Tuesday will consider scheduling two joint public hearings with the Martinsville Planning Commission on Oct. 24.

One concerns a request from the city and the Martinsville Redevelopment and Housing Authority for a special-use permit necessary for a vehicle terminal to be developed at 1 Progress Drive in the Clearview Business Park. The site is near the intersection of Clearview, Progress and Royal drives.

According to local officials, the terminal would be a garage where First Piedmont Corp., a regional waste management company, would store and repair vehicles. No garbage would be deposited there.

The terminal would replace one already operating in Henry County. First Piedmont wants to relocate the facility to Clearview to be closer to the solid waste transfer station that the company operates at the city's former landfill on Arden Circle, which is off Clearview Drive about a mile away, officials have said.

The Redevelopment and Housing Authority is City Council seated as another panel to handle public housing matters and redevelopment issues.

[VA] Melrose Avenue revitalization project on first step (WBDJ7 Roanoke News, VA)
WBDJ7 Roanoke News
(10/9/2017 6:08 PM, Victoria Shirley)
ROANOKE, Va. (WDBJ7) A 5-block stretch of Melrose Avenue could have a new look in a few years.

Roanoke City leaders are considering revitalizing the area from 21st street to 25th street of Melrose Avenue.

The Roanoke Department of Planning, Building & Development held an open public forum Thursday evening to present a neighborhood development concept plan.

The plan was created by the Emerging Leaders in Architecture (ELA), according to city leaders.

"The purpose of the revitalization to create a community identity," said Community Resources Administrator Keith Holland.

Holland says the Melrose-Orange Target Area is a community that they've already been working on.

City leaders have chosen it to allocate U.S. Department of Housing and Urban Development annual entitlement funding to rehab existing house, eliminate blight, and develop single family homes for low-income families.

[Editorial note: VIDEO at source].

[WV] Council to vote on demolition of 18 structures (Huntington Herald-Dispatch, WV)
Huntington Herald-Dispatch
(10/10/2017 2:11 AM, Josephine Mendez)
The 18 structures slated for demolition are on the Unsafe Building Commission list. Eleven are located in the West End while the remaining seven are located in the Fairfield and Beverly Hills neighborhoods.

Thirteen of the properties will be demolished by Danny Sullivan Excavating LLC of Coal Grove, Ohio, for a total cost of $81,899. Those properties are located at 2111 5th Ave. West, 1738 Jefferson Ave., 1821 5th Ave. West, 839 Washington Ave., 1218 Monroe Ave., 805 24th St., 919 22nd St., 1243 5th Ave. West, 975 Madison Ave., 1057 19th St. Rear, 214 Davis St., 806 24th St. and 545 Roby Road.

The remaining structures will be handled by JT Hatfield Excavating of Cross Lanes, West Virginia, at a cost of $27,616. The structures are located at 2930 Hollywood Place, 334 5th Ave. West, 1307 5th Ave. West, 1809 5th Ave. West and 1660 Monroe Ave.

The cost to demolish each structure varies for each building and ranges from about $3,000 to roughly $16,000.

The total cost for demolition is $109,515 and will be paid for out of the city's Community Development Block Grant funds, which come from the U.S. Department of Housing and Urban Development.

[GA] Marietta will hold 3 listening sessions on funding (Atlanta Journal-Constitution, GA)
Atlanta Journal-Constitution
(10/10/2017 1:40 AM, Carolyn Cunningham)
Marietta officials will hold three Citizen Listening Sessions in October and November on how to spend funding from the federal government.

The city's Community Development Division uses the Community Development Block Grant funds to support activities which stabilize and strengthen neighborhoods.

Suggestions are encouraged by city officials on how the city can use the funding to improve eligible Marietta neighborhoods.

All sessions will begin at 11 a.m. and 6 p.m., the sessions will be held Oct. 11 and 25 and Nov. 16 at the city's Community Development Office, 268 Lawrence St., Suite 200, Marietta.

[TN] Mayor Megan Barry poll tests big-project agenda, four taxes for mass transit (The Tennessean, TN)
The Tennessean
(10/6/2017 9:53 AM, Joey Garrison)
Poll tests Cloud Hill versus park-only concept at Greer Stadium

Pivoting from MLS, the poll dives into the controversial issue of redeveloping Greer Stadium with a mixed-use proposal called Cloud Hill — a plan backed by Barry that has been slammed by historic preservationists.

The poll tests support for the Cloud Hill project against the backdrop of alternative parks-only concept put forth by opponents.

"There's a redevelopment that's privately funded and it's called Cloud Hill," the poll says of the city-owned Greer Stadium site. "Some may say this project would create more green space and active park space and affordable housing for the community.

"Also, some say this stadium sits on historically significantly land and the city should develop this property back into a park as it was originally intended. Do you strongly favor, somewhat favor, oppose or strongly oppose this redevelopment?"

[AR] Program director honored for 40 years of service (Arkansas Democrat-Gazette, AR)
Arkansas Democrat-Gazette

(10/9/2017 10:16 AM, Tammy Keith)
When Barbara Spradlin talks about her 40-year career at Independent Living Services in Conway, she is likely to do two things — laugh and cry.

“Haven’t I been blessed?” she asked.

She said U.S. Rep. French Hill, R-Ark., toured the facility on Robins Street recently after a Rotary board meeting took place on-site. Spradlin said Douglas makes a point to invite people to tour the facility to learn about its programs.

She remembered when the organization had to write grant proposals for the U.S. Department of Housing and Urban Development to build the two Independent Living Services apartments and a group home.

“Each of these projects required a grant 3 inches thick, and they wanted 12 copies. Back in the day — this was in the ‘80s — it was a huge task for this little team. The day we got approval of our HUD projects was also the day of the fair parade. We were all celebrating and thinking the parade was for us,” she said, laughing. “We were able to provide housing — first-rate housing — for all our people.”

Before then, consumers were in a home on Independence Street. Spradlin helped renovate it, including hanging wallpaper. They were happy to have it, she said, but in the winter, the pipes would freeze, and it wasn’t handicapped-accessible. Spradlin said she and other staff members would look out the kitchen window and watch the construction of two group homes that met all their needs.

[KY] Forum will focus on west Louisville’s economic development (The Lane Report, KY)
The Lane Report
(10/6/2017 10:57 AM, Staff)
A Nov. 2 economic development forum focused on west Louisville will examine strategies and available resources to help rebuild and sustain communities. The University of Louisville’s College of Arts and Sciences is offering the public event, "The Future of Our Community: West Louisville Economic and Community Development Forum," at the Kentucky Center for African American Heritage, 1701 W. Muhammad Ali Blvd. The program runs from 8:30 a.m.-5 p.m. Forum breakout sessions will focus on creative financing for individual and large construction projects, economic opportunities for minority-owned firms, successful neighborhood planning and access to lending opportunities. Panelists will include residents, developers, financiers, entrepreneurs and government and community group representatives.

[MO] City Must Spend $4 Million Grant Before April (KSFX/KOLR-TV FOX 27 Ozarks First, MO)
KSFX/KOLR-TV FOX 27 Ozarks First
(10/6/2017 9:19 AM, Lauren Barnas)
VIDEO. SPRINGFIELD, Mo. -- The city of Springfield has a big federal grant it needs to spend on a short deadline; more than $4 million by the end of March 2018.

Because the U.S. Department of Housing and Urban Development changed the way it defines timeliness, the city now has less than six months to spend it on low-to-moderate income areas. Not only must the projects be slated by the end of March, construction needs to be completed, bills need to be paid and receipts turned in.

Mary Lilly Smith, the director of Planning and Development for the City of Springfield, says it’s not a question of "if." "We will spend the money," Smith said. Instead, it’s a question of "how." And to that, everyone has their own idea.

Katherine Payne, a member of Cruse Dog Park, joked with KOLR10. "They could send me some," Payne said. She will most likely benefit from the grant, as the city plans to connect the trail near the dog park southwest to Ewing Park. "Ewing Park is really busy in the summer, so I think that’d be a good idea," Payne said.

The city has divided plans to spend the grant into two categories, Tier I being top priority. Smith says preliminary engineering already determined that the $1.5 million project on the list can’t possibly be done by March 31. "We will be removing Jordan Creek daylighting from Tier I and then moving some Tier II projects up," Smith said.

Winter weather is also a concern. Smith says, to deal with that, she’s asking for a little luck and a lot of planning. "Because we’re

going into the winter months, we're going to have to use concrete instead of asphalt on streetscape projects and trail projects and that has increased our cost some," Smith said.

The city already has the money, so if it doesn't meet the March 31 deadline, it wouldn't have to give any money back. It could, however, negatively affect future grants through the U.S. Department of Housing and Urban Development.

[MI] George Will: Detroit serious about recovering (Saratoga Springs Saratogian, NY)
Saratoga Springs Saratogian
(10/7/2017 12:05 PM, George Will)
With biblical succinctness, and foreshadowing a resurrection, Mike Duggan said, "Let there be light!" and 65,000 LED streetlights replaced the 40 percent of the city's streetlights that were broken when he took office in 2014. They are among the many reasons that on Nov. 7 he, the first white mayor here in 40 years, will win a landslide re-election in a city that is 83 percent black. Identity politics is frivolous; Detroit, after a bruising rendezvous with reality, is serious about recovering from its near-death experience.

In Duggan, Detroit has found its Fiorello La Guardia -- a short, stocky, cheerful, plainspoken incarnation of his city. In 1983, when Duggan returned, fresh from the University of Michigan Law School, "there was nobody my age on the streets." The Houston Chronicle was being sold at a busy intersection to unemployed autoworkers scanning the classifieds for Texas jobs. In 1950, Detroit was comparable to, and perhaps richer (by per capita income) than, Chicago. Soon, however, it was bleeding population, heading for bankruptcy as Greece on the Great Lakes, a dystopia plagued by de-industrialization, soaring crime, packs of feral dogs and a political class featuring incompetents leavened by felons.

Duggan, a Democrat in a city with nonpartisan elections, won in 2013 as a write-in candidate, telling voters, "You invite me to your home, I show up." Hundreds of house parties later, he was custodian of a prostrate city that had shed 260,000 residents in 13 years. Its 143 square miles could hold San Francisco, Boston and Manhattan with room to spare. By 2000, cattle could have been grazed in vast post-urban swaths. In 1950, the city had been home to 1.8 million; by 2013, it held two-thirds fewer. In the stampede away, many people abandoned their houses to the Midwestern elements. Most mayors brag about building; Duggan does, too, but also about demolishing -- 12,000 abandoned structures since 2014. His "board-up brigades" -- this is distinctively Detroit -- will seal off 11,000 and demolish 9,000 within two years. Says Duggan: "Tear down the burned-out houses, people will buy the others."

Police and EMS response times have been drastically reduced; 275 parks are fully maintained, up from 25 four years ago, when the grass was sometimes taller than the 8-year-olds. Such granular attention to the small stuff is having a huge payoff: Residential utility hookups are increasing. For the first time in his 59 years, the city is expected to grow. "We can't build office space fast enough" for firms moving here because "millennials don't want to move to the suburbs and drive a minivan." However, a successful city requires a large middle class, which cannot exist without good schools to anchor young families. Detroit's future hinges on this.

And on candor about Detroit's past. In this 50th anniversary of the 1967 riots (43 killed, 342 injured), Duggan in a recent speech recalled the 1943 riot (34 killed, 700 injured) ignited by housing grievances among the 200,000 Southern blacks in congested wartime Detroit, the "arsenal of democracy."

[TX] McCullough Avenue Consortium Organizes to Be Light, Not Blight (Rivard Report, TX)
Rivard Report
(10/9/2017 2:20 AM, Shari Biediger)
Hundreds of people every month turn to Christian Assistance Ministry (CAM) for help paying their utility bills and keeping the lights on another day. It's just one of the many services CAM provides its 50,000 clients a year. Since April, the 40-year-old nonprofit has been working to bring a different kind of light to its corner of downtown by forming the McCullough Avenue Consortium.

Made up of CAM and McCullough Avenue neighboring organizations – among them CPS Energy, DPT Laboratories, several area churches and a hospital, KLRN, the Tobin Center for the Performing Arts, and GrayStreet Partners – the consortium also includes representation from District 1 City Councilman Roberto Treviño's office. Most of the group's stakeholders reside in District 1.

The consortium has been meeting monthly since the spring and has collaborated on a shared vision to improve the

neighborhood, starting with a set of guiding principles. But it began with CAM, located on McCullough Avenue just west of Interstate 37, and the nonprofit's Executive Director Dawn White-Fosdick.

CAM got its start in 1977 as a joint venture among nine downtown churches that shared the goal of wanting to help the homeless, working poor, and others in crisis. The "emergency room of social services," as the organization is often referred to, operates out of a century-old home and buildings donated by Grace Lutheran Church. Today, it receives support from about 100 churches, as well as local businesses, individual donors, foundations, and 200 regular volunteers. CAM receives no government funding.

[TX] 4 Harvey-hit neighborhoods that need the most help rebuilding (National Mortgage News)
National Mortgage News
(10/6/2017 4:11 PM, Elina Tarkazikis)
Of the 39 counties included in the Hurricane Harvey presidential-declared disaster areas, property damage varied across the different neighborhoods, with some experiencing much heavier destruction. Significant property damage, where the majority of buildings were destroyed or showed signs of major damage, was concentrated to 2% of neighborhoods, or 26 tracts, according to research conducted by SP Group. Bryants Marsh, Plum Grove, Sheldon-Channelview and Wharton-Hungerford were among the Texas neighborhoods hit hardest by Harvey, and represent the areas in most need of federal, state and local assistance for property repair and rehabilitation costs, such as the U.S. Department of Housing and Urban Development's Community Development Grant Assistance Disaster Recovery. Harvey flooded low-, middle- and high-income areas, so communities with better resources, such as Houston, will likely recover more quickly overall. The same can't be said for lower-income families.

"The storm will have a long-lasting impact on low-income families, particularly new homeowners who were just beginning to build home equity or those who were not protected with flood insurance and won't have the financial means to rebuild or repair. Homeowners face rebuilding costs and, in many instances, the cost of temporary relocation," according to the Urban Institute. Flood insurance may also strengthen the burden on lower-income households, as properties not previously listed in the floodplain are deemed high-risk, adding more to monthly bills and paving the way for possible mortgage delinquencies. Since Harvey didn't just affect low-income areas, its neighborhoods in most need of assistance are not confined to a specific region.

[Editorial note: consult source link for chart]

[TX] In Harvey recovery, some fear Houston will get it all (Galveston County Daily News, TX)
Galveston County Daily News
(10/8/2017 6:12 AM, John Wayne Ferguson)
Julie Masters is worried about being forgotten.

Although the city of which she has been mayor for 13 years has been frequently cited as one of the most widely devastated by Hurricane Harvey, she fears Dickinson might be forgotten when federal recovery money is doled out over the coming months and years.

She said as much to the Texas House of Representatives Urban Affairs committee Monday, telling legislators that small communities near Houston fear getting a "Crumb at best" of the billions of dollars in disaster recovery money that's set to be allocated to the area. "I'm worried the big dog at the table would get the attention and the majority of the funding," Masters said, referring to Houston and Harris County.

Houston officials are, of course, worried about funding issues of their own. Just last week, Texas Gov. Greg Abbott delivered a $50 million check to the city, after Mayor Sylvester Turner admonished the governor for not tapping the state's Rainy Day Fund to send more money to Houston. No other city has so publicly received funding from the state. Houston and Harris County leaders were also front and center during three committee hearings held by the Texas House of Representatives in Houston this week.

Masters was the only Galveston County official to testify at the hearings. She was a last-minute addition to the Urban Affairs Committee agenda. Masters told the committee she feared recovery money being funneled through the Houston-Galveston Area Council would lead to her city getting the short end of the recovery dollars sent to this part of Texas. The Houston-Galveston Area Council is the "Council of government" that presides over 13 counties and 107 cities in the Greater Houston area, including Galveston County.

State officials are still waiting for federal guidance on how exactly federal disaster recovery money will be allocated.

It's expected that the Texas General Land Office, which has already been designated the manager of disaster relief funds from the U.S. Department of Housing and Urban Development, will work with councils of government in flood-damaged areas to allocate relief money.

[TX] Texas requests another $18 billion for Harvey relief (Galveston County Daily News, TX)
Galveston County Daily News
(10/7/2017 6:13 AM, John Wayne Ferguson)
Texas is asking for another $18 billion in Hurricane Harvey relief from Congress before an expected vote next week on a second round of federal aid.

In a letter to leaders of appropriations committees of both the U.S. House of Representatives and the Senate, Texas' congressional delegation said the money would go toward U.S. Army Corps of Engineers projects, disaster recovery block grants and education agencies, among other things.

"In light of the unprecedented damage from Hurricane Harvey and the historically epochal flooding of Houston, Beaumont and the surrounding regions, we all recognize that the funding already appropriated is a small fraction of the federal resources needed to help rebuild Texas and reinvigorate the American economy," the letter states.

Congress already made one $15 billion appropriation to Texas in September, in what leaders called a "Down payment" that was meant to address immediate needs in the aftermath of the storm. The new request begins to look at longer term needs.

The largest request is for $10 billion to be directed to the Army corps, to be used to rehabilitate and repair damage to completed corps projects already begun, and to begin construction projects that have been authorized but not started. Among corps projects that are authorized but not started is a $278 million flood control plan for Clear Creek, which runs through Friendswood and League City.

The letter also requests $7 billion for Community Development Block Grant Disaster Recovery funds, which can be used for rebuilding and repair projects.

The letter also asks for $800 million for school districts damaged by Harvey; $450 million more for Small Business Administration loans; $300 million for economic development grants; and $150 million in Department of Transportation funds to repair highways and transit systems.

Congress is expected to vote on another relief package as soon as next week. Unlike the first round, the next appropriation is expected to include relief money for Florida and Puerto Rico. Texas had officially received $280 million in advance payments from the Federal Emergency Management Agency as of Sept. 29. Another $1.85 billion in individual assistance had been given through FEMA grants, National Flood Insurance Program claims and Small Business Administration disaster loans, officials said.

[TX] What Do Houston's Pro-Growth Boosters Think Now? (The Atlantic CityLab)
The Atlantic CityLab
(10/10/2017 5:15 AM, Laura Bliss)
Despite the historic flooding, Hurricane Harvey hasn't changed their tune on zoning.

Hurricane Harvey inflicted an estimated $100 billion in damage on the Houston area in August and September, a catastrophe that some urban-planning pundits interpreted as a kind of cosmic comeuppance for the city's decades of untrammeled sprawl. Since 2010, 7,000 units were built in Harris County's 100-year floodplain. Like a diner at some bottomless barbecue, Houston likes to loosen its belt as it goes: There's no growth boundary around the metro area, and Houston proper is the largest city in the U.S. without zoning codes. In the suburbs, developer-created utility districts proliferate.

In other words, many critics pointed out, Houston was asking for it by refusing to plan—and if the city doesn't start growing up, rather than out, it'll doom itself for good.

But the Center for Opportunity Urbanism says that's unfair. The Houston-based policy think tank, run principally by urban contrarian/suburban champion Joel Kotkin, has long promoted Houston-style growth as a model for the rest of the country.

Because it's easy for developers to build, its leaders say, housing stock is far more affordable than most other cities, and quality of life remains high. The devastation wrought by Hurricane Harvey hasn't changed that basic narrative (though rents and home prices are likely to rise in high-and-dry neighborhoods). To rebuild Houston, don't rethink Houston, they say—double down on what they see as its success.

In a new white paper, authors Wendell Cox and Tory Gattis, both founding senior fellows at COU, say that the "region's systems worked remarkably well" in the face of Harvey. Despite the widespread street flooding, for example, less than five percent of homes were damaged. "In context, Houston has shown remarkable resilience in the face of widespread devastation from an unprecedented flooding event," the paper states.

The authors are particularly intent on making sure that post-Harvey recovery doesn't involve changing the area's pro-growth mindset. "In our attempts to find practicable solutions to Houston's problem, it is critical not to throw out our successful development model with the stormwater," they write. "Fundamentally, there was virtually no connection between the storm and its damage and the area's successful land use regulation."

[IA] Wetland improves flood control, water quality (Iowa Farmer Today, IA)
Iowa Farmer Today
(10/8/2017 6:12 AM, Jean Caspers-Simmet)
COWELL, Iowa — The wetland and CRP grasses and flowers on farmland owned by Doug Bohlen's father, Randy, are reducing flooding, removing nitrates from tile water and creating wildlife habitat.

"I'm proud of this area," said Doug Bohlen, who is in charge of planning for his 89-year-old father's farm, which sits at the headwaters of Beaver Creek. "It's finally starting to develop the way I wanted. There is all kinds of wildlife. Hopefully what we've done here will take off and go into other watersheds."

The wetland is part the Beaver Creek Watershed Project, which includes five other wetland structures north and east of Colwell on the Floyd/Chickasaw County line. These wetlands coupled with two existing Conservation Reserve Enhancement Program wetlands and a farm pond in the upper Beaver Creek Watershed are making a difference in holding water and soil on the land and improving water quality, said Dennis Sande, district NRCS conservationist in Floyd and Chickasaw counties.

The $1.5 million Beaver Creek project, part of the Upper Cedar Watershed Management Improvement Authority, was an Iowa Watersheds Project along with Otter Creek in the Turkey River Watershed in northeast Iowa and South Chequest Creek in the Soap/Chequest Watershed in southeast Iowa, said Sande.

In 2010, the U.S. Department of Housing and Urban Development awarded the Iowa Flood Center $8.8 million for the Iowa Watersheds Project. The goals were to maximize soil water holding capacity, minimize severe erosion, manage water runoff and reduce and mitigate flood damages, Sande said.

As the Iowa Watersheds Project ended in the fall of 2016, Iowa was awarded $96.9 million for a new watershed project, the Iowa Watershed Approach. The IWA is working in nine new watersheds across the state and is built off the framework developed by the IWP.

Larry Weber, cofounder of the Iowa Flood Center and executive associate dean of the University of Iowa Engineering College, likens the watershed effort to Johnny Appleseed, strengthening flood protection infrastructure one watershed at a time.

"We're taking what works in these first watersheds and applying it to others," he said.

[CO] Wheat Ridge will not challenge judge s crackdown on urban renewal limits (Denver Post, CO)
Denver Post
(10/10/2017 1:19 AM, John Aguilar)
Court: City overstepped its authority in requiring voter approval of financing of large projects

The Wheat Ridge City Council late Monday decided not to challenge a recent court ruling that invalidated restrictions the city had placed on the use of urban renewal tactics, intensifying a debate over an issue that has proven divisive in Colorado's economic development circles.

The council voted 5-3 to not appeal last month's Jefferson County District Court ruling, with the majority saying an appeal could take a year to work its way through the court and would slow development in the city.

"It's a risk and a cost that would impact our city and our citizens," said Councilwoman Kristi Davis.

But Councilwoman Monica Duran countered that Wheat Ridge's urban renewal restrictions had been put in place by a November 2015 vote of the people.

"I will be voting to appeal because supporting the will of our citizens is our responsibility and our duty," she said.

[PR] Puerto Rico Gov. Seeks $4.6B in Recovery 'Down Payment' (NBC New York, NY)
NBC New York
(10/8/2017 4:23 PM, Asher Klein)
It's in addition to the $29 billion in disaster aid for U.S. hurricane relief the Trump administration requested last week

The governor of Puerto Rico is requesting more federal funding for the hobbled island as it struggles to return to normalcy nearly three weeks after Hurricane Maria hit.

About 40 percent of Puerto Rico is still without water, and more than four in five residents don't have power. Gov. Ricardo Rossello said in a letter to Congress Monday that, "in addition to the immediate humanitarian crisis, Puerto Rico is on the brink of a massive liquidity crisis," meaning that the government may soon be dealing with a shortfall of cash.

Rossello said the island is grateful for the help it's gotten so far — the Trump administration last week asked for $29 billion in disaster aid for U.S. hurricane relief — but needs about $4.6 billion more money in an emergency "down payment on hurricane recovery efforts."

Puerto Rico was devastated by Hurricanes Irma and Maria. The latter killed 38 people and knocked out the island's already-crippled power system. The clean-up is continuing, albeit slowly, especially outside of San Juan, but it will likely be months before the island gets back to normal.

Adding to the situation's complexity is the island's long-standing debt. One damage estimate cited by Rossello, from credit rating firm Moody's, puts the cost of Hurricane Maria at $95 billion, which is one-and-a-half times the island's gross national product.

The rebuilding effort will make it harder to pay back the more than $70 billion Puerto Rico owes its creditors.

The island is most in need of more housing and development funds called community development block grants, according to Rossello's request for $3.2 billion of it.

[PR] Puerto Rico governor asks Congress for more federal aid after hurricane (The Hill)
The Hill
(10/8/2017 2:40 PM, Cristina Marcos)
Puerto Rico Gov. Ricardo Rosselló is asking Congress to consider providing about $1.4 billion in funding beyond the Trump administration's request last week to help the U.S. territory recover from Hurricane Maria.

In a letter made public on Monday to House and Senate leaders, Rosselló requested funding for federal grant and loan programs "to meet the immediate emergency needs of Puerto Rico."

Rosselló's request includes $3.2 million for Community Development Block Grants, $500 million for the Community Disaster Loan Program, $500 million for the Social Services Block Grant, $149 million for the Emergency Relief Program, $90 million for the Disaster Loan Program, $83 million for the Commodity Assistance Program and $78 million for the State Educational Agencies and Hurricane Education Recovery.

"Puerto Rico has experienced a natural disaster of a magnitude not seen in over a century, and we are doing everything possible to address the needs of the American citizens of Puerto Rico during this time of crisis," Rosselló wrote.

[PR] FEMA Still Planning Additional Influx of Federal Personnel in Puerto Rico (Government Executive)
Government Executive
(10/6/2017 8:22 AM, Eric Katz)
The Trump administration on Thursday promised a large increase in the number of federal personnel on the ground in Puerto Rico, noting it still has a significant amount of short and long-term work ahead of it to help the hurricane-ravaged island. Federal agencies have already deployed 14,000 personnel to the island and the U.S. Virgin Islands to deal with the aftermath of Hurricane Maria, according to the Federal Emergency Management Agency, but it plans to expand those numbers going forward. Congress last month approved $15 billion in emergency funding after Harvey, which was split between FEMA's disaster fund and Housing and Urban Development Community Block Development Grants. The disaster fund saw an additional $6.7 billion deposit on Oct.1 due to a scheduled increase for the new fiscal year. Federal responders in Puerto Rico are currently focusing on providing food and commodities, reopening hospitals and providing generator support. Boosting communications is also a priority, Hernandez said, but presents a much longer-term problem because antennas in the island's mountain ranges were destroyed.

[PR] Puerto Rico Governor Requests $4.6 Billion More In Aid (Newsweek)
Newsweek
(10/9/2017 5:31 PM, Jessica Kwong)
PPuerto Rico Governor Ricardo Rossello has requested that Congress allocate $4.6 billion "to meet the immediate emergency needs" of the hurricane-ravaged island and to help soften the blow to its economy.

In letters to congressional leaders and President Donald Trump dated Saturday and shared on Twitter Monday, Rossello asked that Congress "strongly consider" offering funding beyond the Federal Emergency Management Agency Disaster Relief Fund.

Other requests include $3.2 billion in community development block grants from the Department of Housing and Urban Development, $500 million in community disaster loan program funding from the Department of Homeland Security and $500 million in social services block grants from the Department of Health and Human Services.

Rossello also requested smaller amounts of money from the Department of Transportation, the Small Business Administration, the Department of Agriculture and the Department of Education.

[Editorial note: VIDEO at source].

National News

America's Child-Poverty Rate Has Hit a Record Low (The Atlantic)
The Atlantic
(10/6/2017 5:15 AM, Annie Lowrey)
It fell thanks to government policies, not the expansion of the economy, researchers found.

The economy is nearing full employment. The stock market is at record highs. The expansion keeps continuing. Add to that one more very good piece of economic news: The child-poverty rate fell to a record low in 2016.

That finding comes from a new analysis of government and academic data by Isaac Shapiro and Danilo Trisi, both researchers at the Center on Budget and Policy Priorities, a nonpartisan, Washington-based think tank. The child-poverty rate declined to 15.6 percent in 2016, the researchers found, down from a post-recession high of 18.1 percent in 2012 and from 28.4 percent in 1967. That means that roughly 11.5 million kids were living in households below the poverty threshold last year. "The figures were actually a little surprising to us, and might be surprising to those who are following the poverty debate," said Shapiro. "The argument, at least on the conservative side, is that we have poured a lot of money into safety-net programs and poverty hasn't gone down. But it has."

The most recent drop in the child-poverty rate is due to a tighter labor market, the researchers found. More parents are back at work, with competition among employers starting to drive wages up even for very low-income workers. That has helped to push the overall poverty rate down to 12.7 percent. That said, the near-halving of the child-poverty rate over the past half-century is not primarily due to improvements in the economy. In fact, stagnating wages, reduced bargaining power, automation, and offshoring have held down the earnings of families in the bottom of the income spectrum, and spiraling income inequality has meant that

most of the gains of economic growth have gone to families at the top. Instead, it is the expansion of the safety net—in particular through the food-stamp program and provisions like the Earned Income Tax Credit and the Child Tax Credit—that has been most responsible for moving millions of kids above the poverty line over time, the researchers found.

The economy needs Trump's tax cut, but don't expect too much (MarketWatch)
MarketWatch
(10/9/2017 6:16 AM, Peter Morici)
Tax plan could boost GDP by 0.2 or 0.3 percentage points — not bad!

President Donald Trump has proposed a major tax cut and some simplification to the tax code — those are sorely needed but we shouldn't expect too much.

The U.S. economy is experiencing what many observers in the 1980s called Eurosclerosis— sluggish growth and high unemployment instigated by high taxes that curb investment and an expansive welfare state that dampens incentives to train and relocate to find work.

The United States is not Europe in the 1980s or 1990s. We have a fair amount of investment in path-breaking technologies — consider the influence of Alphabet , Facebook, Twitter and Microsoft, the pharmaceutical and biotechnology sectors, and American innovations in petroleum extraction that have halved the global price of oil.

However, the low headline unemployment rate is deceiving. Labor-force participation by prime working age males is depressed in part because of pervasive access to Social Security disability, food stamps, Section 8 housing and Medicaid, and in two-income married households, the earned income tax credit.

The Finance 202: The GOP's tax plan just cleared a major hurdle. Here are three major ones that remain. (Washington Post)
Washington Post
(10/6/2017 8:09 AM, Tory Newmyer)
The Republican drive to overhaul the tax code took a major leap forward Thursday. It still has a long, long way to go.

But House passage of a budget resolution — matched by the Senate Budget Committee's approval of its own version — clears an early hurdle for the top GOP priority. A final budget agreement, once it's worked out between the chambers, will unlock special budget instructions enabling Republicans to approve a tax package without Democratic support. And Republicans badly need the win or it could lead to a "wipeout in next year's midterm elections," as The New York Times's Jonathan Martin and Alex Burns reported yesterday.

Just weeks ago, the fate of a House budget measure remained in doubt. The colicky hard-liners in the House Freedom Caucus threatened to withhold their support over demands for deeper spending cuts and more guarantees about the tax plan itself. They mostly fell in line Thursday, as the chamber voted 219 to 206 to approve the spending blueprint.

It would help if Republicans could bottle that unity, because the hardest work lies ahead.

The Finance 202: Trump is his own tax plan's worst enemy (Washington Post)
Washington Post
(10/9/2017 8:46 AM, Tory Newmyer)
If you didn't know better, it would be tempting to conclude President Trump hates his own agenda. His attack Sunday on Sen. Bob Corker (R-Tenn.) is just the latest case in point.

With a tax code overhaul balanced on a knife's edge, thanks to an even-weaker-than-it-looks 52-seat Senate majority, the president can ill afford to antagonize anyone in the party he could soon need to buttonhole on taxes.

But Corker calls for especially careful treatment. The Tennessee Republican had signaled he'd be a hard case for any tax package that relies too much on deficit spending. Then, two weeks ago, the senator announced he will retire at the end of next year. The typically restrained Chattanoogan — who made his own fortune in real estate before entering politics, although the

similarities with Trump end about there — has acted uncharacteristically unbound since.

The clearest sign yet that Corker isn't playing by his old rules came Sunday morning, after Trump dialed up the tension with this string of provocative and credulity-straining tweets about him.

[Editorial note: VIDEO at source].

Bank earnings: 'lower for longer' means buybacks will continue (MarketWatch)
MarketWatch
(10/6/2017 12:04 PM, Andrea Riquier)
Is it just plain harder for banks to make money now — or is there nowhere to go but up?

When big banks kick off the third-quarter earnings season next week, a familiar theme is likely to dominate: it's hard to make money in a lower-for-longer world.

Analysts expect banks to report tepid growth in nearly all their business lines, from mortgage originations to investment banking to lending, and most of the good news story is likely to come from a practice that's often considered a sign that companies are out of ideas: issuing debt to buy back stock.

J.P. Morgan Chase & Co. kicks off earnings season Thursday, followed that day by Citigroup Inc. On Friday, Bank of America Corp. reports, followed by Wells Fargo & Co.

"Results are likely to be tepid due to very weak loan growth, modest increase in net interest margins, and weak capital markets related trends," somewhat offset by lower expenses and better-performing loans, wrote J.P. Morgan analyst Vivek Juneja in a note Friday.

Treasury Answers Trump's Call on Looser Regs, Floats Ideas for MBS and ABS Markets (Inside Mortgage Finance)
Inside Mortgage Finance
(10/6/2017 12:32 PM, Brandon Ivey)
The Treasury Department on Friday released a new report calling for looser regulations on MBS and ABS markets. The recommendations were part of a response to an executive order issued by President Trump calling for government agencies to align financial regulations with "core principles" established by his administration.

The report on capital markets includes recommendations liberalizing securitization rules, including requirements that govern capital, liquidity, risk-retention and disclosures.

The Treasury said federal regulators should "rationalize" various capital and liquidity requirements that apply to MBS and ABS. "Capital requirements should be set such that they neither encourage nor discourage funding through securitization, thereby allowing the economics of securitization relative to other funding sources to drive decision making," the Treasury said.

The capital and liquidity requirements targeted by Treasury were largely established by the Basel III accords and the Dodd-Frank Act. Treasury was also critical of risk-retention requirements established by the DFA.

Bipartisan push begins in Congress to change part of CFPBs TRID rule (HousingWire)
HousingWire
(10/6/2017 6:44 PM, Ben Lane)
In an increasingly rare moment of bipartisanship, two Congressmen from opposite sides of the political aisle are partnering to push for a change to the Consumer Financial Protection Bureau's Know Before You Owe mortgage disclosure rule, also called the TILA-RESPA Integrated Disclosures rule, or TRID. On the Republican side, the effort is being led by Rep. French Hill, R-Arkansas, who has been very vocal about his issues with the CFPB and the TRID rule in the past.

A few years ago, Hill authored a bill in the House of Representatives that called for an official grace period on TRID enforcement.

More recently, Hill wrote a commentary for his local publication, the Arkansas Democrat Gazette, on the need for the CFPB to be reined in. In the article, Hill wrote that the CFPB's actions "Are actually harming consumers."

Now, Hill is working with Rep. Ruben Kihuen, D-Nevada, to change part of the CFPB's TRID rule because the bureau is "Unwilling to fix this problem on its own." The bill was first discussed in a meeting of the Financial Institutions and Consumer Credit Subcommittee of the House Financial Services Committee last month.

At the time, the Republican arm of the House Financial Services Committee said that the bill, the TRID Improvement Act of 2017, would amend the Real Estate Settlement Procedures Act and the Truth in Lending Act to expand the time period granted to a creditor to cure a good-faith violation on a loan estimate or closing disclosure from 60 to 210 days.

Now, the bill is being officially introduced, although Hill's office makes no mention of extending the time period to cure a good-faith violation.

The issue at hand in the TRID Improvement Act of 2017 is related to title insurance and how its fees are presented on both the Loan Estimate and the Closing Disclosure.

Hurricane history favours U.S. building suppliers (Reuters)
Reuters
(10/9/2017 6:40 AM, Arunima Banerjee and Ankit Ajmera)
(Reuters) - There are 600,000 homes in Texas and Florida alone that need re-roofed or repaired and results over the next month will give some sign of how much the resulting squeeze on building materials will benefit suppliers over the next year.

Shares in firms like USG Corp, Owens Corning, Eagle Materials Inc, Beacon Roofing Supply Inc and GMS Inc have jumped about 10-20 percent since Hurricane Harvey and Irma struck the region a month ago.

But data and industry estimates suggest there may be more to come as sector firms unveil their results for the third quarter and give clearer guidance on the impact on the prices they pay and charge for materials now in high demand.

As the attached graphic shows, the impact of past storms has taken months to work through in the value of suppliers and will typically boost the shares by far more.

Ever-mobile Millennial housing demand unchecked by rising mortgage rates (HousingWire)
HousingWire
(10/6/2017 4:41 PM, Kelsey Ramírez)
The housing demand among the ever-mobile Millennial generation went unchecked in August despite rising mortgage rates, according to the Ellie Mae Millennial Tracker.

Despite Millennials' average 30-year note increasing to 4.211%, up from 3.706% last year, their loan amounts also increased in August to $185,919. Further, the generation is showing a growing willingness to shun the big cities and settle down in once-sleepy towns.

"Average loan amounts in August of this year were slightly higher than last year, despite higher interest rates," said Joe Tyrrell, Ellie Mae executive vice president of corporate strategy. "As tends to happen with tight inventories, this is a seller's market, and many of today's homebuyers may be faced with paying a premium for the same home they might have bought for less last year." "For those who are committed to buying a home slight increases in competition, costs or interest rates will likely not deter them," Tyrrell said.

Conventional loans held steady at 64%, and the share of FHA mortgages stayed at 32%, the same market shares they have held since June. So what exactly did the average Millennial homebuyer look like in August? Ellie Mae shows us they were just over 29 years old, and took out a conventional loan of $185,919 on a home with an appraised value of $223,882. Their FICO score was 724, and, as seen above, their 30-year mortgage
note rate was 4.2%. These borrowers, of whom 52% were married, typically closed out their home-buying
process in 44 days.

[NY] Ramapo evicting longtime Torne Valley families (Journal News, NY)
NY Journal News

(10/6/2017 7:37 AM, Steve Lieberman)
VIDEO. RAMAPO - Tucked away off Torne Brook Road on the town's western frontier, the narrow road is home to a community of residents who have lived in small 1850s-era houses for decades — some for nearly their entire lives.

The 15 families are facing eviction by the Town of Ramapo.

Town officials contend the houses are not worth the cost of repairs and maintenance, based on the rents paid. Under financial duress from mismanagement, partially from the construction of a baseball stadium, officials want the tenants out and plan to sell off the land for potential warehousing or another commercial business in the Torne Valley.

For the families, the idea of moving is heartbreaking and potentially beyond their means. The tight-knit, secluded community along Lake Street — known as the Hamlets of Ramapo — has been their lives.

[NY] Longtime Ramapo Residents Facing Eviction From Town-Owned Properties (CBS New York, NY)
CBS New York
(10/9/2017 6:44 PM, CBS New York)
RAMAPO, N.Y. (CBSNewYork) — Fifteen families in Rockland County, New York are being evicted from their historic longtime homes.

Their landlord isn't some heartless real estate company, it's the town of Ramapo — their own local government.

"My girls come here with their children," evicted tenant Sharon Cuomo told CBS2's Brian Conybeare. "They spend the night every Christmas Eve and it's gonna change."

Cuomo and her husband, Bill, have lived in a tiny cottage on Lake Street for 35 years. Now, they're being evicted by the town, which owns the property.

[Editorial note: VIDEO at source].

[NJ] Are NJ rent and house prices so high because we have too many school districts? (NJ101.5, NJ)
NJ101.5
(10/9/2017 1:17 AM, Michael Symons)
When people gripe about New Jersey having so many school districts, with more educational systems than municipalities, it's generally to complain about paying for too many administrators.

But one land-use expert says it's also contributes to why there's an undersupply of homes.

Tim Evans, the research director for New Jersey Future, said that fragmentation encourages the 'ratable chase' in which cities and towns crave commercial properties but try to avoid residential development, in many cases regardless of whether it contains an 'affordable housing' component.

"What happens is every place wants a mall and an office park, and nobody wants housing because they don't want the school kids that they're going to have to raise taxes to pay for," Evans said.

Without new homes added to the supply, the cost for existing homes is driven up. Statewide, the average sales price for a home this year is $394,426, as of last week, according to the state Treasury Department. The average is over $500,000 in 123 municipalities, nearly 22 percent of the state's towns.

[DC] Housing market in Washington region dominated by low inventory, high prices (Washington Post)
Washington Post
(10/6/2017 4:24 PM, Michele Lerner)
Low inventory and high home prices continue to plague the Washington region this fall.

While conditions in Montgomery and Prince George's counties are different, both have seen a tightening of the market with most homes selling within one to 10 days, says Jonathan Hill, vice president of marketing and communications for multiple-listing

service Bright MLS in Rockville.

"The housing market in Montgomery County was slower than Prince George's County, with sales more sluggish there in 2016 and earlier this year," said Nela Richardson, chief economist of Redfin brokerage in Washington.

"But now the two counties are balancing out a little in activity. Bethesda, Rockville and Silver Spring are all getting more active with buyers in Montgomery County, while in Prince George's County there's a lot of construction that sellers have to compete with. Builders are offering more concessions, which means the number of buyers in Prince George's may be easing up a bit."

Sales have been flat in Montgomery for the first eight months of 2017, said Hill, virtually the same as in 2016.

"The median sales price in Montgomery County rose by 3.7 percent to $425,000 year-to-date at the end of August," Hill said. The most listings for single-family houses in the county in August were in the $600,000 to $800,000 range, while the most townhouse listings were in the $300,000 to $400,000 range. The majority of condo listings in Montgomery were priced between $200,000 and $300,000.

In Prince George's, the median sales price rose by 10 percent to $275,000, far below the median sales price in surrounding counties and the District. "Prince George's is by far the most affordable county for homes, especially for areas in close proximity to the city," Hill said. "The county also has the most new construction in the region and the most affordable newly built houses."

[SC] Report: Local economies among nation's fastest growing (Charleston Post & Courier, SC)
Charleston Post & Courier
(10/9/2017 3:03 AM, David Wren)
Charleston, North Charleston and Mount Pleasant have some of the fastest-growing economies in the United States, according to a new WalletHub report that compares 515 cities nationwide across 15 metrics including population, employment, housing data and poverty levels.

Charleston's economy ranked No. 20 among mid-size cities with populations of between 100,000 and 300,000 people, according to the study. North Charleston was at No. 28 in the mid-sized city category. Mount Pleasant has the 15th-fastest growing economy for a small city, which includes those with populations of less than 100,000 people.

WalletHub used statistics from 2010 to 2016 to generate its report. WalletHub said using multiple years of data helps the group identify locations with "a lasting cycle of growth."

While economic growth is good, local communities are facing some of the biggest ancillary issues that high-growth areas across the nation are grappling with.

[GA] Campaigning for virtue (Augusta Chronicle, GA)
Augusta Chronicle
(10/8/2017 6:52 PM, August Chroncile Editorial Staff)
Care Pregnancy Center saving lives, fighting for healthy culture

Augusta's CPC has helped more than 1,000 girls and women through life-changing, often life-threatening problems with unplanned pregnancy, sexual and physical abuse, drug and alcohol issues, financial desperation and more in the past year.

This is some of society's heaviest lifting. Augusta's CPC does it on a shoestring.

That's why so many come together each year to help the nonprofit – most notably in an annual banquet that CPC Director Susan Swanson has turned into the event of the season. In recent years her speakers have included syndicated columnists Star Parker and Cal Thomas; former Alabama Supreme Court justice and Senate nominee Roy Moore; current Secretary of Housing and Urban Development Dr. Ben Carson; and, this Tuesday night, Michael Reagan, adopted son of Ronald Reagan and Jane Wyman. Close to 700 attendees are expected.

A radio host, commentator and author, Reagan talks of being "twice adopted" – the second time by God – after an early childhood that found him unwanted and abused.

[FL] IN DEPTH: In upscale Wellington, being poor is expensive price to pay (Palm Beach Post, FL)
Palm Beach Post
(10/6/2017 8:17 AM, Matt Morgan)
WELLINGTON — Tucked amid Wellington's well-groomed equestrian venues, mansions so luxe they sport private airstrips in the back yard and tidy middle class neighborhoods, there is another nearly invisible contingent in this community — those who live paycheck to paycheck.

Despite the village's swanky reputation , the families of nearly one third of Wellington's elementary-age children can't afford school lunch, and the Neil S. Hirsch Family Boys and Girls Club hosts more kids after school than any other chapter in the county — and most of those children are poor.

As the economy continues a decade-long rebound from a recession, these families that are barely scraping together their monthly rent to put their kids in top-rated schools and safer neighborhoods could soon be forced out of the village entirely.

If housing prices continue to rise and no one carves out room for these working-class families, parents say the children will be the ones who lose. Some parents say that they are on the brink of being priced out their dreams and fear having to move to cheaper homes, surrounded by poverty and the problems it can bring.

[FL] Florida's risky real-estate game is protected by a billion-dollar insurance industry — but that could soon change (The Real Deal, NY)
The Real Deal
(10/9/2017 6:21 AM, Business Insider)
The limits of the insurance-linked securities market are untested

After dodging the worst of Hurricane Irma, Florida's coastal real estate boom shows no signs of slowing.

In Miami and nearby waterfront cities, a survey of local records show that more than 90 luxury high-rise apartment blocks are under construction or have been completed since 2015, increasingly financed by overseas investors looking for "safe" opportunities in a turbulent global economy.

Yet, since 1886, the Sunshine State has been hit with almost twice as many hurricanes as the next two states, Texas and Louisiana. Currently, 2.4 million people and 1.3 million homes sit just 1.2 meters above the high tide line and sea levels are expected to rise up to two meters by the end of the century.

What enables Florida's staggering growth against environmental odds? The answer, in part, comes down to how property insurance protects the state's real estate against disasters. In 2015, Floridians spent $10.8 billion on homeowners' insurance to protect more than 6 million properties. The total insured value protected by the state's homeowners' market is a soaring $2.1 trillion, roughly equal to the annual economic output of India. But can it really sustain Florida's real estate boom in the long run?

[FL] Miami Realtors play unique role as hurricane advisors (Miami Herald, FL)
Miami Herald
(10/9/2017 9:11 AM, Pat Klock Parker)
I know that most of you are feeling the same way I am, now that Hurricane Irma has passed… a great deal of relief and gratitude! We are blessed that Irma did not hit us directly, that our area is up and running so successfully, and that most people were able to restore their properties quickly. But as we count our blessings, we should also remember that the 2017 hurricane season does not technically end until Nov. 30, and we should remain on guard for future storms.

I have been selling homes in Miami for more than 40 years, and I am proud of the active role that my colleagues in real estate take in preparing the people we know for hurricane season in general, and for individual storms as they approach and depart. While the safety of our family and friends always comes first in these moments, the security of our homes usually comes next on our list of concerns.

At the beginning of every hurricane season, my team and I send our customers hurricane check lists, reminding them to have water, medications, non-perishable foods, insect repellents, suntan lotion and other essentials; along with suggestions to trim trees, remove coconuts and other flying items.

[FL] These guys chase catastrophes wherever they strike. And they make lots of money (Miami Herald, FL)
Miami Herald
(10/10/2017 5:15 AM, Linda Robertson)
Tornadoes are the worst. Neighborhoods reduced to a lone chimney or toilet. People searching for any shred of proof — a photograph, a vase — that their homes existed.

Ice storms are treacherous. Roof inspections require Everest-type boots — and nerve.

Hail storms leave houses pocked “as if they’ve been attacked with a shotgun,” explained Jordan Wilson, who has examined the aftermath of many. In his Indiana accent, Eric Kline pronounces “hail” as “hell,” and that’s exactly where he’s been, and back.

Then there are hurricanes.

While Sandy “really got me emotional,” the damage wrought by Irma in the Keys “is probably the toughest I’ve seen,” Kline said. “Thirty-foot trees sucked out of the ground like popsicle sticks. Walls disappeared. Folks living in tents and pushing grocery carts.”

[Editorial note: VIDEO at source].

[MS] Nate downgraded to tropical storm, 100k without power in Mississippi and Alabama (ABC News)
ABC News
(10/8/2017 6:47 AM, David Caplan)
Gulf Coast residents are waking up to a wet, windy - and in some cases, powerless - Sunday morning, but it’s still not as devastating as they expected: Hurricane Nate was downgraded to a tropical storm around 4:30 a.m. ET. The storm, moving north-northeast at 23 mph with maximum winds of 70 mph, is moving farther inland over Mississippi and Alabama.

"Even though Nate has made landfall and will weaken today, we are still forecast heavy rain from Nate to spread well inland towards the Tennessee Valley and Appalachian mountains," ABC News meteorologist Daniel Manzo said Sunday morning.

Around 2:30 a.m. ET, a tornado watch covering most of southern Alabama and part of the Florida Panhandle was issued. It is in effect until 11 a.m. Nate had made its second landfall as a Category 1 storm around 1:30 a.m. ET Sunday along the Gulf Coast near Biloxi, Mississippi with maximum winds of 85 mph, slamming some Mississippi and Alabama communities with a storm surge of between four to five feet.

Nate made its first landfall Saturday night as a Category 1 storm near the mouth of the Mississippi River on the southeastern Louisiana coast. Officials in Louisiana, Mississippi, Alabama and Florida were well-prepared for Nate’s arrival with its governors declaring states of emergency and mandatory or voluntary evacuation orders. Even though Nate’s wrath was not as terrible as expected, more than 100,000 customers across Alabama and
Mississippi were without power as of 6 a.m. ET. In Alabama, 56,250 customers were without power, while 46,487 customers in Mississippi were without power.

[TX] When buying your kid a house is cheaper than paying for a dorm (CNBC)
CNBC
(10/6/2017 9:03 AM, Elizabeth Leary)
Brian and Laurie Chubb have three sons, all of whom always wanted to attend Texas A&M University. So in 2015, when the Chubbs’ oldest son, Garrett, was a junior and their middle child, Ben, was a freshman at the school, they decided it was time to cut their housing costs.

"We realized it would be smarter to invest in a property instead of paying rent for all those years," said Brian Chubb, who works in pharmaceutical sales and lives in Spring Branch, Texas, with Laurie and their youngest son, Brady.

The Chubbs purchased a four-bedroom house in College Station, Texas, in December 2015, and their two older sons moved in the following school year, along with renters. Brady, 18, has been accepted to Texas A&M for next year, and will move into the house after completing a freshman-year stint in a dorm room.

Affordability favors buyers in the Texas A&M area, according to a study by Pro Teck Valuation Services, a real estate valuation firm. The study estimated that a mortgage on a 1,200-square-foot condo in College Station costs about $6,696 per year, comparing favorably with on-campus housing costs that Pro Teck estimated at $6,221 per year.

[NV] Inventory of available Las Vegas homes keeps slipping (Las Vegas Review-Journal, NV)
Las Vegas Review-Journal
(10/6/2017 9:42 AM, Eli Segall)
The inventory of available houses in Las Vegas kept tumbling last month as prices climbed above last year's levels.

The median sale price of single-family homes in Southern Nevada in September was $265,000, up 1.9 percent from August and 13.5 percent from September 2016, according to a new report from the Greater Las Vegas Association of Realtors.

Buyers picked up 2,914 single-family homes last month, down 11.3 percent from August and down 0.4 percent – essentially flat – from a year ago.

Meanwhile, 4,969 single-family homes were listed for sale without offers at the end of September, down 3.6 percent from August and 33.1 percent year-over-year, according to the GLVAR.

[PR] Puerto Rico debt plan must be equal parts inspiring, realistic (The Hill)
The Hill
(10/8/2017 5:13 PM, Brad Setser)
President Trump quipped — or complained? — that the devastation in Puerto Rico had blown a hole in the United States' budget. The real fiscal hole, though, is likely to be in Puerto Rico's own budget.

To have a fighting chance to recover and avoid a new downward spiral, Puerto Rico will need more than short-term disaster aid and protection from its creditors while it restructures its debt. It will need emergency budget funding to cover a pending cash shortfall, generous long-term help as it rebuilds and equal access to federal Medicaid funding.

In the short run and likely in the medium run, Puerto Rico cannot make any payment on its debt. In the long run, its debts will need to be significantly reduced. Fortunately, thanks to bipartisan legislation — The Puerto Rico Oversight, Management and Economic Stability Act (PROMESA) — passed in 2016, all Puerto Rican public entities now have access to bankruptcy protection.

With the approval of the PROMESA oversight board, Puerto Rico can zero out all near-term debt service while remaining under court protection.

[PR] Opinion: Puerto Rico, a Deal Not Even Trump Can Refuse (NBC News)
NBC News
(10/6/2017 8:56 AM, Gretchen Sierra-Zorita)
Not a week had passed since Hurricane Maria demolished Puerto Rico when President Trump tweeted about the U.S. territory's debt, saying that Texas and Florida were doing great but Puerto Rico was in "deep trouble." He tweeted about Puerto Rico's old electrical grid which was in "terrible shape" and the billions it owes Wall Street. It is clear from Trump's comments during this devastating humanitarian crisis that money is the main thing on his mind. It is also clear that Trump wants to walk away from his Puerto Rico problem in the same way he walked away from his bankrupt casinos. If the United States walks away from Puerto Rico the Island will be depopulated. If Puerto Rico's infrastructure is not restored and its commercial and industrial base not reestablished, if its small business owners are not supported and its health care is not accessible, Puerto Ricans will stampede out of the Island and join the almost half a million who left before them because of the fiscal crisis.

Politically speaking, not investing in Puerto Rico could hurt the GOP. New Puerto Rican arrivals could turn states like Florida blue, as they will never forget that the head of the Republican Party turned his back on them. So it appears that Trump cannot walk away from this particular deal without making matters worse. The smartest to thing for Trump to do is to tackle the Puerto Rico problem before it grows out of control. First, he should ensure that Puerto Rico has the military and civilian personnel and the assets needed to restore transportation, telecommunications and electricity; to ensure relief supplies are delivered; and, to preserve law and order. Second, he should waive funding caps, eliminate local match requirements, and give Puerto Rico greater

access to federal assistance programs in FEMA and Departments of Agriculture, Commerce, Housing and Urban Development, Labor, Transportation and others. Third, he should extend the Jones Act waiver for Puerto Rico beyond the 10 days approved initially.

[PR] Central Floridians urge Puerto Rico rebuilding (Orlando Sentinel, FL)
Orlando Sentinel
(10/6/2017 2:07 PM, Paul Brinkmann)
Like thousands of Central Florida residents, Javier Torres Centeno is worried his mother may have to leave Puerto Rico soon.

The organic farm where Torres' mother works is in coastal Arecibo, which was hit hard by Hurricane Maria. Efforts to rebuild the farm are hampered by roadblocks and power outages. "Puerto Ricans can take care of themselves, but unless they rebuild soon, my mom will have to move here," Torres said.

That sums up the message a growing number of Puerto Ricans in the U.S. are trying to send to Washington: Rebuild Puerto Rico, as fast as possible, or you will see a flood of citizens arriving from the island. They will struggle to find work and permanent housing on the mainland. There are 3.5 million people in the U.S. territory.

Torres, who speaks passionately about the island, joined a group called Vamos4PR to lobby and raise awareness for fast infrastructure spending on the island. Vamos4PR is also seeking a comprehensive and fair restructuring of Puerto Rico's debt, including a moratorium on debt payments until the economy recovers, and a thorough audit of the debt, expansion of workers' rights and an increase in minimum wage on the island. The group is made up of labor unions, human rights groups and nonprofits. They also want new investment in Puerto Rico in renewable energy, tourism and agriculture, along with a boost in education budgets there.

State Rep. Amy Mercado, D-Orlando, is part of the effort.

She recently visited the town of Ponce on Puerto Rico's southern coast to see the damage. "Puerto Ricans want to be in Puerto Rico, unless they can't work or have quality of life," Mercado said. "How we help the island will affect the amount of people that come here. Debt is important."

Activists were briefly encouraged when Gov. Rick Scott declared a state of emergency in Florida related to Puerto Rican recovery and when President Donald Trump said the nation would have to "Wipe out" Puerto Rican debt.

The White House almost instantly walked back on that statement, after Wall Street panicked and the value of Puerto Rican bonds dropped.

[PR] What delays in immediate disaster relief mean for Puerto Rico's long-term recovery (Urban Institute)
Urban Institute
(10/10/2017 5:15 AM, Carlos Martin)
The speed and quality of the federal response to Hurricane Maria's devastating toll on Puerto Rico and the US Virgin Islands continues to draw scrutiny. Two weeks after the storm's landfall on US soil, wide swaths of the islands are still without electricity, telecommunication lines, medical care, fuel, clean water, cash currency, and other necessities. Many rural communities remain physically inaccessible. Only 13,832 households in Puerto Rico have applied for Federal Emergency Management Agency assistance, a number much lower than after other disasters of similar intensity and damage.

Because of the increasing frequency of natural disasters, we know the quality and robustness of response and relief will have deep repercussions for recovery of the island's people, homes, and communities.

People's recovery

The most immediate consequence of disasters is their toll on human life. Death counts rise after the event largely because of search and rescue findings. Other people do not survive the wounds and pain inflicted during the disaster. But a more insidious cause is people's inability to access medical care for disaster-induced emergencies and for prior medical conditions. Sustained gaps in medical access in Maria's wake are likely to extend the counting process and increase the overall death count.

Headlines

The Washington Post
(10/7/2017 7:00 AM)
To drain 'swamp,' Trump's base has filled GOP coffers
In Vegas, invisible wounds run deep
President, with tweet, dives into Virginia race
U.S. neighbors see increasing risk of failure in NAFTA talks
Nuclear weapons foes win Nobel Peace Prize

(10/8/2017 7:00 AM)
3 shootings in 3 years, and officer wins back job
Retreat from deficit dogma
Shift on Venezuela happened suddenly
After the check is gone
Mourning and healing unfold in Las Vegas, but this is still Sin City

(10/9/2017 7:00 AM)
Trump list may halt deal on DACA
New feud imperils president's agenda
Scrutiny of Cabinet travel costs widens
In elections, Facebook's reach has kept growing
A 'long bad dream' for families of wounded

(10/10/2017 7:00 AM)
Trump lashes out at allies, putting agenda at risk
U.S. tensions with Turkey boil over in wake of arrest
An intruder, a brutal killing. Then the Fitbit told its story.
Philippine police chief resists the call to kill drug suspects
Google finds links to Russian disinformation in its services
Deadly wildfires ravage Calif. wine country

The New York Times
(10/7/2017 7:00 AM)
Trump Administration Rolls Back Birth Control Mandate
Company Scrambles as Weinstein Takes Leave and a Third of the Board Resigns
After 78 Killings, a Honduran Drug Lord Partners With the U.S.
'My Stomach Dropped': Harrowing Night for Twin Brothers of the Las Vegas Police
Courts Thwart Administration's Effort to Rescind Obama-Era Environmental Regulations
Canada to Pay Millions in Indigenous Lawsuit Over Forced Adoptions
Tokyo Is Preparing for Floods 'Beyond Anything We've Seen'

(10/8/2017 7:00 AM)
Who Was Stephen Paddock? The Mystery of a Nondescript 'Numbers Guy'
The 'Resistance,' Raising Big Money, Upends Liberal Politics
Hoping to Have Trump Cleared, Legal Team Eases Resistance to Inquiry
Americans Jailed After Failed Coup in Turkey Are Hostages to Politics
Hosting Proms and Selling Cows: North Korean Embassies Scrounge for Cash

(10/9/2017 7:00 AM)
White House Makes Hard-Line Demands for Any 'Dreamers' Deal
Harvey Weinstein Is Fired After Sexual Harassment Reports
Bob Corker Says Trump's Recklessness Threatens 'World War III'
Before Derailments at Penn Station, Competing Priorities Led to Disrepair
ISIS Fighters, Having Pledged to Fight or Die, Surrender en Masse
Harvey Weinstein Is the (Whispered) Talk of Hollywood
Trump Tells Pence to Leave N.F.L. Game as Players Kneel During Anthem

(10/10/2017 7:00 AM)
E.P.A. Announces Repeal of Major Obama-Era Carbon Emissions Rule
How Russia Harvested American Rage to Reshape U.S. Politics
Stephen Miller, the Powerful Survivor on the President's Right Flank
Liberia's Women Warn Male Presidential Candidates: Keep the Peace
Politicians With Puerto Rican Roots Challenge Trump in Push for Aid
China Hastens the World Toward an Electric-Car Future
Wildfires in Northern California Kill at Least 10 and Destroy 1,500 Buildings

The Wall Street Journal
(10/7/2017 and 10/8/2017 7:00 AM)
Hurricane-Battered U.S. Shed 33,000 Jobs in September
Why a Nobel Peace Icon Chose to Stay Silent Amid a Crackdown on a Muslim Minority
Where Amazon Is Failing to Dominate: Hollywood
Trump Administration Rolls Back Obama Birth-Control Rule
Farewell, Valedictorian: High Schools Drop Tradition of Naming Top Student

(10/9/2017 7:00 AM)
U.S. Pressure on North Korea's Global Ties Bears Fruit
Pressure Mounts at the Top of Deutsche Bank
Weinstein Co. Board Fires Harvey Weinstein
Procter & Gamble vs. Nelson Peltz: A Battle for the Future of Big Brands
White House Sends Congress Plans for Immigration Enforcement
Oh, Scrap: China, the Biggest Buyer of America's Trash, Wants No More

(10/10/2017 7:00 AM)
GE Gives Activist Trian a Seat on the Board
Battered Dollar Roars Back, Catching Investors by Surprise
As Its Namesake Founder Becomes a Liability, Weinstein Co. Weighs Name Change
America's Retailers Have a New Target Customer: The 26-Year-Old Millennial

ABC News
(10/9/2017 3:30 PM)
Thousands flee as wildfires ravage California; 10 killed
Pence's flights to and from NFL game he left early cost nearly $250,000
Friend of Vegas shooter: 'I want to solve this'

NBC News
(10/9/2017 3:30 PM)
Over 100 Missing Person Calls Logged as Blazes Sweep N. California
Trump Hard-Line Immigration Plan Giving GOP Whiplash
Can Jerry Jones Bench Players Over Anthem Protests?

CBS News
(10/9/2017 3:30 PM)
At least 10 killed by fast-moving California wildfires, fire officials say
Steve Bannon calls Sen. Bob Corker a "disgrace"
Texas Tech officer shot dead at campus police station, university says

Washington Schedule

President
(10/10/2017 7:00 AM)
The White House
See source link. Schedule not yet available.

Vice President
(10/10/2017 7:00 AM)
The White House
See source link. Schedule not yet available.

Senate
(10/10/2017 7:00 AM)
Senate
9:15 a.m.: Convene for a pro forma session

House of Representatives
(10/10/2017 7:00 AM)
House of Representatives
5:00 pm Hearing: S. 585Dr. Chris Kirkpatrick Whistleblower Protection Act of 2017
Committee on Rules

{End of Report}

Disclaimer: The information and views expressed in this News Briefing do not necessarily represent the views of HUD or the United States and do not constitute an endorsement by the Department.

From: Rackleff, Neal J
Sent: Friday, October 06, 2017 3:41 PM
To: Appleton, Seth D; Thompson, Amy C; PHP; Greenwood, Sheila M
Cc: Brown, Jereon M; Bryon, Jemine A; Forrester, Althea M; Zorc, Bethany A
Subject: FW: LGBTQ FOIA request
Attachments: DOC.PDF

All: note the FOIA request attached. As I am not yet familiar with HUD's formal process for handling initial FOIA requests, I am passing it on to you to ensure you are aware of the request and that it is handled in full compliance with applicable law.

Neal J. Rackleff
Assistant Secretary– Community Planning & Development
U.S. Department of Housing and Urban Development
451 7th Street SW
Washington, DC 20410
O: 202.402-7113
C: (b) (6)
Neal.J.Rackleff@hud.gov

From: Bryon, Jemine A
Sent: Wednesday, October 04, 2017 5:27 PM
To: Rackleff, Neal J <Neal.J.Rackleff@hud.gov>; Gaines, Ralph H <Ralph.H.Gaines@hud.gov>
Subject: LGBTQ FOIA request

Please be advised that we are in receipt of the attached FOIA request.

If you wish to discuss further, please advise.

RIGHT WING WATCH

A project of People For the American Way

via mail and online portal

September 20, 2017

U.S. Department of Housing and Urban Development
Freedom of Information Act Office
451 7th Street, SW, Room 10139
Washington, DC 20410-3000

Dear FOIA Officer:

On August 22, 2017, *New York* magazine reported on three apparent actions that people in leadership positions at the Department of Housing and Urban Development ("HUD") have taken to reduce the Department's role in providing equal housing access for transgender people. It is of great public interest that records of those actions, if they did in fact take place, be promptly made public.

New York magazine reported that HUD's leadership under the direction of Secretary Ben Carson:

"… ordered the removal of online training materials meant, in part, to help homeless shelters make sure they were providing equal access to transgender people. It also pulled back a survey regarding projects in Cincinnati and Houston to reduce LGBT homelessness. And it forced its Policy Development and Research division to dissociate itself from a major study it had funded on housing discrimination against gay, lesbian, and transgender people — the study ended up being released in late June under the aegis of the Urban Institute instead."

Accordingly, we request copies of the following from January 1, 2017, to present:

1. Any records relating to or consisting of any directive to HUD personnel involving "the removal of online training materials meant, in part, to help homeless shelters make sure they were providing equal access to transgender people."
2. Any records relating to or consisting of any directive to HUD personnel involving the Department's participation in "a survey regarding projects in Cincinnati and Houston to reduce LGBT homelessness."
3. Any records relating to or consisting of any directive to HUD's Policy Development and Research division "to dissociate itself from a major study it had funded on housing discrimination against gay, lesbian, and transgender people."

As a representative of the news media, Right Wing Watch specifically seeks an exemption from any search or copying fees. Right Wing Watch is an entity that gathers information of potential interest to the public and segments thereof, uses its editorial skills to turn the raw material into

1101 15th Street, NW ♦ Suite 600 ♦ Washington, DC 20005
Telephone 202.467.4999 ♦ Fax 202.293.2672 ♦ E-mail pfaw@pfaw.org ♦ Web site http://www.pfaw.org

distinct works, and distributes those works to public audiences. Disclosure of the requested information is in the public interest because it is likely to contribute substantially to public understanding of government activities and is not primarily in the commercial interest of the requester. Such an exemption has recently been granted to Right Wing Watch by the Department of Education.

We also request expedited handling of this request because, in accordance with the enclosed certified statement, it is needed to inform the public concerning federal government activity by Right Wing Watch, which is primarily engaged in disseminating information to the public. It is especially important that we receive these materials promptly because HUD's stance on the issue of housing equality for transgender people remains unclear. The page titled "HUD LGBTQ Resources" on HUD's website states that "Part of HUD's mission is to give every person and family access to a safe, secure and affordable home including ensuring fair and equal access to housing for all Americans, regardless of their sexual orientation, gender identity or marital status." However, this recent news report calls into question the extent to which HUD is committed to ensuring "fair and equal access" based on gender identity.

We look forward to hearing from you as to our request for expedited processing within ten working days, and to receiving the documents requested as soon as possible. If you have any questions or need further information, I can be reached directly at 202-467-2335 or mblue@pfaw.org.

Thank you for your consideration of this request.

Sincerely,

Miranda Blue Keating
Research Editor
Right Wing Watch

RIGHT WING WATCH

A project of People For the American Way

Certification Statement

Pursuant to the Freedom of Information Act (FOIA) and implementing regulations, I hereby state the following:

1. I, Miranda Blue Keating, am research editor of Right Wing Watch, an entity that is a project of People For the American Way. I make this statement in connection with a FOIA request submitted today to the Department of Housing and Urban Development ("HUD").
2. The pending Right Wing Watch request is for any records relating to or consisting of any directive to HUD personnel involving "the removal of online training materials meant, in part, to help homeless shelters make sure they were providing equal access to transgender people," any directive to HUD personnel involving the Department's participation in "a survey regarding projects in Cincinnati and Houston to reduce LGBT homelessness," and any directive to HUD's Policy Development and Research division "to dissociate itself from a major study it had funded on housing discrimination against gay, lesbian, and transgender people."
3. We request expedited handling of this request because it is needed to inform the public concerning federal government activity by Right Wing Watch, which is primarily engaged in disseminating information to the public. It is especially important that we receive these materials promptly because HUD's stance on the issue of housing equality for transgender people remains unclear. The page titled "HUD LGBTQ Resources" on HUD's website states that "Part of HUD's mission is to give every person and family access to a safe, secure and affordable home including ensuring fair and equal access to housing for all Americans, regardless of their sexual orientation, gender identity or marital status." However, this recent report calls into question the extent to which HUD is committed to ensuring "fair and equal access" based on gender identity.

Pursuant to 28 U.S.C. 1746, I declare under penalty of perjury under the laws of the United States of America that the foregoing is true and correct,

Executed on: 9/20/17

Miranda Blue Keating

1101 15th Street, NW ♦ Suite 600 ♦ Washington, DC 20005
Telephone 202.467.4999 ♦ Fax 202.293.2672 ♦ E-mail pfaw@pfaw.org ♦ Web site http://www.pfaw.org

From: Farrar-Wilson, Loualice
Sent: Monday, October 02, 2017 8:56 AM
To: Appleton, Seth D; Dendas, Michael W; Ludlow, Ashley
Subject: Oversight and Priority Correspondence
Attachments: Priority Congressional Correspondence.docx; Oversight Congressional Correspondence.docx

Good Morning

Priority Congressional and Intergovernmental Correspondence Tracking Sheet

Date Received	Source	Subject	Program Office	Due date	Status
3/13/17	Senators Schumer, Gillibrand, Representatives Serrano and Velazquez 2017-AHFD-EXEC-00862	Express deep concern regarding HUD announcement decreasing operating expense rate for New York City's Housing Authority (NYCHA)	PIH	4/6/17	Linked: 2017-AHFD-EXEC-01059/Cymbrowitz
3/15/17	Representative Velazquez, Senators Schumer, Gillibrand, Representatives Meeks et al 2017-AHFD-EXEC-00983	Express deep concern regarding HUD announcement decreasing operating expense rate for New York City's Housing Authority (NYCHA)	PIH	4/7/17	
7/5/2017	Senator Catherine Cortez Masto et al (29 Senators) 2017-AHFD-EXEC-02784	HUD has, in recent months, either withdrawn or removed from its website at least six resources (LGBTQ)	CIR		7/5/2017: Assigned to CIR/Mike Dendas Meeting w/SNAPS Dendas/Conference call
7/14/2017	Senator Mike Lee & Representative Paul Gosar 2017-AHFD-EXEC-03084	Affirmatively Furthering Fair Housing HUD Final Rule	CIR		7/24/2017: Assigned to CIR/Mike Dendas
9/1/2017	Ranking Member Claire McCaskill 2017-AHFD-EXEC-03812	Request information regarding efforts to improve the collection and reporting of improper payments	CFO	9/22/2017	

10-2-17

Date Received	Source	Subject	Program Office	Due date	Status
9/6/2017	Representative Robert Pittenger 2017-AHFD-EXEC-03851	Must be prepared for both short and long term efforts after natural disasters	Emergency Planning and Mgmt		Info only
9/19/2017	Representative Pete Sessions 2017-AHFD-EXEC-04105	Writing to ask FHA postpone the effective date of the change of the HECM Program's MIP rate	Housing		
9/21/2017	Senators John Cornyn and Ted Cruz et al (34 members) 2017-AHFD-EXEC-04144	Request HUD, FEMA and SBA expeditiously allocate the $7.4 billion in CDBG-DR funds appropriated by H.R. 601, Continuing Appropriations Act of 2018	CPD		

Oversight Congressional Correspondence
Tracking Sheet

Date Received	Source	Subject	Program Office	Due date	Status
1/30/17	Senator McCaskill, Homeland Security & Governmental Affairs 2017-AHFD-EXEC-00408	Information regarding HUD's beach-head team (e.g., list of names official roles)	OCHCO OGC	2/6/17	Executive branch-wide correspondence. Interim response dtd 2/7/17. Advised by leadership to wait for guidance from WH.
3/24/17	Senator Grassley/Senate Committee on the Judiciary 2017-AHFD-EXEC-00975	Status of HUD's financial management system projects – addressing prior OIG and GAO audits	CFO CIO	4/7/2016 5/8/2017	5/4/2017: Email (Expedite) 5/22/17 CFO (new info) w/DCFO/Courney Timberlake
4/3/2017	*Representative Jeb Hensarling Committee on Financial Services 2017-AHFD-EXEC-01159	Committee Intent to Control Congressional Records	FOIA OGC	5/1/2017 OPEN	Interim (Brett Sisto) dtd 5/3/2017 5/4/2017: Waiting for DOJ & Treasury
7/7/17	Representatives Cummings & Jeffries, Committee on Oversight 2017-AHFD-EXEC-02767	Conflict of Interests – Starrett City/ Lynne Patton	OGC OCHCO Housing	7/28/2017	Mike Dendas Rolling Production 8/11/2017: 1st production 8/25/2017: 2nd production 9/8/2017: 3rd production 9/xx/2017: 4th production
7/27/2017	Chairman Lamar Smith Committee on Science, Space and Technology 2017-AHFD-EXEC-03197	Cybersecurity Pollicies and Standards National Institute of Standards and Technology (NIST)	CIO		Agency Coordination 8/9/2017: CIO (2) CDs Conference call w/OMB NIST organized Assigned to CIR Dendas/contact committee
8/8/2017	Cummings et al (18 members)	Federal funds expended on products/services provided by			All Agencies

Date Received	Source	Subject	Program Office	Due date	Status
	2017-AHFD-EXEC-03349	businesses owned/affiliated with Trump organizations			Whitehouse/OMB response draft ?
9/22/2017	Ranking Member Claire McCaskill 2017-AHFD-EXEC-04157	Requesting detailed information regarding efforts to improve agency oversight of federal grant awards	Strategic Planning and Mgmt	10/18/2017	
9/25/2017	Trey Gowdy and Elijah Cummings 2017-AHFD-EXEC-04160	Federal Records Management	Exec Sec Marcus Smallwood	10/9/2017	
9/26/2017	Trey Gowdy and Elijah Cummings 2017-AHFD-EXEC-04178	Extent to which non-career officials at federal department and agencies either use government owned aircraft for personal travel or private non-commercial aircraft for official travel.		10/10/2017	

From: Appleton, Seth D
Sent: Friday, September 29, 2017 3:59 PM
To: Barton, Victoria L
Subject: RE: Starrett City Follow Up

Please send the info from Bob to everybody

From: Barton, Victoria L
Sent: Friday, September 29, 2017 3:56 PM
To: Appleton, Seth D <Seth.D.Appleton@hud.gov>
Subject: RE: Starrett City Follow Up

Zack_Rosenblum@schumer.senate.gov
Shafika_Deria@schumer.senate.gov
Zoe.Oreck@mail.house.gov
Lucinda.Lessley@mail.house.gov
Nicholas_Martin@schumer.senate.gov

Victoria Barton
Office of Congressional & Intergovernmental Relations
U.S Department of Housing & Urban Development
Washington, DC

Office: 202.402.5957 | Fax: 202.708.3707 | Cell: (b) (6)

From: Iber, Robert G
Sent: Friday, September 29, 2017 3:23 PM
To: Ludlow, Ashley <Ashley.Ludlow@hud.gov>; Barton, Victoria L <Victoria.L.Barton@hud.gov>
Cc: Appleton, Seth D <Seth.D.Appleton@hud.gov>; SOKOLOW, ARDEN A <ARDEN.A.SOKOLOW@hud.gov>
Subject: Starrett City Follow Up

To our call on the 19th, we promised the attached.

As we explained on the phone, this is the "standard" list of submission requirements for an assignment of a Section 8 HAP Contract. We are in the process of updating the list, which will be part of a handbook chapter to be issued in the future. So the final published version may change. We are comfortable sharing this with the Congressional staff as we have been providing this to applicants and HUD staff.

The other issue related to this is that once these items are submitted to HUD, their releaseablity will be governed by FOIA.

From: Barton, Victoria L
Sent: Friday, September 29, 2017 3:56 PM
To: Appleton, Seth D
Subject: RE: Starrett City Follow Up

Zack_Rosenblum@schumer.senate.gov
Shafika_Deria@schumer.senate.gov
Zoe.Oreck@mail.house.gov
Lucinda.Lessley@mail.house.gov
Nicholas_Martin@schumer.senate.gov

Victoria Barton
Office of Congressional & Intergovernmental Relations
U.S Department of Housing & Urban Development
Washington, DC

Office: 202.402.5957 | Fax: 202.708.3707 | Cell: (b) (6)

From: Iber, Robert G
Sent: Friday, September 29, 2017 3:23 PM
To: Ludlow, Ashley <Ashley.Ludlow@hud.gov>; Barton, Victoria L <Victoria.L.Barton@hud.gov>
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From: Iber, Robert G
Sent: Friday, September 29, 2017 3:23 PM
To: Ludlow, Ashley; Barton, Victoria L
Cc: Appleton, Seth D; SOKOLOW, ARDEN A
Subject: Starrett City Follow Up
Attachments: HAP Assignment Checklist.docx

To our call on the 19th, we promised the attached.

As we explained on the phone, this is the "standard" list of submission requirements for an assignment of a Section 8 HAP Contract. We are in the process of updating the list, which will be part of a handbook chapter to be issued in the future. So the final published version may change. We are comfortable sharing this with the Congressional staff as we have been providing this to applicants and HUD staff.

The other issue related to this is that once these items are submitted to HUD, their releaseablity will be governed by FOIA.

CHECKLIST

ASSIGNMENT OF HOUSING ASSISTANCE PAYMENT CONTRACT

Below we have outlined the required contents of the Applications for Approval of an assignment of Housing Assistance Payment Contract (HAP). Applicant must submit the package electronically and 1 hard copy.

1. Draft, unexecuted Assignment, Assumption and Amendment Agreement Section 8 Housing Assistance Payments Contract

2. Applicant's Transmittal Letter, including, but not limited to:

3. Applicant's Previous Participation Certification (Form HUD-2530)

4. Sources and Uses of Funds. This shows all expected sources of funds and all expected uses of these funds.

5. Interim Financial Statements, if audits are currently required, covering the period from the date of the last audited financial statement to the date of transfer.

6. New Capital Needs Assessment (CNA), if one has not been performed within 10 years. The CNA must be prepared by a professional, licensed multifamily architect or engineer and must address the cost of any required repairs and an analysis of the Replacement Reserve needs.

7. Proposed Management Certification, Entity Profile and Form HUD 2530 Previous Participation Certification for the Management Agent

8. Affirmative Fair Housing Marketing Plan, form HUD-935.2

9. Direct Deposit Form 1199A with a copy of cancelled check (only required if HUD is the contract administrator)

10. Any proposed lease or lease addenda (Section 8 Lease)

11. Tenant Selection Plan

12. Draft Financing Documents, if applicable

13. Use Agreements, if applicable

14. Proposed but unrecorded Deed

15. Proposed Rental Schedule (Form HUD-92458) including the request/justification for any new fees to tenants, in addition to rent

From: Hughes, Andrew
Sent: Thursday, September 28, 2017 11:26 AM
To: John.K.Mashburn@who.eop.gov; Flynn, Matthew J. EOP/WHO; Paranzino, Anthony M. EOP/WHO; Kaelan.K.Dorr@who.eop.gov; Rateike, Bradley A. EOP/WHO
Subject: HUD Daily Briefing (9-28-17)
Attachments: HUD Hurricane Irma SITREP 27 Sept 2017 Puerto Rico and USVI.pdf; HUD Hurricane Irma SITREP 27 Sept 2017 Continental US.pdf

Good Morning,

Below is Secretary Carson's outlook for today. I have also attached the latest hurricane situational reports (as of 9-27-17).

Have a great day. -Andrew

STATUS OF THE SECRETARY
The Secretary is on personal leave.

TODAY (9/28-10/4 The Secretary will be out of the country on personal travel)

- **Secretary Personal Travel – Out of Country**
  - September 26, 2017 – October 5, 2017
  - Secretary Carson will be out of the country on personal travel.
  - POC: Allison Mills, Executive Assistant, Allison.F.Mills@hud.gov
  - POC: Sheila Greenwood, Chief of Staff, Sheila.m.greenwood1@hud.gov
  - *Note: The Secretary is getting daily briefings on disaster recovery efforts by phone.*

Key Events for Upcoming 30-Days

- **Secretary Personal Travel – Out of Country**
  - September 28, 2017 – October 5, 2017
  - Secretary Carson will be out of the country on personal travel.
  - POC: Allison Mills, Executive Assistant, Allison.F.Mills@hud.gov

- **HUD Secretary's Awards Ceremony**
  - October 10, 2017
  - Secretary Carson will present annual awards to HUD staff to highlight the significant accomplishments of their program offices over the past year.
  - POC: Raffi Williams, Communications Director; raphael.l.williams@hud.gov

- **Feds Feed Families Campaign Closing Comments**
  - October 13, 2017
  - This is an end-of-campaign congratulatory speech to applaud the generosity of federal employees who have made food, monetary, or similar donations.
  - POC: Raffi Williams, Communications Director; raphael.l.williams@hud.gov

- **Family Practice of St. Tammany**
  - October 16, 2017
  - Secretary Carson will speak at the 15th Family Promise National Conference at the Crystal Gateway Marriott, Arlington, VA. Their mission is to help homeless and low-income families achieve sustainable independence through a community-based response.

- POC: Claas Ehlers; cehlers@familypromise.org, 908-273-1100

- **WH Event – American Dream: Homeownership**
  - August 3, 2017 (POSTPONED – Date TBD)
  - POTUS will host the Secretary at the White House for an event highlighting homeownership as a pillar of the American Dream, and the government programs and services that support homebuyers.
  - POC: Amy Thompson, Assistant Secretary for Public Affairs; amy.c.thompson@hud.gov

- **SOHUD Trip to Charlotte, NC**
  - August 31 - September 1, 2017 (POSTPONED – Date TBD)
  - Secretary Carson will travel to Charlotte to visit various HUD-assisted properties, and discuss public-private partnerships, homelessness, and housing finance reform.
  - POC: Amy Thompson, Assistant Secretary for Public Affairs; amy.c.thompson@hud.gov

ADDITIONAL ONGOING POLICY INITIATIVES & UPDATES

- **Congressional Hearing on HUD Priorities**
  - Description: Secretary Carson is scheduled to testify before the House Financial Services Committee for the first time on October 12. The committee has expressed interest in the Secretary testifying on his vision and priorities for HUD, though the ongoing Hurricane Harvey response efforts might impact the subject of hearing.
  - POC: Seth Appleton, Acting Assistant Secretary for Congressional and Intergovernmental Relations, seth.d.appleton@hud.gov; Mike Dendas, Senior Advisor for Congressional and Intergovernmental Relations; michael.w.dendas@hud.gov
  - Anticipated Date of Action: October 12, 2017
  - Anticipated Process: CIR will work internally at HUD and with OMB and the House Financial Services Committee in preparation for this hearing.

- **Nomination of Brian Montgomery to be HUD Assistant Secretary for Housing and FHA Commissioner.**
  - Description: The White House nominated Brian Montgomery to be HUD Assistant Secretary for Housing and FHA Commissioner on Tuesday, September 12.
  - POC: Seth Appleton, Acting Assistant Secretary for Congressional and Intergovernmental Relations, seth.d.appleton@hud.gov; Amy Thompson, Assistant Secretary for Public Affairs, amy.c.thompson@hud.gov; Mike Dendas, Senior Advisor for Congressional and Intergovernmental Relations; michael.w.dendas@hud.gov
  - Anticipated Process: Brian is completing his questionnaire. Following clearance of questionnaire for transmittal to the Senate, after which CIR will work with the nominee to meet with Senators in advance of a hearing by the Senate Banking, Housing, and Urban Affairs Committee.

- **Nomination of Hunter Kurtz to be HUD Assistant Secretary for Public and Indian Housing.**
  - Description: The White House nominated Hunter Kurtz to be HUD Assistant Secretary for Public and Indian Housing on Friday, September 15.
  - POC: Seth Appleton, Acting Assistant Secretary for Congressional and Intergovernmental Relations, seth.d.appleton@hud.gov; Amy Thompson, Assistant Secretary for Public Affairs, amy.c.thompson@hud.gov; Mike Dendas, Senior Advisor for Congressional and Intergovernmental Relations; michael.w.dendas@hud.gov
  - Anticipated Process: Hunter is completing his questionnaire. Following clearance of questionnaire for transmittal to the Senate, after which CIR will work with the nominee to meet

with Senators in advance of a hearing by the Senate Banking, Housing, and Urban Affairs Committee.

- **SOHUD Meetings with Members of Senate Banking and House Financial Services Committees**
  - Description: Secretary Carson will be meeting with Senate Banking and House Financial Services Committee members on housing finance reform.
  - POC: Mike Dendas, Senior Advisor for Legislative Affairs; michael.w.dendas@hud.gov
  - Anticipated Date of Action: Meetings are currently underway.

- **Streamlining Administrative Regulations for Public Housing, Housing Choice Voucher, Multifamily Housing, and Community Planning and Development Programs**
  - Description: The 2014 HUD Appropriations Act made statutory changes to ease administrative burdens on public housing agencies (PHAs) and certain multifamily owners. HUD issued a proposed rule on January 6, 2015, to implement these statutory changes and to make additional regulatory changes arising out of stakeholder input asking for additional flexibilities in many HUD programs. In addition, the 2015 HUD Appropriations Act made statutory changes to how PHAs determine flat rents in public housing. HUD issued a September 8, 2015, interim rule to implement these changes. This final rule makes changes to the regulatory text as presented in the January 2015, proposed rule, and finalizes the regulatory changes contained in the September 2015 interim final rule.
  - POC: Danielle Bastarache, Deputy Assistant Secretary for Policies, Programs and Legislative Initiatives, Office of Public and Indian Housing; danielle.l.bastarache@hud.gov
  - Anticipated Date of Action: The rule was cleared by the Office of Management and Budget on August 31, 2017. The rule is circulating within HUD for final approvals. The next step will be submission to HUD's Congressional authorizing committees for pre-publication review. Publication is anticipated in late September.
  - Anticipated Process: Federal Register publication.

- **Rule to Amend the Federal Manufactured Home Construction and Safety Standards**
  - Description: This proposed rule would amend the Federal Manufactured Home Construction and Safety Standards (the Construction and Safety Standards) by adopting recommendations made to HUD by the Manufactured Housing Consensus Committee (MHCC). The National Manufactured Housing Construction and Safety Standards Act of 1974 (the Act) requires HUD to publish in the Federal Register any proposed revised Construction and Safety Standard submitted by the MHCC. The MHCC has prepared and submitted to HUD its third group of recommendations to improve various aspects of the Construction and Safety Standards. HUD has reviewed those proposals and has made editorial revisions to several of the proposals. (b) (5)

    As agreed upon, these recommendations are being published here to provide notice of the proposed revisions and an opportunity for public comment.
  - POC: Pamela Beck Danner, Administrator, Office of Manufactured Housing Programs, Office of Housing; pamela.b.danner@hud.gov
  - (b) (5)
  - (b) (5)

- **Notice Announcing the Housing Counseling Federal Advisory Committee Appointment of Members and Notice of Public Meeting**
    - Description: This notice announces the appointment of the Housing Counseling Federal Advisory Committee (HCFAC) members, gives notice of a one-day meeting and sets forth the proposed agenda of the first HCFAC meeting. The Committee meeting will be held on Tuesday, November 1, 2016. The meeting is open to the public and is accessible to individuals with disabilities.
    - POC**:** Marjorie George, Housing Program Technical Specialist, Office of Housing Counseling, marjorie.a.george@hud.gov
    - Anticipated Date of Action: The Office of Housing has decided to postpone publication of this notice until November.
    - Anticipated Process: Federal Register publication.

- **East St. Louis Housing Authority (ESLHA) Receivership**
    - Description: The draft transition was sent to OGC for concurrence on July 11, 2017. Advisory Committee will receive final training on Resident Services on July 20, 2017.
    - POC: Andrew Hughes, White House Liaison, andrew.hughes@hud.gov
    - Anticipated Date of Action: A RAD conversion feasibility assessment is underway. Physical Inspections for the PHA are scheduled for July and August with an expedited PHAS score expected to be issued prior to transition. The next regular monthly meetings will be held at the ESLHA July 19 - 21, 2017. Proposed return to local governance: September 2017.

- **FY 2017 Continuum of Care (CoC) Program Notice of Funding Availability (NOFA)**
    - Description: On July 14, the SNAPS Office published its FY 2017 CoC Program NOFA, which announced $2 billion available for the CoC Program along with the application process and scoring criteria that HUD will use to select applications for funding. CoCs will be able to submit applications for the following types of projects: new and renewal permanent housing, including rapid re-housing and permanent supportive housing, renewal transitional housing, safe haven projects, new and renewal dedicated Homeless Management Information System, new and renewal coordinated entry, renewal supportive service only.
    - POC: Andrew Hughes, White House Liaison, andrew.hughes@hud.gov
    - Anticipated Date of Action: Applications are due on September 28, 2017.

- **Notice Announcing Statutorily Mandated Designation of Difficult Development Areas and Qualified Census Tracts for 2018**
    - Description: This document designates "Difficult Development Areas" (DDAs) and "Qualified Census Tracts" (QCTs) for purposes of the Low-Income Housing Tax Credit (LIHTC) under Internal Revenue Code (IRC) Section 42, as enacted by the Tax Reform Act of 1986. The United States Department of Housing and Urban Development (HUD) makes new DDA and QCT designations annually.
    - POC: Michael K. Hollar, Senior Economist, Office of Policy Development and Research, michael.k.hollar@hud.gov
    - Anticipated Date of Action: The notice was published on September 11, 2017.
    - Anticipated Process: Federal Register publication.

- **Section 108 Loan Guarantee Program: Announcement of Fee to Cover Credit Subsidy Costs**
    - Description: This notice announces the fee that HUD will collect from borrowers of loans guaranteed under HUD's Section 108 Loan Guarantee Program (Section 108 Program) to offset the credit subsidy costs of the guaranteed loans pursuant to commitments awarded in FY 2018.
    - POC: Paul Webster, Director, Financial Management Division, Office of Community Planning and Development, paul.webster@hud.gov

- Anticipated Date of Action: The package for final HUD approvals is circulating. Publication is anticipated in September.
- Anticipated Process: Federal Register publication.

- **Puerto Rico Public Housing Authority**
  - Description: HUD is planning to invoke paragraph 5 of its General Depository Agreement with Puerto Rico Public Housing Authority (PRPHA) banks, whereby HUD approval is required prior to any withdrawals. This action is designed to mitigate risk associated with the PROMESA bankruptcy-like proceedings, and has received concurrence from the Secretary's working group.
  - POC: Andrew Hughes, White House Liaison, andrew.hughes@hud.gov

- **Navajo Housing Authority**
  - Description: After multiple offers and counteroffer's, Navajo Housing Authority (NHA) has offered to repay $26 million from current funds (HUD's previous offer was $31 million, to be repaid from future funds, over a 5-year period). NHA has appealed the administrative law judge's decision to have NHA return $96M in unspent funds to the 9th Circuit Court of Appeals in San Francisco. A decision from the 9th Circuit would not be expected until FFY 2018. The Court requested mediation discussions.
  - POC: Andrew Hughes, White House Liaison, andrew.hughes@hud.gov

- **HUD-Veterans Affairs Supportive Housing (HUD-VASH) Notice**
  - Description: Public and Indian Housing published the HUD-Veterans Affairs Supportive Housing (HUD-VASH) Notice on September 1, 2017 allowing PHAs partnering with their local VA facilities to register their interest in receiving $40M in new awards (approximately 5,500 new HUD-VASH vouchers).
  - POC: Becky Primeaux, Director, Public Housing Management and Occupancy Division, becky.l.primeaux@hud.gov
  - Anticipated Date of Action: PHAs must express interest by October 31, 2017. Awards are expected in December 2017.
  - Anticipated Process: Vouchers will be allocated to registered PHAs based on their local need and program capacity.

HUD News and Opinion

Pam Patenaude sworn in as HUD deputy secretary (HousingWire)

Pamela Patenaude Sworn in as Deputy Secretary of HUD (DSNews)

Patenaude Sworn in as Deputy HUD Secretary (Reverse Mortgage Daily)

Making Trump's Government Reforms Stick (Government Executive)

[PA] Q&A with Joe DeFelice, the HUD regional administrator from Mayfair (Plan Philly, PA)

[MD] Kushner apartments charge improper fees, tenants allege in lawsuit (Baltimore Sun, MD)

[MD] Lawsuit: Kushner Cos. charges illegal fees to its tenants (ABC News)

[MD] Baltimore's 'Kushnerville' Tenants File Class Action Against Landlord (ProPublica)

[MD] Kushner Family's Apartment Management Firm Is Sued Over Fees (Bloomberg)

[MD] Md. lawsuit filed against Kushner company alleging 'fee churning' (WBAL tv 11, MD)

[IL] Opinion | Voice of The Southern: Cairo's crisis isn't just Cairo's problem (The Southern, IL)

[IL] Illinois senators call for help in Cairo following housing crisis (WPSD-TV Local 6, IL)

[NV] Local officials and community members officially break ground on a new affordable housing development in Dayton, called Gold Canyon Estates. (KUNR, NV)

[AZ] Tribal housing authority back in compliance with HUD (White Mountain Independent, AZ)

[VI] HUD Announces Disaster Assistance for U.S.V.I. Storm Victims (St. Thomas Source, VI)

Hurricane Sandy

[NJ] Post-Sandy protections, education amid Monmouth U, Rumson partnership (Asbury Park Press, NJ)

[NJ] Highland Park starts microgrid feasibility study (MyCentralJersey.com, NJ)

Federal Housing Administration (FHA)

Startup CEO Thinks Sale-Leaseback Could Take Bite Out of Reverse Mortgages (Reverse Mortgage Daily)

Ginnie Mae

Mortgage Firms Churning Refinance Loans to Veterans (Wall Street Journal)

Ginnie chief vows tougher scrutiny of issuers after IG's criticism (National Mortgage Professional)

HUD OIG Report Criticizes Ginnie Mae's Oversight of Non-Depository Issuers (Lexology)

OIG Criticizes Ginnie Mae Oversight of Nonbanks (Mortgage News Daily)

Home Ownership

Homeowner tax relief looks vulnerable as industry breaks ranks (Politico)

Home Builders Applaud Trump Tax Plan Even After Prior Concerns (Bloomberg Politics)

Framework for Tax Reform 'Misses Goal' to Protect Homeowners: NAR (RISMedia)

Despite Progress, States Have Work to do to Ensure Access to Affordable Rental Housing and Homeownership (Shelterforce)

Beyond bleach: Mold a long-term problem after flooding and disasters (WTOP-AM 1500 Washington, DC)

[NY] Queens Delta Airlines marks 10 years working with Habitat for Humanity NYC (NY1-TV, NY)

[NJ] Trump tax plan would end key break for N.J. residents battered by high property taxes (NJ.com, NJ)

[OH] Springfield Local Schools residents ask school board to drop property tax complaints (Toledo Blade, OH)

[IL] Growth Corp. cuts ribbon of new housing, financial ed center (Quad-Cities Online: Dispatch-Argus, IL)

[TX] Gateway Mortgage Group Partners with Texas Veterans Land Board (MarketWatch)

[TX] Lawsuit says Army Corps should compensate homeowners for flooding their property with reservoir pools (Houston Chronicle, TX)

[WA] Evergreen Habitat for Humanity to hold information sessions (Vancouver Columbian, WA)

[CA] Fee and Tax Relief Offered to Mobile home/Manufactured Home Owners Who Have Never Obtained Title and Registration (MarketWatch)

[CA] Why Rancho Cucamonga could be loaning one future homeowner as much as $95,000 (Ontario Inland Valley Bulletin, CA)

Affordable Housing

The Great Urban Myth: "Cities Can't Build Their Way To Affordable Housing" (Forbes)

Tax Reform Framework Proposes to Retain the Low-Income Housing Tax Credit (Enterprise Community Partners)

[CT] West Side blaze in Stamford begins in tiny illegal apartment (Connecticut Post, CT)

[MA] Hanover looks to the future with housing forum (Quincy Patriot Ledger, MA)

[MA] Cape Housing Institute Kicks Off in October (Cape Cod Today, MA)

[NY] Planning Board OKs pair of low-income housing projects (Buffalo News, NY)

[NY] Bronx Point to See 1000+ Units of Housing (Norwood News, NY)

[NY] Mayor continues push for affordable housing in Buffalo (Time Warner Cable News - Buffalo NY, NY)

[NY] Starwood to put former United Hospital site on the market (Westfair Online, NY)

[NY] Mayor Brown hints of forthcoming mixed-income housing plan at conference (WBFO-FM, NY)

[NY] Can't afford your rent? State, city trying to help (WKBW-TV ABC 7, Buffalo, NY)

[NY] Affordable housing advocates focused on state and federal policy (Time Warner Cable News - Binghamton NY)

[NJ] Montvale tables deal with Mercedes site developer (North Jersey.com, NJ)

[NJ] Judge Rejects South Brunswick's Affordable Housing Appeal (New Brunswick Patch, NJ)

[NJ] Franklin Council, developer reach settlement (New Jersey Herald, NJ)

[NC] A $165 million government complex in Raleigh? One candidate for mayor says no way. (Raleigh News & Observer, NC)

[FL] Irma's destruction of trailers challenges Keys' lifestyle (Washington Post)

[AR] Senior living center in Fort Smith continuing to deal with city-caused water problems (Fort Smith Southwest Times Record, AR)

[MN] Last-minute change possible for Ford-site plan: low-cost housing for the very poor (St. Paul Pioneer Press , MN)

[MN] After significant tweaks, Minnetonka approves 49-unit affordable housing complex (Minneapolis-St. Paul Star Tribune, MN)

[MN] St. Paul council approves sweeping plan to redevelop former Ford plant (St. Paul Pioneer Press, MN)

[CO] Affordable housing project in Basalt will house teachers, workers in Pitkin County (Denver Post, CO)

[CO] Loveland council considers changes to affordable housing incentive code (Loveland Reporter-Herald, CO)

[CA] New form of affordable housing coming to the Central Coast (KION-TV CBS, CA)

[CA] A solution to California's housing crisis — reinstate redevelopment (San Francisco Chronicle, CA)

[CA] County Planning Commission Approves Changes to Golden Inn & Village in Santa Ynez (Noozhawk, CA)

[CA] S.F. Project Puts Families at the Center of Affordable Housing (Next City)

Fair Housing

Part 2: The fallout of the Bank of America vs. City of Miami decision (HousingWire)

[NY] Court rules LI village engaged in housing discrimination (WABC-TV 7online.com, NY)

[NY] Garden City accused of using zoning laws to discriminate against minorities (News 12, NY)

[FL] Jupiter stabbings were at drug recovery center, HOA says (Palm Beach Post, FL)

[MS] National Fair Housing Alliance settles race discrimination case with Mississippi real estate agents (HousingWire)

Section 8

[NJ] Millville officials, residents score efforts on crime prevention (Vineland Daily Journal & Hammonton News, NJ)

Homelessness

[NY] Green Chimneys Childrens Services secures federal funding (Mid-Hudson News, NY)

[NY] Community: The Youth Task Force has Launched the Be Counted, End Youth Homelessness Campaign (WBLK-FM 93.7, NY)

[NY] De Blasio's 'homeless hotels' plan is way behind schedule (New York Post, NY)

[NY] Housing First Symposium: Is housing a human right? (Rochester First, NY)

[NY] Meyer Manor Neighbors fear 'transients' (Eagle News Online, NY)

[NJ] Family Promise offers resources, hope to homeless (New Jersey Herald, NJ)

[MD] Baltimore-Based Legal Group for Homeless Opens Montgomery Co. Office (Maryland Matters, MD)

[FL] Friends mourn Good Samaritan shot and killed for defending homeless man (Orlando Sentinel, FL)

[MO] Apartments for Mental Illness Patients Changing Lives (KOAM-TV CBS, KS)

[IN] Will this finally reduce panhandling Downtown? (Indianapolis Star, IN)

[WI] Editorial: Homeless bills still need Senate action (Wisconsin State Journal, WI)

[TX] Beaumont man indicted in connection with homeless woman's death (Beaumont Enterprise, TX)

[CO] Pueblo's 19th Annual Homeless Veteran Stand Down set for Friday (Pueblo Chieftain, CO)

[CO] Hepatitis A cases surge in Colorado, El Paso County (Colorado Springs Gazette, CO)

[WA] Open House opening hearts and doors (Vancouver Columbian, WA)

[CA] City approves year-round homeless shelter on Drayton Street (Santa Clarita Valley Signal, CA)

[CA] City Controller: LA should step up enforcement to stop growth of homeless encampments (Los Angeles Daily News, CA)

[CA] Hepatitis A outbreak is San Diego's Katrina as urgency underscores a slow initial response (San Diego Union-Tribune, CA)

[CA] San Diego expands sidewalk cleaning to fight hep A outbreak (San Diego Union-Tribune, CA)

[CA] Hilton Gives Millions to Fight L.A. Homelessness (San Fernando Valley Business Journal, CA)

[CA] San Diego mayor agreed to homeless hub, then delayed, advocates say (San Diego Union-Tribune, CA)

[CA] SF sends alerts, opens cooling centers for 80-plus degree heat (San Francisco Chronicle, CA)

[CA] L.A. controller says city should open emergency homeless campgrounds and shelters (Los Angeles Times)

[HI] Honolulu auditor criticizes city's homelessness initiatives (McClatchy Washington Bureau, DC)

Public and Indian Housing (PIH)

[CT] Judge encouraged by update of Thames River progress (New London Day -theday.com, CT)

[NY] Urban Upbounds Grand Opening & Ribbon Cutting Ceremony (Western Queens Gazette, NY)

[NY] Bed bugs becoming big problem in Ogdensburg (WWTI-TV ABC 50, Watertown, NY)

[NY] NYCHA Responds to Our Article About Crime Victims Seeking New Apartments (City Limits, New York, NY)

[NY] Developer accuses Newburgh of reneging on deal, seeks new vote on letter (Middletown Times Herald-Record, NY)

[NJ] Hoboken's Carmelo Garcia appointed acting director of housing agency in Newark (Hudson Reporter, NJ)

[NJ] New homes to rise where Montgomery Gardens was demolished (NJ.com, NJ)

[FL] Still more issues with Tampa Housing Authority (WTSP-TV 10 News, Tampa, FL)

[IN] Bloomington Housing Authority's Housing Choice Voucher Waitlist Opens October 3 (WBIW-AM, IN)

[MN] Metro Transit will offer $1 fare for low-income riders (St. Paul Pioneer Press, MN)

[AZ] Eloy gives back land to housing authority (Pinal Central, AZ)

[MT] Veteran's supportive housing beds secured for another year in Missoula (KPAX-TV 8 Missoula, MT)

[CA] American Indian Health Poised to Take Over Army Reserve (Santa Barbara Independent, CA)

[VI] Tutu Hi-Rise residents surviving day by day (Virgin Islands Daily News, VI)

Sustainability

The Suburb of the Future, Almost Here (Save Marinwood-Lucas Valley, CA)

FBI, SEC looking into PACE lender Renovate America (HousingWire)

[TX] Houston may not have an exodus, but it does face 'moment of truth' (Houston Chronicle, TX)

Community Planning and Development (CPD)

America's Most and Least Distressed Cities (The Atlantic CityLab)

[ME] Senators Collins, King Announce Maine Tribes Receive $1.2 Million in Community Development Grants (WAGM-TV CBS, ME)

[NJ] Long Branch OKs $20M for Pier Village expansion (Asbury Park Press, NJ)

[NJ] Celebrating 40 years of economic revitalization in Elizabeth (FiOS1 New Jersey, NJ)

[TN] Huntland to receive grant for much needed sewer system (Herald-Chronicle, TN)

[LA] Council voting on Broome's revised plan to shake up three city-parish agencies (Baton Rouge Business Report, LA)

[MI] 14 Michigan communities awarded water system fix-up funds (Crain's Detroit Business, MI)

[TX] City of Amarillo: Community Development Offers Junk and Debris Assistance (KCIT-TV Myhighplains, Amarillo, TX)

[TX] Preserving Westside Homes in the 'Decade of the Neighborhood' (The Rivard Report, TX)

[TX] Final decision on NELCDC coming Thursday (Lubbock Avalanche-Journal, TX)

[MN] St. Paul City Council expected to vote Wednesday on divisive Ford site plan (Minneapolis-St. Paul Star Tribune, MN)

[CA] Goleta City Council Sends Westar Development Back to the Drawing Board (Santa Barbara Independent, CA)

National News

The GOP tax plan, explained in simplest possible terms (Washington Post)

Six Takeaways From The New GOP Tax Plan: First Off, It's Not A Plan (Forbes)

Trump, Republicans Unveil Tax Reform Blueprint (U.S. News & World Report)

Trump Proposes the Most Sweeping Tax Overhaul in Decades (New York Times)

GOP tax plan short on details (Politico)

GOP proposes deep tax cuts, provides few details on how to pay for them (Washington Post)

GOP Tax Framework: 20 Percent Corporate, 35 Percent Top Individual Rates (Roll Call)

GOP Tax Overhaul Aims for Corporate Cuts, Simpler Code (Wall Street Journal)

Trump Tax Plan Benefits Wealthy, Including Trump (New York Times)

How President Trump's tax plan affects you, and what we still don't know about it (USA Today)

Quick reaction: Trump officially rolls out Republican tax plan (HousingWire)

There are still huge parts missing from the newest Trump tax plan (Business Insider)

Trump pitches tax cut as 'middle class miracle' (Washington Post)

Trump proposal slashes taxes on businesses, the rich; fuels deficit worries (Reuters)

Rep. Levin blasts Republican tax plan (Detroit Free Press, MI)

This is the most important point in the GOP tax-reform plan (CNBC)

Trump's new tax plan shows how unserious Republicans are about governing (Washington Post)

Tax Reform, If You Can Keep It (Wall Street Journal)

Home-contract signings tumble to near 2-year low (MarketWatch)

MBA: Mortgage applications post little movement (HousingWire)

NAR: Persistent, slow home sales mean housing market is now "essentially stalled" (HousingWire)

Pending home sales drop 2.6% in August; Top Realtors economist warns housing market 'stalled' (CNBC)

Pending home sales slip to 19-month low in August (The Hill)

U.S. pending home sales drop 2.6 percent in August (Reuters)

U.S. Pending Home Sales Fell in August (Wall Street Journal)

Pending Home Sales in U.S. Decline by Most Since January (Bloomberg)

U.S. Families' Wealth, Incomes Rose, Fed Survey Says (Wall Street Journal)

Minorities and Americans without college degrees showed greatest gains in wealth since 2013, new data says (Washington Post)

U.S. Growth Starts to Help More People, But Wealthiest Win Most (Bloomberg Markets)

Editorial: Equifax breach shows need for consumer protections (San Francisco Chronicle, CA)

Equifax, other credit rating firms should prepare for 'a different regime,' Washington regulator warns (Washington Post)

Big changes coming for credit firms in wake of Equifax hack, CFPB director says (CNBC)

Senate mulls arbitration bill despite Equifax about-face (Atlanta Journal-Constitution, GA)

Equifax, other credit-reporting firms, face onsite monitors - watchdog (Reuters)

The real problem with credit reports is the astounding number of errors (CNBC)

U.S. credit reporting firms need tougher oversight: watchdog (Reuters)

Dems wield Equifax, Wells Fargo in fight over arbitration (Charlotte Observer, NC)

Senate Democrats blast GOP plans to repeal consumer rule (Washington Times, DC)

Fannie-Freddie Overhaul Near Do-or-Die as Corker Steps Away (Washington Post)

Americans say labor market is getting worse (HousingWire)

CFPB penalizes title company over RESPA steering (American Banker)

CFPB slaps Meridian Title with enforcement action over RESPA violation (HousingWire)

One-third of American households can't afford food, shelter or medical care (MarketWatch)

[PA] Midstate rent prices outpacing home values (Central Penn Business Journal, PA)

[PA] 5 takeaways on the GOP's tax reform plan (Allentown Morning Call, PA)

[FL] Commissioner: Could Miami-Dade have done more for residents after Hurricane Irma? In my opinion, yes (Miami Herald, FL)

[TX] Harvey, Irma expected to slow 2017 home sales (Houston Chronicle, TX)

[WA] U.S. pending home sales fell 2.6 percent in August (Spokane Spokesman-Review, WA)

[CA] San Francisco sues Equifax over massive data breach (HousingWire)

[CA] Trump, GOP tax plan has a lot for businesses to like, but Californians could take a big hit (Los Angeles Times)

[CA] Businesses to benefit more than individuals from Republican tax plan (San Francisco Chronicle, CA)

[CA] Trump's tax overhaul could hurt many Californians (McClatchy Washington Bureau, DC)

[PR] Trump administration rushes military assets to Puerto Rico amid growing crisis (Washington Post)

[VI] In the Virgin Islands, Hurricane Maria Drowned What Irma Didn't Destroy (New York Times)

Headlines

The Washington Post

The New York Times
The Wall Street Journal
ABC News
NBC News
CBS News
Washington Schedule
President
Vice President
Senate
House of Representatives

Editorial Note: This Brief represents summarized content - click on the hyperlink to access full-text articles for these news summaries.

HUD News and Opinion

Pam Patenaude sworn in as HUD deputy secretary (HousingWire)
HousingWire
(9/28/2017 5:00 AM, Brena Swanson)
Welcome aboard to the second-in-command at HUD

Vice President Mike Pence administered the oath of office to Pam Patenaude Tuesday night, officially locking her in as the new deputy secretary at the U.S. Department of Housing and Urban Development.

According to HUD's announcement on Patenaude, "As HUD's second-ranking official, Deputy Secretary Patenaude will lead the Department's Disaster Management Group and will play a primary leadership and operational role in coordinating the long-term recovery efforts following Hurricanes Harvey, Irma and Maria."

In her position, she will direct 16 programs and support offices within HUD to help state and local governments design and execute their recovery plans to rebuild damaged housing, businesses and critical infrastructure.

The picture below is of Pence and Pam Patenaude, along with her daughter, Meghan Patenaude, holding the bible.

Sitting under the leadership of HUD Secretary Ben Carson, Patenaude will take over the true position of power at HUD, as Carson, like many other Cabinet positions, will handle the public facing obligations of the department, which includes conducting meetings with housing leaders around the country, listening to local concerns, and celebrating milestones.

"At this moment when so many of our citizens are suffering, Pam will bring strong leadership when we need her most," HUD Secretary Ben Carson said in a statement on her confirmation. "Pam's extensive housing and community development experience will be invaluable as we embark upon the long road to recovery for communities hard-hit by disaster and I'm grateful the Senate confirmed her nomination."

While she was sworn in on Tuesday, Senate voted to confirm Patenaude on Sept. 14 to serve as the next deputy secretary of HUD.

As was the case throughout her nomination process, the housing industry was quick to praise the Senate confirmation of Patenaude.

Pamela Patenaude Sworn in as Deputy Secretary of HUD (DSNews)
DSNews
(9/28/2017 5:00 AM, Nicole Casperson)
Pamela Hughes Patenaude has been announced as the new Deputy Secretary at the U.S. Department of Housing and Urban Development (HUD). Following her confirmation by the U.S. Senate on September 14th, Vice President Mike Pence administered the oath of office to Patenaude Tuesday evening.

In her role as Deputy Secretary, HUD's second-ranking official behind Secretary Ben Carson, Patenaude will lead the Department's Disaster Management Group and play a primary leadership and operational role in coordinating recovery efforts following the recent hurricanes, according to the release.

Patenaude will direct 16 program and support offices within HUD in order to assist state and local governments design and execute their recovery plans to rebuild damaged housing, business, and infrastructure.

Patenaude's role as Deputy Secretary will be the second time she's served a pivotal role in the agency's work. Under the administration of George W. Bush, she held the title of Assistant Secretary of Field Policy Management, where she oversaw the long-term goals of HUD, as well as managed relief efforts in the wake of both Hurricane Katrina and Hurricane Rita.

"At this moment when so many of our citizens are suffering, Pam will bring strong leadership when we need her most," said U.S. Secretary Dr. Ben Carson after Patenaude's confirmation earlier this month. "Pam's extensive housing and community development experience will be invaluable as we embark upon the long road to recovery for communities hard-hit by disaster and I'm grateful the Senate confirmed her nomination."

Patenaude Sworn in as Deputy HUD Secretary (Reverse Mortgage Daily)
Reverse Mortgage Daily
(9/27/2017 7:13 PM, Alex Spanko)
Pamela Patenaude was sworn in as deputy secretary of the Department of Housing and Urban Development on Wednesday, ending an extended vacancy at the position and filling out the department's senior ranks.

Vice President Mike Pence presided over the ceremony in Washington, with Patenaude's daughter Meghan holding the bible.

Patenaude had previously served as the assistant secretary for community planning and development in George W. Bush's HUD, and most recently worked as the president of the J. Ronald Terwilliger Foundation for Housing America's Families, a nonprofit that focuses on affordable rental housing.

The Senate confirmed Patenaude's nomination on September 14, nearly five months after President Trump announced his intention to nominate her for the position.

The newly-minted deputy secretary will focus on coordinating relief efforts in the wakes of hurricanes Harvey, Irma, and Maria, HUD said in a release announcing Patenaude's swearing-in; while working in the second Bush administration, Patenaude helped lead recovery efforts after hurricanes Katrina, Rita, and Wilma, according to HUD.

The executive team at HUD is slowly filling up after an extended period with just secretary Ben Carson in charge: In addition to Patenaude taking her post in the deputy's chair, the Trump administration earlier this month announced its intention to nominate former FHA commissioner Brian Montgomery for a second tour of duty at the position. That position also comes with the title of assistant secretary of housing and urban development.

Making Trump's Government Reforms Stick (Government Executive)
Government Executive
(9/27/2017 1:59 PM, Fred Panzer & Anna Weldon)
Under President Trump's Executive Order on a Comprehensive Plan for Reorganizing the Executive Branch, all agencies are to submit reform plans by the end of this week. The administration's aim is to make agencies more efficient, effective and accountable. Unfortunately, many government employees have little experience with the level of reform the president mandated.

In early August, The Center for Organizational Excellence held a reform summit designed to help agencies prepare for the

initiative. Three of the panelists — Bridgette Garchek Stone, deputy director of program analysis and evaluation in Office of the Chief Financial Officer at Homeland Security; David Eagles, chief operating officer at Housing and Urban Development; and Joseph Loddo, chief operating officer at the Small Business Administration — commented on a key concern for reform: Now is the time for agencies to think about long-term systemic reform, and to accomplish this, agencies must consider how plans will be enforced and sustained.

Sustainability of reform will encompass a variety of factors, they noted: clarity of vision, execution skills, and support from employees and lawmakers, among others. According to Stone, agency leaders are taking the long view with comprehensive plans, and the panelists agreed that leaders appear committed and decisive, which will bode well for ensuring the right attention is placed on the initiatives over time.

[PA] Q&A with Joe DeFelice, the HUD regional administrator from Mayfair (Plan Philly, PA)
Plan Philly
(9/27/2017 5:58 AM, Jake Blumgart)
When former Philadelphia Republican Party chair Joe DeFelice became the HUD regional administrator for the Mid-Atlantic region, it raised some eyebrows among skeptics. What does Trump's "hype man" in Philadelphia know about housing?

But political operatives like DeFelice, as opposed to policy experts, are standard appointees for these local leadership positions. HUD regional administrators are the liaisons between Washington headquarters and the local politicians who are trying to wrangle regulations and funding from D.C. The regional administration are among the most political jobs in the agency, after the Secretary and Deputy Secretary at headquarters, so former politicians are often tapped for the role. Mayors, county executives, state legislators, or city council members are all usual candidates.

DeFelice never held elected office, but he's held top jobs at the Mayfair Civic Association and the Mayfair Community Development Corporation,in addition to lengthy tenure in the leadership of the Philadelphia Republican Party. Like most CDCs, DeFelice's organization made use of Community Development Block Grants (CDBG) and other funding streams from HUD to improve storefronts and develop housing in Mayfair.

Speaking on condition of anonymity, the head of one big city housing authority outside DeFelice's Region III said he seems like a standard choice for the position. By all accounts, the 250 rank-and-file HUD employees in Philadelphia met his appointment with equanimity. That's in contrast to the reaction to Ben Carson's appointment as secretary of the entire agency, or to their counterparts in Fort Worth — where the Region VI administration made her name fretting about Sharia law — or New York, where Eric Trump's wedding planner took over the Region II offices.

District III includes West Virginia, Virginia, Maryland, Delaware, Washington D.C., and all of Pennsylvania. Since taking over as Region III administrator, DeFelice has spent a lot of time on the road meeting with mayors in his expansive jurisdiction. PlanPhilly caught up with him after Secretary Ben Carson's visit to Philadelphia and before he embarked upon a counterclockwise tour through Pennsylvania to tour the housing authorities he hadn't yet visited.

[Editorial note: INTERVIEW at source]

[MD] Kushner apartments charge improper fees, tenants allege in lawsuit (Baltimore Sun, MD)
Baltimore Sun
(9/27/2017 11:40 AM, Doug Donovan)
VIDEO. Baltimore-area tenants of the apartment company owned by Jared Kushner, son-in-law and adviser to President Donald J. Trump, filed a lawsuit Wednesday alleging the firm has been charging improper fees and threatening eviction to force payment.

The two tenants who filed the lawsuit in Baltimore Circuit Court Wednesday morning are Tenae Smith, who lives in the Dutch Village apartments in Northeast Baltimore, and Howard Smith, who lives in the Carroll Park apartments in Middle River.

The tenants are asking the court to certify the lawsuit as a class action on behalf of all tenants living in the 17 apartment complexes in Maryland owned by the Kushner Cos. and managed by its affiliate, Westminster Management.

Units owned by the Kushner Cos. generate at least $90 million in revenue annually, according to offering circulars from mortgage giant Freddie Mac obtained by The Sun, and at least $30 million in profit, according to financing documents provided to investors

who hold the mortgages.

Three of the portfolio's apartment complexes — Dutch Village in Northeast Baltimore, Carriage Hill in Randallstown and Highland Village in Lansdowne — have received $6.1 million in federal rental subsidies since Jan. 1, 2015, according to records obtained through a Freedom of Information Act request. That's money from the U.S. Department of Housing and Urban Development that helps the poor pay rent.

The Housing Choice vouchers from HUD have helped 268 tenants pay rent at the Kushner properties, finance records show.

Congressional Democrats from Maryland asked Westminster Management last month for thousands of pages of documents to review.

In a letter to the company, Sens. Ben Cardin and Chris Van Hollen and Reps. Elijah E. Cummings, C.A. Dutch Ruppersberger, John Sarbanes and Anthony Brown told Kushner's firm that it must abide by U.S. Department of Housing and Urban Development regulations because its tenants receive federal rental subsidies through the Housing Choice voucher program.

[MD] Lawsuit: Kushner Cos. charges illegal fees to its tenants (ABC News)
ABC News
(9/27/2017 12:36 PM, Bernard Condon and Juliet Linderman, Associated Press)
The real estate company run by the family of Jared Kushner is being sued by two tenants in Maryland for allegedly adding excessive and illegal fees to their rent.

The lawsuit filed Wednesday in the Circuit Court of Baltimore alleges that businesses owned by the Kushner Cos. have been charging 5 percent late payments, not just for what they claim to be late rent, but also to larger amounts that include "agent fees" and "court fees" in violation of Maryland law. The lawsuit describes the charges as part of a "fee churning scheme" that keeps renters under constant fear of eviction, and guessing as to what they owe.

The lawsuit is seeking class action status.

The Kushner Cos. did not immediately respond to a request for comment.

The suit was filed on behalf of Tenae Smith, a mother of two living in Dutch Village apartments, and Howard Smith, who lives in Carroll Park Apartments in Baltimore County. The complexes are managed by Westminster Management, a subsidiary of Kushner Cos., which is also an owner under various other names.

[MD] Baltimore's 'Kushnerville' Tenants File Class Action Against Landlord (ProPublica)
ProPublica
(9/28/2017 5:00 AM, Alec MacGillis)
Tenants allege that a property management firm controlled by Trump son-in-law Jared Kushner's real-estate company has unjustly charged them fees and threatened eviction to make them pay up.

Tenants of the Baltimore-area apartment complexes owned by Jared Kushner's real-estate company have brought a class-action lawsuit against the firm's property management arm over its aggressive pursuit of tenants for allegedly unpaid rent.

The lawsuit, filed Wednesday in Circuit Court for Baltimore City, alleges that the management company and related corporate entities have been improperly inflating payments owed by tenants by charging them late fees that are often unfounded and court fees that are not actually approved by any court. This, the lawsuit charges, sets in motion a vicious cycle in which tenants' rent payments are partly assessed toward the fees instead of the actual rent owed, thus deeming the tenant once again "late" on his or her rent payment, leading to yet more late fees and court fees. Making matters worse, the 5 percent late fees are frequently assessed on principal that includes allegedly unpaid fees, not just the rent itself. Tenants are pressured to pay the snowballing bills with immediate threat of eviction, the suit alleges.

"The routine practice of charging tenants illegal fees combined with filing eviction proceedings against tenants who have paid their rent on time is predatory and destructive to hard-working Marylanders and their families. This is yet another example of corporations profiting from deceptive policies," said Chelsea Ortega of Santoni, Vocci & Ortega, a Baltimore-area firm that has

also brought class-action suits for similar “fee-churning” practices against two other large property management companies in the area. In this case, the firm is working with Brown Goldstein & Levy, a Baltimore firm specializing in civil rights cases, and the Public Justice Center, a civil legal aid office based in Baltimore that has also brought cases against area landlords over similar practices.

A spokesman for the Kushner Companies declined to comment on the particulars of the lawsuit. “We will respond to the complaint at the appropriate time in the legal proceedings,” he said.

[MD] Kushner Family’s Apartment Management Firm Is Sued Over Fees (Bloomberg)
Bloomberg
(9/28/2017 5:00 AM, Andrew M Harris and Caleb Melby)
A rental apartment management firm run by presidential adviser Jared Kushner’s family has been sued by two Baltimore tenants claiming it’s charging illegal fees on top of the monthly rent, then threatening to evict them if they don’t pay.

Their lawsuit against Westminster Management LLC was filed Wednesday morning at a Baltimore city court. Kushner, who is the president’s son-in-law and a senior White House adviser, isn’t a named defendant in the proposed class action. Westminster Management is a unit of the Kushner Cos., a family-run New York-based business that owns, manages and develops properties nationwide.

Before joining the administration, Jared Kushner was chief executive officer of the Kushner Cos. Kushner, who is married to Trump’s daughter, Ivanka, divested his interest in his family’s business when he joined the administration. He has been a central figure in the ongoing probes of whether the president’s election campaign colluded with the Russian government to influence the outcome of last year’s election.

"Westminster charges each tenant who it claims paid rent late a 5% late fee as well as an ‘agent fee’ and ‘court fee’ before the court has even heard the eviction action," according to a statement issued by the attorneys who filed the suit, on behalf of tenants Tenae Smith and Howard Smith. “Contrary to Maryland law, Westminster claims that these fees are ‘rent’ and thus collectible under threat of eviction.”

[MD] Md. lawsuit filed against Kushner company alleging ‘fee churning’ (WBAL tv 11, MD)
WBAL TV 11
(9/28/2017 5:00 AM, Jayne Miller)
VIDEO. BALTIMORE — Two Baltimore-area tenants have filed a class-action lawsuit against companies owned by the president’s son-in-law.

Jared Kushner’s companies own thousands of apartments in the Baltimore area. The lawsuit was filed against Westminster Management, JK2 Westminster, Dutch Village and Carroll Park Holdings.

The complaint alleges that the company charges illegal and excessive fees when a tenant is late with the rent.

Tenae Smith is a tenant at the Dutch Village Apartments in northeast Baltimore, where she has lived since 2009. She’s now a plaintiff in a lawsuit filed against the landlord, a company owned by Kushner.

"Ten (dollars) to $30 may not seem like a whole lot, but when you are living paycheck to paycheck and trying to raise a family, that’s the difference between putting gas in my car or buying a meal for my family," Smith said.

The lawsuit alleges that it starts with a 5 percent late fee, which is standard and permitted, but then tenants get slapped with a $10 agent fee and a $30 summons or court fee.

[IL] Opinion | Voice of The Southern: Cairo’s crisis isn’t just Cairo’s problem (The Southern, IL)
The Southern
(9/27/2017 7:00 AM, Editorial Board)
On Saturday, The Southern is going to host a public conversation about its ongoing coverage of the public housing crisis in Cairo.

The program will be at 3 p.m. at The Varsity Center in Carbondale. The Phonics, a Cairo-based band, will take the stage

afterward at 7:30 p.m.

So, why are we hosting this discussion now? And why is it in Carbondale, and not in Cairo?

First, our mission here is to be an advocate for positive change in the communities we serve. Holding this event at a great, historic venue like The Varsity Center helps with that — it's centralized in a large community, and it can accommodate a large crowd.

We may at some point host a similar public forum in Cairo — we were in the planning stages for such an event in April, when the Department of Housing and Urban Development announced it would be razing the troubled Elmwood and McBride apartment buildings. That announcement put the entirety of Cairo into a lurch, and we (like everyone in Cairo) had to adjust accordingly.

The housing and economic crisis in Cairo doesn't just affect Cairo. It affects Southern Illinois as a whole.

[IL] Illinois senators call for help in Cairo following housing crisis (WPSD-TV Local 6, IL)
WPSD-TV Local 6
(9/28/2017 5:00 AM, Rachael Krause)
CAIRO, IL – A call to help a local community comes from Illinois Senators Tammy Duckworth and Dick Durbin. The pair sent a letter to President Donald Trump over the housing and economic crisis in Cairo, Illinois.

In April, the U.S. Department of Housing and Urban Development announced it would tear down the Elmwood and McBride housing complexes and with them, the homes of roughly 200 families. Some residents worry the senators' call to action may be too late.

It's quiet these days outside Elmwood and McBride in Cairo. Since HUD's announcement in April, there are fewer people around.

Cooking up burgers and fries from his kitchen, Timothy Brown Jr. said it's still a shock that his home here will be demolished.

"Kind of makes you feel kind of disturbed, but it's like you're helpless. Nothing else you can do, what can you do except try to move on, try to hustle before they break it down?" he said. Brown said maintenance at the complexes has gone from bad to worse since the HUD announcement was made.

"It's like these apartments haven't been fixed in I don't know how long. Yeah, they just paint over the holes, keep it going," he said.

When Elmwood and McBride are torn down, there will be little to no public housing in town for residents displaced by the demolition. Many will move out of the area, even out of state, to find new places to live. HUD has said it will provide vouchers and moving assistance to help them, but the process has been slow. Many said they don't want to leave the community at all.

In response to the housing crisis, both Illinois senators are calling on Trump to create a cabinet-level task force, saying in their letter that, because the federal government helped create the economic issues in Cairo, the federal government should help rebuild the community.

With 38 families already gone and more set to leave with HUD vouchers, Brown said it's a little late now. They should have been there sooner.

"I feel like the federal government should have been helping people out here. I feel like everywhere else gets help. Why is Cairo missing?" he said. With public housing in decent shape up the road in Tamms, Illinois, and down in Wickliffe, Kentucky, Brown questions why Cairo housing fell into rough shape and why no one has been willing to improve it.

While many of his neighbors want to stay in Cairo, Brown said he and his family will move to Cape Girardeau, Missouri.

"Yeah, we planning on getting up out of here. If people are staying, they're moving to houses around here. But you ain't going to be out here. Where you gonna' stay? You know, when they knock the buildings down, where you going to live?" he said.

With the town's housing and future uncertain, he said there's one thing he's sure of: It can't get any worse.

HUD spokesperson Jereon Brown said the department took over for the Alexander County Housing Authority after years of mismanagement and a lack of maintenance. He said they should have taken over sooner, but added that housing alone will not change the economic environment in Cairo. He said development typically comes from the state or the community.

[NV] Local officials and community members officially break ground on a new affordable housing development in Dayton, called Gold Canyon Estates. (KUNR, NV)
KUNR
(9/27/2017 3:57 PM, Noah Glick)
AUDIO. It's a cold and cloudy day in Dayton, and ominous skies overhead are showing signs of looming rain. That didn't stop the approximately two dozen developers, contractors and local leaders from breaking ground on the area's newest affordable housing development: The Gold Canyon Estates. The project is set to add 125 housing units to the area over the next three years, consisting of single-family homes, townhouses and apartments. "This is a step, but a small step, but a first step for Lyon County. We already provide some programs here, but this is one, this development will help people buy homes," says Gary Longaker, executive director of the Nevada Rural Housing Authority. His organization provides financial support to potential buyers through down payment assistance and mortgage reductions. According to real estate website Zillow, the median home price in Dayton is more than $241,000. The market value of a new home at Gold Canyon Estates is estimated at $280,000. Tony Ramirez is the Reno director of the U.S. Department of Housing and Urban Development. He says while this project is beneficial to home buyers, the overall housing situation remains challenging for developers.

One of the ways this project is cutting these development costs is by building with structural insulated panels, or SIP. That means homes are constructed offsite with panels made from insulated foam core and essentially plywood, rather than being built on-site with two-by-fours and fiberglass insulation. Residential Architect magazine says the SIP method takes less time to build and provides more energy efficiency. But industry adoption is slow, and there are questions about the panels' long-term durability. David Adame is the President and CEO of Chicanos Por La Causa, one of the nation's largest Hispanic nonprofits, and the developer behind this project. "At the end of the day, it's about a house that looks like any other house. And by saving the money, you're providing the opportunity for people to be able to afford to buy these houses," he says. Eddie Hult is the Nevada development director for the organization. Hult says for more affordable housing developments to take place, especially in rural Nevada, builders need to be willing to take a little less, more lenders need to get involved and prices for water rights, permit fees and other entitlements need to go down.

[AZ] Tribal housing authority back in compliance with HUD (White Mountain Independent, AZ)
White Mountain Independent
(9/26/2017 2:50 PM, Michael Johnson)
The White Mountain Apache Housing Authority is back on good footing with the Office of the Inspector General.

Three years after the OIG found that it misspent millions of federal dollars on entertainment, gift certificates and other improper items that placed its finances in such bad shape that it was considered for receivership, WMAHA has returned to compliance and is no longer under an enforcement action by the U.S. Department of Housing and Urban Development.

"WMAHA can once again focus its energy completely on providing and maintaining affordable housing for low-income tribal members," said Anthony Lee, general counsel for WMAHA. "We've really got a good program going. This is a huge deal for us and we're really proud of the accomplishments made. The board supports what we are doing and is happy with where we're at right now."

The tribal housing authority also received notice Sept. 18 that it will receive a $2.5 million Indian Community Development Block Grant, which Lee said will be used to rehabilitate homes in the Whiteriver area.

"Receiving these funds was due, in part, to WMAHA being current on its financial audits," he said.

[VI] HUD Announces Disaster Assistance for U.S.V.I. Storm Victims (St. Thomas Source, VI)
St. Thomas Source
(9/27/2017 8:54 PM, St. Thomas Source)

U.S. Housing and Urban Development today announced it will speed federal disaster assistance to the U.S. Virgin Islands and provide support to homeowners and low-income renters forced from their homes due to Hurricane Maria.

Today, President Trump issued a major disaster declaration for St. Croix Island. Trump's declaration allows HUD to offer foreclosure relief and other assistance to certain families living on the island.

HUD is:

> Granting immediate foreclosure relief: HUD granted a 90-day moratorium on foreclosures and forbearance on foreclosures of Federal
>
> Housing Administration (FHA): insured home mortgages. There are approximately 593 FHA-insured U.S. Virgin Islands homeowners living in these impacted islands.
>
> Making mortgage insurance available: HUD's Section 203(h) program provides FHA insurance to disaster victims who have lost their homes and are facing the daunting task of rebuilding or buying another home. Borrowers from participating FHA-approved lenders are eligible for 100 percent financing, including closing costs;
>
> Making insurance available for both mortgages and home rehabilitation: HUD's Section 203(k) loan program enables those who have lost their homes to finance the purchase or refinance of a house along with its repair through a single mortgage. It also allows homeowners who have damaged houses to finance the rehabilitation of their existing single-family home;

Hurricane Sandy

[NJ] Post-Sandy protections, education amid Monmouth U, Rumson partnership (Asbury Park Press, NJ)
Asbury Park Press
(9/27/2017 8:15 AM, Amanda Oglesby)
VIDEO. RUMSON — The building is a sewer pumping station now, but its future is more grandiose.

This one-story brick structure along the banks of the Navesink River is the future home of the Monmouth Marine and Environmental Field Station, a joint project by Monmouth University and Rumson.

The field station will be a place not only for university students to study marsh and brackish environments up close and have access to New Jersey's varies waterways, but will be a facility that furthers research to help the entire community.

"While Monmouth University is first and foremost an educational institution, it also has a critical public service mission," university president Grey J. Dimenna said Tuesday evening during a gathering of school officials and local dignitaries.

[NJ] Highland Park starts microgrid feasibility study (MyCentralJersey.com, NJ)
MyCentralJersey.com
(9/27/2017 3:25 PM, Susan Loyer)
The borough kicked off a microgrid feasibility study Wednesday. The proposed microgrid, titled Being Resilient in Temporary Emergencies, would connect eight critical facilities making them more resilient to major storms and allowing them to remain operational during widespread power outages. The board established the microgrid feasibility study program to fund 13 applications at a total cost of $2,052,480, the statement said. The program was developed to provide incentives for local and state government agencies to study the feasibility of Town Center DER microgrids. Microgrids are mini grids powered by on-site distributed generation that provide electric, heat and cooling to critical facilities such as a hospital, public safety headquarters, town halls, schools and other buildings that can serve as emergency shelters during a crisis that are located in a small geographic area. These smaller grids, operating on their own, "islanded" from the main power grid, can separate and protect themselves from any problems with the main grid and keep vital services in place.

State Board of Public Utilities (BPU) President Richard S. Mroz spoke about the impact of superstorm Sandy on communities. He said New Jersey has to prepare for such weather-related events. The feasibility study "Will explore how locally we can ensure

resilience by having a microgrid up and running if there is that larger outage of the grid," Mroz said, adding that he looks forward to working with the borough. Mayor Gayle Brill Mittler recalled the power outages experienced as a result of Sandy and a fire in the Edison PSE&G substation. She said she is "thrilled" that New Jersey is studying ways for communities to be prepared in case of emergencies. Highland Park's application examines the potential of connecting Borough Hall to such offices as the police and fire stations, the senior center, the senior housing building, the Housing Authority, Bartle School and Board of Education offices.

Federal Housing Administration (FHA)

Startup CEO Thinks Sale-Leaseback Could Take Bite Out of Reverse Mortgages (Reverse Mortgage Daily)
Reverse Mortgage Daily
(9/27/2017 7:13 PM, Alex Spanko)
Just in time for the Home Equity Conversion Mortgage industry to grapple with a new set of government regulations, a startup promises to allow seniors to release more of their home equity with none of the red tape.

EasyKnock, founded in the summer of 2016, launched its residential sale-leaseback program this week, providing a platform that matches potential real-estate investors with homeowners looking to cash out.

The idea takes a cue from the world of commercial real estate, where such transactions are common: A management company that runs office buildings or nursing homes sells its properties to an investor, such as a real estate investment trust, but continues to run the day-to-day operations while paying the new owners rent.

The concept is less common among homeowners, but EasyKnock CEO Jarred Kessler thinks it's uniquely positioned to take over some market share from the more common reverse mortgage.

"For us, it's just much simpler. We don't have to create regulation around it. It's not a home equity product. We're essentially selling someone's home, and then we're finding an investor to be their landlord," Kessler told RMD. Kessler pointed to the rise of single-family rentals, or SFRs, as a key type of investment property, noting the recent mega-merger between top players Invitation Homes, Inc. and Starwood Waypoint - which together control about 82,000 rental-home properties, according to MarketWatch.

"There's a huge push in the marketplace of people looking for income-producing properties," Kessler said.

EasyKnock works as a sort of clearinghouse, allowing investors to search for people looking for a sale-leaseback arrangement and vice versa. As compared to the HECM, which only allows homeowners to tap into a portion of their home equity, the New York City-based company's arrangements allow consumers to convert all of their equity to cash immediately, minus a 1.5% commission. As for a potential situation in which a newfound tenant finds himself priced out of a property he once owned after a couple of years, Kessler said investors and their new tenants are encouraged to sign long-term leases, with a minimum of at least one year. "For both sides, the longer the better," Kessler said.

Ginnie Mae

Mortgage Firms Churning Refinance Loans to Veterans (Wall Street Journal)
Wall Street Journal
(9/27/2017 9:08 AM, Christina Rexrode)
Ginnie Mae and the VA are targeting some lenders for pushing loans that rack up thousands in fees

A government agency is targeting lenders who aggressively push military veterans to refinance their home loans, leading the borrowers in some cases to rack up thousands of dollars in unnecessary fees.

Ginnie Mae, the government-owned corporation that guarantees certain mortgage securities, said it is planning to discuss with at least half a dozen lenders their refinance practices. It is also contemplating civil legal action against some lenders, and recently has formed a "Lender Abuse Task Force" with the Department of Veterans Affairs.

Michael Bright, Ginnie Mae's acting president, said in an interview that the consequences of refinance "churning"—where loans

are refinanced more often than normal, usually at no benefit to the borrower—have rippled across the mortgage ecosystem. This creates uncertainty for investors and higher prices for many borrowers, he added.

Ginnie Mae this year instituted new rules to curb rapid refinancing, including telling lenders that in some cases they would have to wait until a loan was at least six months old before refinancing it. But Mr. Bright said in a recent letter to Sen. Elizabeth Warren (D, Ma.) that some lenders are intentionally trying to evade efforts meant to curb churning.

Ginnie chief vows tougher scrutiny of issuers after IG's criticism (National Mortgage Professional)
National Mortgage Professional
(9/28/2017 5:00 AM, Bonnie Sinnock)
Ginnie Mae pledged to vet issuers more thoroughly after a government watchdog criticized its exposure to risks posed by nonbanks.

A report by the Department of Housing and Urban Development's inspector general took Ginnie to task for inadequate management of the growing number of nonbanks among its issuers. But banks and nonbanks alike will be watched more closely, said Michael Bright, the acting president of Ginnie.

"We want more information from the issuers who are our counterparties," Bright said.

Nonbanks, unlike banks, tend to operate monoline mortgage business and rely more on third-party financing because they lack balance sheets and deposits, and could in some cases "see liquidity dry up faster than a diversified bank," Bright said.

But "banks can go under, too," he said.

HUD OIG Report Criticizes Ginnie Mae's Oversight of Non-Depository Issuers (Lexology)
Lexology
(9/28/2017 5:00 AM, Mayer Brown LLP)
You get what you pay for.

Ginnie Mae's continual requests for increased funding to hire more staff have fallen on deaf ears for years. To add insult to injury, the HUD Office of Inspector General released an Audit Report this week that criticizes Ginnie Mae for insufficient supervision of its non-depository issuers. The Report concludes that, among other findings, Ginnie Mae did not adequately respond to changes in its issuer base because it did not implement policies and procedures in a timely manner to manage non-depository issuers. The Report also asserts that Ginnie Mae did not develop a written strategy to plan for all potential issuer default scenarios and, in particular, whether the agency and its contractors could absorb a large issuer default.

With fewer than 150 employees to supervise over 300 issuers, it is little wonder that Ginnie Mae is stretched, which may have hampered its response to the shifting issuer base and the different oversight approach required. In fact, the Report notes that Ginnie Mae's small staff did not have sufficient secondary mortgage market experience to properly address the risks of its growing and shifting issuer base, as its "entire model had been built around the idea that the predominant issuers were regulated banking institutions."

While the Report is critical of the speed with which Ginnie Mae responded to the changes , the Report acknowledges that Ginnie Mae recently has begun to address the shortcoming. For example, the Report notes several programs Ginnie Mae has implemented to increase its oversight efforts of non-depository issuers, including operational and desktop reviews and a Spotlight program that identifies issuers that warrant more intense levels of scrutiny. The Report also notes that, as of July 2017, Ginnie Mae was finalizing and implementing a more robust default strategy that includes plans for default, termination, and master subservicer portfolio seizure and requires master subservicers to submit semiannual plans on how they would absorb a large issuer default.

OIG Criticizes Ginnie Mae Oversight of Nonbanks (Mortgage News Daily)
Mortgage News Daily
(9/28/2017 5:00 AM, Jann Swanson)
Ginnie Mae, is a wholly owned U.S. government corporation that guarantees and securitizes pools of mortgages originated through FHA, Veterans Administration, and Rural Housing Administration programs. Since the housing crisis Gennie Mae has

experienced a shift in is lender (issuer) base; the share of non-banks originating the loans underlying its mortgages-backed securities (MBS) has increased significantly. Now the Office of Inspector General (OIG) for the Department of Housing and Urban Development (HUD), has published the results of an audit which claims Ginnie Mae, in its oversight role, has not adequately responded to that shift.

While Ginnie Mae guarantees and securitizes the above types of loans, it depends on its issuers to take full responsibility for servicing, remitting, and reporting activities for the mortgages in every pool. If the borrower fails to make a timely payment on its mortgage, the issuer must use its own funds to ensure that the investors in the MBS receive timely payment. If it cannot do so, Ginnie Mae, in accordance with its guaranty, defaults the issuer, acquires the servicing of the loans, and uses its own funds to manage the portfolio and make any necessary advances to investors. OIG says the corporation's risk for loss is a counterparty one, and occurs almost entirely at the point of issuer default.

Following the financial crisis, the demand for government-insured loans increased. This created a larger demand for Ginnie Mae's product and the corporation's outstanding principal balanced increased 300 percent, from $427.6 billion in 2007 to $1.7 trillion in 2016.

As the housing crisis developed, many banks, defined by OIG as an institution licensed to receive deposits and make loans, retreated from mortgage lending. This tipped the balance of Ginnie Mae's issuer base to non-banks, that is, institutions that offer only mortgage related services. In 2014, Ginnie Mae reported that six of its top 10 issuers were nonbanks and they accounted for more than $392 billion in unpaid principle. Nonbanks overall accounted for 73 percent of Ginnie Mae's single-family issuances. The corporation had not seen such large nonbanks in its previous history nor had them make up such a large portion of its issuer base.

Home Ownership

Homeowner tax relief looks vulnerable as industry breaks ranks (Politico)
Politico
(9/27/2017 6:48 PM, Lorraine Woellert)
While most housing stakeholders publicly criticized the White House tax plan released Wednesday, many quietly admit they're playing defense.

The National Association of Home Builders split with industry allies to endorse a White House plan that reduces tax breaks for homeowners, increasing the vulnerability of a write-off that was once considered untouchable. The rift is a first for the industry, where real estate agents, builders, bankers and others in the home buying pipeline typically lock arms to defend the mortgage-interest tax deduction as a building block to homeownership and wealth creation. "We think it's time for creative thinking," NAHB Chief Executive Officer Jerry Howard told POLITICO. "We applaud the Gang of Six for going down this path." It's not just builders breaking ranks while most housing stakeholders publicly criticized the White House plan released Wednesday, many quietly admit they're playing defense. Others privately find common ground with low-income housing advocates and others who criticize the tax break as regressive. Some trade groups, while presenting a united front, find their members increasingly divided.

"The mortgage-interest deduction is more at risk of substantial change now than it has been at any point over the past 30 years," said Isaac Boltansky of Compass Point Research & Trading. "Whether it's direct or indirect, the benefit of homeownership is likely to be altered."
Playbook Power Briefing

The tax framework preserves the mortgage interest break but raises the standard deduction. That makes the mortgage write-off less valuable, which has the potential to discourage homeownership and depress housing prices. The National Association of Realtors this week launched ads saying the tax plan could cause home prices to fall as much as 10 percent and could raise taxes for most middle-income homeowners. "We're trying not to overreact to a press release that they throw out at the very beginning of a very long process," NAR Vice President Jamie Gregory said of the NAHB. "They're making a strategic play here to be on the positive side of the table, whereas I think we're going to make a strategic decision that it's time to start speaking out."

Just months ago, Howard was aligned with NAR, calling the tax plan an "assault." But other provisions, including lower tax rates on his homebuilder members and the promise of faster economic growth, make the framework a good one, he said. And as the

nitty-gritty of tax reform gets underway, lawmakers might find new avenues to carve out benefits for homebuyers, Howard said. He raised the prospect of a mortgage tax credit, a benefit that wouldn't require taxpayers to itemize. "Thirty years ago, even with the leadership of Ronald Reagan and Tip O'Neill, they never even thought of looking at ways to improve the effectiveness of the mortgage-interest deduction," Howard said. "This is historic."

David Stevens, president and chief executive officer of the Mortgage Bankers Association, said he was waiting for more details on the proposal. Ken Gear, chief executive officer of the Leading Builders of America, a group of large homebuilders, called the framework worrisome, especially with the rate of U.S. homeownership near a record low.

Home Builders Applaud Trump Tax Plan Even After Prior Concerns (Bloomberg Politics)
Bloomberg Politics
(9/27/2017 12:30 PM, Ben Brody)
The National Association of Home Builders is "enthusiastically backing" President Donald Trump's tax overhaul plan, just weeks after saying many of the proposals raised "red flags."

One the group's main concerns had been over the White House and congressional leaders' push to double the standard deduction -- a move the NAHB said would reduce the value of the mortgage deduction for individual filers. The framework released Wednesday still calls for almost doubling the standard deduction. But it offers other provisions that assuaged the NAHB, such as preserving incentives for home mortgage interest and cutting the rate for pass-through businesses to 25 percent from as high as 39.6 percent.

"By lowering the pass-through rate, the plan will reduce the tax bill of thousands of small businesses and help to spur job and economic growth," NAHB Chairman Granger MacDonald, a homebuilder from Texas, said in a statement. MacDonald also cited the framework's retention of the low income housing tax credit and interest deductions for small businesses as being beneficial to the industry.

Jerry Howard, NAHB's president, had previously said the group was "at DEFCON One" over speculation that Trump's tax plan would modify deductions for mortgage interest. The framework says tax incentives for home mortgage interest and charitable contributions will be preserved. On the standard deduction: "We intend to sit at the table and work with them," Howard said.

Framework for Tax Reform 'Misses Goal' to Protect Homeowners: NAR (RISMedia)
RISMedia
(9/28/2017 5:00 AM, RISMedia)
Certain components of the tax reform plan, developed and issued in a framework by six Republicans from the House, Senate and Trump Administration, could harm homeownership, the real estate industry warns. Both the doubling of the standard deduction and the elimination of local and state deductions effectively challenge or erase incentives for homeowners, and inhibit, potentially, the homeownership rate.

"We have always said that tax reform—a worthy endeavor—should first do no harm to homeowners," said Bill Brown, president of the National Association of REALTORS® (NAR), in a statement. "The tax framework released by the 'Big Six' [on Wednesday] missed that goal."

The fate of the mortgage interest deduction remains uncertain. The Administration communicated an intent to "protect" homeownership in its initial proposal and again on Wednesday, but without more information, it left open the possibility for changes to the provision. Critics of the deduction maintain it helps only wealthy homeowners; NAR offered up evidence to the contrary in a recent testimony, reporting 7 million taxpayers took advantage of the deduction in 2015.

"This proposal recommends a backdoor elimination of the mortgage interest deduction for all but the top 5 percent who would still itemize their deductions," Brown said. "When combined with the elimination of the state and local tax deduction, these efforts represent a tax increase on millions of middle-class homeowners. That tax increase flies in the face of a reform effort ostensibly aimed at lowering the tax burden for Americans. At the same time, the lost incentive to purchase a home could cause home values to fall."

Despite Progress, States Have Work to do to Ensure Access to Affordable Rental Housing and Homeownership (Shelterforce)

Shelterforce
(9/27/2017 4:28 PM, Solana Rice and Kamolika Das)
Recent Census data illustrate that median incomes went up and poverty rates decreased in 2016. This seems like great news, but we know that achieving and maintaining financial security depends on more than just income alone. Savings, along with wealth-building assets like a home and tools like insurance that protect families' hard-earned income, are all critical determinants of how well a family can weather life's ups and downs.

Unfortunately, we also know that very few families have the savings, assets, and protections in place needed to set out on a path to long-term financial stability. For households of color in particular, this may be an understatement: as our colleagues wrote in our recent report, Black and Latino households with median levels of wealth are on track to see their assets and savings reach zero within our lifetime. Indeed, if the trends of the past 30 years continue, median wealth for these households of color will reach $0.

The so-called road to zero wealth for many families of color has been paved by policies that lock them out of wealth-building opportunities and keep them in a perpetual state of financial peril. This is especially true in the context of homeownership; as The Road to Zero Wealth notes, homeownership has been one of the most significant contributors to the ever-accelerating racial wealth divide because homeownership has been one of the most significant sources of wealth for the families of color who could afford it.

These findings beg an important question: If expanding access to homeownership can reverse the trends of growing racial wealth inequality, why are we seeing so many states roll back the supports that make homeownership possible?

Beyond bleach: Mold a long-term problem after flooding and disasters (WTOP-AM 1500 Washington, DC)
WTOP-AM 1500 Washington
(9/27/2017 11:39 PM, The Conversation)
One of the biggest issues surrounding flooding after natural disasters is mold, a problem that can stay with a structure long after floodwaters have receded. Considering that over 17 percent of homes already have some physical condition that contributes to leaks and that mold grows in temperatures between 40 degrees Fahrenheit and 100°F, there is no wonder that we see mold and mildew problems after a disaster that brings flooding in homes and buildings.

For areas that are less than 10 square feet, the National Center for Healthy Housing recommends that homeowners or renters clean it up themselves. For larger areas, consider using a professional. Hire a mold inspection or remediation professional affiliated with or certified by the National Environmental Health Association, the American Industrial Hygiene Association , the Institute of Inspection, Cleaning and Restoration Certification or the American Council for Accredited Certification to inspect, repair and restore the damaged parts of your home.

If you do the work yourself, keep children away while work is being done. For bigger jobs or for more protection, use a P100, which blocks 99.9 percent of all particulates, or a P95 respirator. Wear eye protection that does not have open vent holes. Use gloves that are nonlatex, vinyl, nitrile or rubber and coveralls to protect clothing.

Change into "work" clothes before entering the work area and remove when leaving.

You may need to contain the area to prevent the spread of the spores. (Check out HUD's Rebuild Healthy Homes publication for more great information, including on how to create a containment area.)

[NY] Queens Delta Airlines marks 10 years working with Habitat for Humanity NYC (NY1-TV, NY)
NY1-TV
(9/27/2017 8:10 PM, Gene Apodaca)
To date, Delta volunteers have helped rebuild some 247 homes across the city.

"This is for the less fortunate if we are able to put a little piece of our time for somebody else to be blessed, I think it's priceless," said Delta employee, Ernie Perez.

The house is just one of 20 homes in the borough that Habitat for Humanity is rehabilitating, providing affordable housing for low and moderate income families.

The dilapidated homes were purchased from the New York City Housing Authority (NYCHA) for a dollar each.

The goal is to preserve affordable housing for hardworking families.

[Editorial note: VIDEO at source].

[NJ] Trump tax plan would end key break for N.J. residents battered by high property taxes (NJ.com, NJ)
NJ.com
(9/27/2017 6:23 PM, Jonathan D Salant)
President Donald Trump and congressional Republican leaders rolled out a proposal Wednesday to overhaul the U.S. tax code and cut taxes while eliminating a key deduction for New Jersey taxpayers. Their proposal would end the ability of taxpayers to deduct the income and property taxes they pay to state and local governments, a blow to New Jersey with the nation's highest property taxes. "Our view is the elimination of the state and local tax deduction is a $1.2 trillion federal revenue grab," said Matthew Chase, executive director of the National Association of Counties. That revenue would help offset the costs of reducing the top tax bracket for those making more than $415,050 from 39.6 percent to 35 percent and shrinking seven tax brackets to three; increasing the standard deduction to $12,000 from $6,300 for individuals and to $24,000 from $12,600 for married couples filing jointly; and eliminating the tax on estates worth more than $5.4 million for individuals and $10.8 million for couples. The Republican tax plan also would eliminate several other deductions and exemptions while keeping the tax breaks for mortgage interest and charitable contributions.

[Editorial note: consult source link for additional information]

[OH] Springfield Local Schools residents ask school board to drop property tax complaints (Toledo Blade, OH)
Toledo Blade
(9/27/2017 5:38 PM, Sarah Elms)
Residents of the Springfield Local Schools district implored school board members to stop contesting property values in an effort to collect more tax dollars.

They argued the practice isn't fair, targets new homeowners, and stands to erode public support for the district.

Springfield schools routinely contests the values of homes that sold for $50,000 or more above their appraised value. Complaints jumped to 101 filed in 2016 from 22 in 2015, Lucas County Auditor's records show, likely because of market growth.

New homeowners repeatedly told board members at their Wednesday afternoon meeting that they were caught off guard when they received letters from the Lucas County Board of Revision notifying them that their property taxes would go up.

[IL] Growth Corp. cuts ribbon of new housing, financial ed center (Quad-Cities Online: Dispatch-Argus, IL)
Quad-Cities Online: Dispatch-Argus
(9/28/2017 3:11 AM, Leon Lagerstam)
ROCK ISLAND -- A new life-preserver was tossed Wednesday to homeowners who are "underwater" on their mortgages.

The Regional Housing and Education Center at 114 19th St., Rock Island, created by the Rock Island's Economic Growth Corp., opened its doors with a ribbon-cutting ceremony..

Growth president and CEO Brian Hollenbeck said the center's roll-out provides people with underwater mortgages a beacon so they don't feel trapped.

The center's mission is to provide fair and equal access to critical housing resources for underserved populations in an effort to promote wealth-building opportunities, corporation chairman Jan Masamoto said to open the ceremony.

It was a chance to celebrate a new investment into downtown Rock Island, provide new homeowner education, financial literacy, counseling and foreclosure prevention programs, among other new services, according to news release information.

"Anytime you're creating new resources for homeowners, you know you're having a good day," according to Audra Hamernik,

Illinois Housing Development of Housing and Urban Development's executive director said, on behalf of Illinois Gov. Bruce Rauner. "We're super excited by the success in Rock Island."

[TX] Gateway Mortgage Group Partners with Texas Veterans Land Board (MarketWatch)
MarketWatch
(9/27/2017 12:15 PM, Business Wire)
Partnership could make homeownership more attainable for veterans and dependents

Gateway Mortgage Group, a privately held mortgage company offering originations, servicing and correspondent lending, is excited to announce its partnership with the Texas Veterans Land Board as the administrator over loan originations in the Veterans Housing Assistance Program (VHAP). Texas VLB loans are available to Texas residents who served in any branch of the U.S. Armed Forces or National Guard on active or reserve duty. This program is designed to assist eligible veterans in purchasing a home by offering a low-interest rate loan and reduced down payment requirements on houses located within the state of Texas. Disabled veterans and surviving spouses may also qualify for a further interest rate reduction of 50 basis points, or one half of 1% of the available Texas VLB Rate.

"As Gateway continues to expand, it is imperative that we maintain focus on our core values of strengthening communities through homeownership," said Jared Edmonds, vp of national correspondent production. "We believe that this partnership with the Texas Veterans Land Board not only falls in line with our core values, but allows us the opportunity to serve our veterans who have served our country."

Gateway's Correspondent Lending Division, an arm of one of the largest privately held mortgage companies in the country, offers a wide array of programs, competitive pricing and a unique alternative to the correspondent channel for both financial institutions as well as independent mortgage companies. For more information on the Texas Veterans Land Board program, visit www.glo.texas.gov/vlb.

[TX] Lawsuit says Army Corps should compensate homeowners for flooding their property with reservoir pools (Houston Chronicle, TX)
Houston Chronicle
(9/27/2017 11:13 PM, Lise Olsen)
Lawsuit: Residents never were warned about risks nor told to buy insurance

Government officials knew for years that water impounded behind Addicks and Barker dams would flood thousands of suburban homes during an extreme storm - and yet did nothing to warn or compensate property owners, according to a civil lawsuit that seeks monetary damages for affected homeowners.

The lawsuit was filed against the U.S. Army Corps of Engineers on behalf of Christina Micu, 37, a real estate investor who bought her own home in the Canyon Gate neighborhood of Cinco Ranch in February 2012. During Hurricane Harvey, the house was swamped by about 2 feet of water, she said. She said she didn't have flood insurance and was advised she didn't need it because her home was not in the 100-year flood plain.

Canyon Gate, with 721 homes, was one of the neighborhoods most heavily damaged when the Army Corps allowed the land area submerged behind the dams, called the "flood pool," to reach record size as more than 50 inches of rain fell between Aug. 25 and 29. Many residents of the gated community had to be evacuated by boat from deep floodwaters.

The suit was filed in the U.S. Court of Federal Claims in Washington, D.C., as a class action on behalf of everyone who owns property that flooded behind the two dams.

[WA] Evergreen Habitat for Humanity to hold information sessions (Vancouver Columbian, WA)
Vancouver Columbian
(9/27/2017 9:12 AM, Staff)
The nonprofit Evergreen Habitat for Humanity will begin accepting applications for its homeownership program starting Oct. 14.

Applications are available through Nov. 14.

The homeownership program is aimed at individuals and families who have steady income and earn between 35 and 60 percent of the area median income.

Program participants partner with Habitat for Humanity and help build their home, which is sold to them using a zero-percent interest loan.

[CA] Fee and Tax Relief Offered to Mobile home/Manufactured Home Owners Who Have Never Obtained Title and Registration (MarketWatch)
MarketWatch
(9/27/2017 1:15 PM, Business Wire)
People who purchased a mobile home or manufactured home but didn't receive the necessary title to the property now have a chance to properly register their homes with the new Fee and Tax Waiver Program – and avoid paying hundreds or even thousands of dollars in state and local taxes, fees and penalties.

The California Department of Housing and Community Development (HCD) is administering the program to get the homes properly registered – and to help homeowners avoid problems that can occur when the owner doesn't have the title and registration. As many as 160,000 people could be eligible for the program.

The Fee and Tax Waiver Program, passed as Assembly Bill 587 and signed by Gov. Edmund G. Brown last year, took effect this year.

"This program gives people who acquired a home but didn't get the proper documentation a one-time opportunity to correct their situation and not have to pay many back taxes, fees and penalties often incurred by prior owners," said HCD Director Ben Metcalf. "With the proper title and registration, homeowners can have the security and peace of mind that comes from having a stable and secure home. "

Mobile home and manufactured home owners who have never applied for registration and don't have a title are eligible. In many cases, these are owners who never realized the property was supposed to be titled and registered, while others wanted a title but couldn't afford the back state and local taxes and fees.

[CA] Why Rancho Cucamonga could be loaning one future homeowner as much as $95,000 (Ontario Inland Valley Bulletin, CA)
Ontario Inland Valley Bulletin
(9/28/2017 4:41 AM, Liset Marquez)
RANCHO CUCAMONGA >> When the housing market began to collapse nearly a decade ago, officials in this city – and across the county – began to notice more and more foreclosures.

In many cases, those homes sat empty for months and years, creating blight in residential neighborhoods.

In response, the federal government set up the Neighborhood Stabilization Program, which allowed cities to purchase foreclosed homes. Utilizing that funding, Rancho Cucamonga has slowly been rehabbing foreclosed homes and selling them to low to moderate income buyers.

The 1,556-square-foot residence in the 6900 block of Spinel Avenue is the last one the city purchased using those funds.

The 1970s tract home needed new roofing, the interior needed to be gutted and electrical replaced.

"When you have one property that's distressed, it'll lower the property values in the community. The goal is to improve it so that it revitalizes the community," said Victor Ramirez, vice president of strategic advancement and communications at Neighborhood Partnership Housing Services, a nonprofit organization.

Affordable Housing

The Great Urban Myth: "Cities Can't Build Their Way To Affordable Housing" (Forbes)
Forbes
(9/28/2017 12:23 AM, Scott Beyer)
The Sightline Institute, a Seattle-based urban affairs think tank, has published a long and badly-needed essay. In September, Alan Durning, the institute's executive director, wrote a piece called "Yes, You Can Build Your Way To Affordable Housing," profiling some of the different cities worldwide that have done this. It was a timely message at a moment when urban residents -- and even some urban commentators -- question whether increased housing supply will really reduce prices. The numbers, both from Durning and elsewhere, suggest that it will.

Durning analyzes seven cities that differ wildly -- by location, governing model, and built history. But he finds that their common denominator is that, despite high demand, they have managed to stabilize housing prices by increasing unit supply.

He begins with the obvious case study of Houston. While not completely unregulated, Houston has lighter regulations than other major U.S. metros, and builds much more housing than any of them. Although Houston receives many of the stereotypical scapegoats thought to increase housing prices -- millionaires, immigrants, corporate relocations, and luxury condos--median home prices in Harris County remain $141,000. But Houston, he writes, comes with a caveat. It maintained this affordability by sprawling out. Can the same be accomplished in dense, land-constrained cities?

Next he covers Tokyo, a dense city where the answer seems to be "yes". The city built 142,000 units in 2014, well over double any U.S. metro that year, and 58,000 more than in California, which has triple Tokyo's population. As a result, single-family homes in centrally-located Tokyo neighborhoods sell for $300,000 -- obscenely low compared to similarly-situated homes in major coastal U.S. cities. Between 2007 and 2014, condo prices in Tokyo actually dropped, despite rapid densification.

Tax Reform Framework Proposes to Retain the Low-Income Housing Tax Credit (Enterprise Community Partners)
Enterprise Community
(9/28/2017 5:00 AM, Emily Cadik)
Today the Trump Administration, House Ways and Means Committee and Senate Finance Committee leadership issued a "Unified Framework for Fixing Our Broken Tax Code" that seeks to lower tax rates, simplify the tax code, bring business back into the US, broaden the tax base and encourage economic growth.

The framework proposes to lower the top corporate tax rate to 20 percent, consistent with the House's tax reform blueprint released in 2016, and eliminate "numerous" corporate tax expenditures in order to help achieve the lower rate.

The Low-Income Housing Tax Credit is one of only two corporate tax expenditures that the framework explicitly preserves, noting that it is a tax incentive that has "proven to be effective in promoting policy goals important in the American economy." Its inclusion in the plan is a testament to the proven track record of the program, the need for resources to address our nation's vast and growing shortage of affordable housing, and the strong bipartisan support that the ACTION Campaign and its more than 2,000 members have built over many years. The framework also notes that tax rules affecting specific industries will be modernized "to ensure that the tax code better reflects economic reality," providing an opportunity to strengthen the Housing Credit.

The only other tax expenditure the framework proposes to retain is the Research and Development Credit, which was the sole corporate tax expenditure explicitly retained in the House's tax reform blueprint. The framework is silent on the tax exemption for private activity bonds, which provide critical financing to more than 40 percent of Housing Credit developments in the form of multifamily Housing Bonds. It is also silent on the New Markets Tax Credit, which is essential for attracting private capital and jobs to some of our nation's most distressed communities. However, it does indicate that "while the framework envisions repeal of other business credits, the committees may decide to retain some other business credits to the extent budgetary limitations allow."

[CT] West Side blaze in Stamford begins in tiny illegal apartment (Connecticut Post, CT)
Connecticut Post
(9/27/2017 12:41 PM, John Nickerson)
STAMFORD-City fire investigators say that a blaze that scorched one home and destroyed another late Monday afternoon while displacing 32 residents was ignited by an electric overload in a tiny illegal dwelling unit.

Chief Fire Marshal Charles Spaulding said his investigators as well as state fire marshals found a five-toot by seven-foot illegal dwelling on the first floor rear porch of 50 Alden Street, where the fire began.

In the tiny room made of plywood and two by fours was a mattress, microwave, air conditioner, space heater and other appliances plugged into power strips that were led to overburdened electrical outlets by extension cords.

Spaulding said that state fire marshals agreed that the fire started in the illegal dwelling unit and was probably ignited by the overloaded electrical circuits in the heavily Hispanic neighborhood.

[MA] Hanover looks to the future with housing forum (Quincy Patriot Ledger, MA)
Quincy Patriot Ledger
(9/27/2017 6:01 AM, Lane Lambert)
A Sept. 27 forum at the John Curtis Free Library will feature discussion of all the town's housing needs, from affordable homes for young families to retirement residences.

HANOVER – The town is holding a housing forum Wednesday night, but it will be a look to the future, rather than a search for ways to deal with any immediate problems of affordability for retirees or young families.

"It will be a little bit of this and a little bit of that," town planner Peter Matchak said. "We'll have a conversation on the outlook for what Hanover needs."

The session will be at 6:30 p.m. in the large meeting room at the John Curtis Free Library, 534 Hanover St. (Route 139).

Town officials will be joined by representatives from the South Shore Chamber of Commerce, Massachusetts Housing Partnership and Metropolitan Area Planning Council.

The forum comes a week after the Chamber released its "Housing 2017" report, which says the South Shore's shortage of affordable housing is making it harder for the area to attract young professionals, young families and jobs.

[MA] Cape Housing Institute Kicks Off in October (Cape Cod Today, MA)
Cape Cod Today
(9/27/2017 4:06 PM, Cape Cod Today)
Next month, Housing Assistance Corporation (HAC) and Community Development Partnership (CDP) will launch the Cape Housing Institute, a collaborative effort between the two nonprofits to provide municipal officials with the resources needed to boost the production of affordable housing throughout the region.

"We want to expand the capacity of the region so that town municipal leaders have the tools and language they need to be able to create housing for the workforce and all residents of their community at all income levels," HAC CEO Alisa Galazzi said.

The institute will begin on Wednesday, October 11, taking place over the course of six weekly sessions, ending on Thursday, November 16. The sessions are free and open to elected and appointed officials throughout Cape Cod and the Islands as well as town housing and planning staff.

[NY] Planning Board OKs pair of low-income housing projects (Buffalo News, NY)
Buffalo News
(9/27/2017 11:28 AM, Jonathan D. Epstein)
The Buffalo Planning Board Monday night renewed its assent for a pair of housing projects aimed at least partially at low-income residents – two years after the projects were first reviewed and approved.

David Pawlik's CSS Construction plans to construct a three-story, 40-unit senior housing facility at 240 Kensington Ave., on a cleaned-up former brownfield site that formerly housed a manufacturing plant. The wood-framed building, to be built on 2.5 acres of the 6.16-acre property, would feature a stone veneer facade with fiber cement panels and composite wood lap siding.

The $8 million Kensington Apartments project includes eight one-bedroom units with 825 square feet and 30 two-bedroom apartments with 950 square feet, with one elevator and no basement. Some would be market-rate, while others would be for low-

income residents. There also would be 47 parking spaces, plus in-unit bicycle storage in the 48,561-square-foot building.

It was originally approved in 2015 as a $5.3 million project, with Pawlik and Nick Sinatra as the city's designated developers for the site, but the approval expired. Construction is expected to last 12 months

[NY] Bronx Point to See 1000+ Units of Housing (Norwood News, NY)
Norwood News
(9/27/2017 4:13 PM, Aaron Mayorga)
One of the largest city-owned lots in the Bronx is slated to be home to 1,045 new housing units and country's first hip-hop museum, officials announced.

The $200 million project, named "Bronx Point," is poised to bring a wave of transformation to a previously underutilized stretch of land abutting the Harlem River and just minutes away from Hostos Community College in Mott Haven.

Along with the thousand units of market rate and affordable housing, Bronx Point will include a state-of-the-art multiplex theatre, a dedicated programming space for the community organization BronxWorks, and a new waterfront esplanade that will join with the nearby Mill Pond Park. Bronx Point will also be home to the Universal Hip-Hop Museum, the nation's first-ever hip-hop museum.

In a statement, James Patchet, president of the New York City Economic Development Corporation, the city's real estate arm, said the project was a result of a two-year long effort to address the South Bronx's need for more affordable housing and greater waterfront access.

Bronx Point is anticipated to be developed in two phases – with the first phase expected to be completed by 2022 and deliver 600 units of affordable housing "that targets households with incomes ranging from extremely low to moderate."

[NY] Mayor continues push for affordable housing in Buffalo (Time Warner Cable News - Buffalo NY, NY)
TWC News - Buffalo NY
(9/27/2017 4:45 PM, Mike Arena)
BUFFALO, N.Y. -- The affordable housing crisis is an issue that continues to plague New York State.

"Nearly half the renters in our state are paying too much for rent. I think it's a third of people are paying half their income on rent which means they can't afford food, or transportation, or clothes for their children," said NYSAFAH CEO Jolie Milstein.

Buffalo Mayor Byron Brown talked about the city's ongoing efforts to reverse that trend Wednesday at the Upstate New York Affordable Housing Conference.

"The city has spent over $34 million on affordable housing, leveraging over $330 million of spending, creating more than 1,600 units of affordable housing in the city of Buffalo," Brown (D) said.

[NY] Starwood to put former United Hospital site on the market (Westfair Online, NY)
Westfair Online
(9/27/2017 4:01 PM, Ryan Deffenbaugh)
At the board meeting, Ferrara said any new owner would have to follow the plan for the site set by the zoning change.

"The zoning that was done on this site is very detailed and essentially the vision that's been presented will be the vision that is embedded in the zoning," he said. "And I don't think anyone will buy that with an idea of coming forward with anything different. It would trigger a re-review."

The updated zoning maintains the previously allowed floor area ratio for the property, but allows bonus density to build beyond it. In exchange for the bonus density, the developer would have to pay a $3 million fee that the village can use for community planning, rehabilitation and affordable housing.

The statement of environmental findings for the proposal approved by the board recommends the development replace workforce housing formerly on the site with 36 units of affordable housing set aside for people making 80 percent of area median income. Those units would represent about 5 percent of the residential units proposed in the project.

[NY] Mayor Brown hints of forthcoming mixed-income housing plan at conference (WBFO-FM, NY)
WBFO-FM
(9/27/2017 6:28 PM, Michael Mroziak)
AUDIO. Buffalo played host Wednesday to a conference on affordable housing at the Hotel Henry. During welcoming remarks, the mayor hinted of an upcoming plan to create such housing throughout his city. The 14th annual New York State Association for Affordable Housing Upstate Conference featured a panel discussion and small group sessions exploring how to create and maximize affordable housing. The conference began with the Association's president and chief executive officer, Jolie Milstein, telling an audience that New York State's budget includes a five-year, $2.5 billion fund to combat homelessness and build more affordable housing. Buffalo Mayor Byron Brown followed by announcing that the city will soon roll out an affordable housing development plan. Following his remarks, he told WBFO that the plan has been in development since last year and that more details will be revealed in the near future. "The city, through its Housing Opportunities Strategy, will be initiating a variety of new programs and initiatives to focus on affordable housing and building mixed-income neighborhoods throughout the City of Buffalo," Brown said.

Milstein supports the idea of mixed-income housing development, saying it rebuilds neighborhoods without pushing away those who have lived in them. "When you put the capital into preserving or creating affordable housing units, those rents are stable, unlike market rents which can rise uncontrolled," Milstein said. "When you invest in affordable housing, the rents are intentionally kept at a place where people from the community can continue to live there." Milstein added that affordable housing projects often times bring with them the additional commercial development sought for those neighborhoods. "When you invest the capital in affordable housing, you're often bringing with it community services, retail opportunities, day cares, businesses that might not be able to locate in those neighborhoods if it were not for not for this investment in the housing projects."

[NY] Can't afford your rent? State, city trying to help (WKBW-TV ABC 7, Buffalo, NY)
WKBW-TV ABC 7
(9/27/2017 12:04 PM, Thuy Lan Nguyen)
"Nearly half the renters in our state are paying too much for rent, I think it's a third of people are paying half their income," says Jolie Milstein, President and CEO of the New York State Association for Affordable Housing.

More and more, New Yorkers are struggling to pay for a basic necessity: a roof over their head. That's why leaders from the state and local level, as well as advocate for affordable housing initiatives met for the largest conference of its kind in Upstate New York. The New York State Association for Affordable Housing hosted a gathering at the newly remodeled Hotel Henry to discuss plans for developing housing within the reach of neighbors in the state.

The conference featured a panel discussion, focusing on Buffalo's inclusionary zoning initiative.

Buffalo is seeing a massive revitalization, with new developments and millions of dollars coming from the state in the form of the Buffalo Billion. This revitalization means some neighbors are no longer able to afford rent in the homes they've lived their entire lives as neighborhoods are improved.

Buffalo Mayor Byron Brown says the city of Buffalo is trying to combat this problem by creating mixed-income neighborhoods, keeping longtime residents from being forced out of their homes while still drawing in new residents. Brown says this will partly be accomplished by allocating Buffalo Billion funds into the revitalization of key neighborhoods, like the East Side.

[NY] Affordable housing advocates focused on state and federal policy (Time Warner Cable News - Binghamton NY)
TWC News - Binghamton NY
(9/28/2017 1:33 AM, Capital Tonight Staff)
The ribbon was cut this week on a new housing complex for veterans in Buffalo. This comes as the annual upstate affordable housing conference is taking place in the Queen City. And like many issues these days, discussions will involve both a local and federal focus. RuthAnne Visnauskas from the New York State Homes and Community Renewal, and Jolie Milstein from the New York State Association for Affordable Housing discuss.

[NJ] Montvale tables deal with Mercedes site developer (North Jersey.com, NJ)
North Jersey.com
(9/27/2017 10:17 AM, Sarah Nolan)
VIDEO. MONTVALE — A settlement agreement that would have allowed a developer to build 350 units of multifamily housing on

the Mercedes-Benz USA property was tabled by the Borough Council on Tuesday, despite advice from legal counsel that the decision will undoubtedly lead the town to potentially lengthy and expensive litigation.

The borough has been negotiating with the S. Hekemian Group, LLC, owner of the soon-to-be-vacant 37-acre site on Mercedes Drive, for 18 months to agree on a plan for the site. The settlement would have helped the borough to partially resolve its affordable-housing litigation, according to the resolution.

Council members Doug Arendacs, Elizabeth Gloeggler and Mike Weaver voted to table the resolution to approve the agreement, hoping to have further discussions with Hekemian that might result in a less dense plan. Council members Rose Curry, Tim Lane and Dieter Koelling voted against tabling the vote, and Mayor Mike Ghassali broke the tie in favor of tabling the issue.

The decision was met with cheers from the audience after dozens of residents spoke, saying they felt the plan was not suitable for Montvale and that a better deal could be reached.

But Jeff Surenian, special counsel hired by the governing body for its affordable-housing litigation, said the town essentially has a gun to its head — the developer will go before the court tomorrow ask for a trial date in the matter, he said.

[NJ] Judge Rejects South Brunswick's Affordable Housing Appeal (New Brunswick Patch, NJ)
New Brunswick Patch.com
(9/28/2017 12:45 AM, Carly Baldwin)
South Brunswick lost an important court battle Friday in the ongoing war over affordable housing in the Township.

SOUTH BRUNSWICK, NJ — South Brunswick just lost an important appeal Friday in the ongoing battle over affordable housing in the Township.

South Brunswick's effort to overturn a 2016 affordable housing mandate was rejected by the state appellate court late Friday afternoon, Sept. 22. Appeals Court judge Marie Simonelli denied South Brunswick's attempts to show a conflict of interest occurred when last year Superior Court judge Howard Wolfson ordered South Brunswick to build a certain number of affordable housing. Simonelli did not give a reason why she denied South Brunswick's appeal.

A lawyer hired by South Brunswick, Jeffrey Surenian, tried to argue that Wolfson had a conflict of interest when he ordered South Brunswick to build 1,553 affordable housing units. South Brunswick says it only should be required to build 927 affordable housing units. Many residents in South Brunswick think more units will clog roads and schools, and destroy remaining open space.

Wolfson has since retired from the bench and now works as general counsel for a major New Jersey developer, Jack Morris, at his firm Edgewood Properties. According to Surenian, Morris or his companies paid for, at least partially, up to 32 vacations for Judge Wolfson and his wife, including trips on a private jet to Boca Raton, the Bahamas and Sag Harbor. Nineteen of those trips occurred while he was a sitting judge and seven of them while he presided over the South Brunswick case, Surenian said. He argued that the judge should have recused himself from making any development decisions in South Brunswick while enjoying a personal friendship with the developer.

[NJ] Franklin Council, developer reach settlement (New Jersey Herald, NJ)
New Jersey Herald
(9/28/2017 5:00 AM, Bruce A. Scruton)
FRANKLIN -- Late Tuesday night, the Borough Council unanimously approved a settlement with a developer under which the council will make zoning changes that would allow a 300-unit apartment complex to be built on vacant land off Munsonhurst Road.

Silk City, a subsidiary of JCM Investors, had threatened to sue the borough because its proposal had been denied by the Planning Board and cited previous court settlements and the Planning Board's own recommendations from 2016, which, the developer's attorney Kevin Kelly argued in a letter last week, actually favored Silk City's proposed Milly's Court development on 71 acres.

There were a few impassioned pleas to the council during a discussion period on the issue, the council retired to an executive

session to speak with Borough Attorney Thomas Prol. Councilman Gilbert Snyder was absent from the meeting,

About 30 minutes later, the council returned and Prol began reading the proposed settlement, with changes, which had been offered by Kelly last week.

The concept plans put before the Planning Board earlier call for 10, four-story buildings each holding 30 apartments. Parking garages would occupy much of the first floors, and the developer has already agreed that one of the 10 buildings would be devoted to age-restricted apartments, while the affordable housing units, which are required by state law, would be spread over the other nine buildings.

[NC] A $165 million government complex in Raleigh? One candidate for mayor says no way. (Raleigh News & Observer, NC)
Raleigh News & Observer
(9/27/2017 6:05 AM, Henry Gargan)
RALEIGH - A campaign flier from a challenger in next month's mayoral election criticizes incumbent Mayor Nancy McFarlane for supporting a plan to build a $165 million city government complex.

The flier from candidate Charles Francis suggests the money could be better spent on the city's affordable housing programs.

"There are 165 million reasons NOT to build a new City Hall," the flier reads. "Charles Francis says those funds should be used to preserve affordable housing and increase access to housing for working and middle-class families."

Francis, McFarlane and candidate Paul Fitts will face off in the Oct. 10 election, when voters will also choose seven City Council members.

[FL] Irma's destruction of trailers challenges Keys' lifestyle (Washington Post)
Washington Post
(9/27/2017 11:00 AM, Jennifer Kay, Associated Press)
KEY WEST, Fla. — Architect Kobi Karp has a vision for affordable housing in the Florida Keys: residences set at coconut-tree height to keep them dry, atop concrete columns holding them in place.

Key West clients sought out his designs before Hurricane Irma struck the island chain this month, and he thinks the two projects will continue despite Irma's damage and debris. "It's a more cost-efficient way of life," the Miami-based architect said.

Such modern, planned development hasn't always appealed to the independent spirits living in the Keys — but Irma may force the laid-back landscape to change.

Mobile homes and recreational vehicles didn't survive the storm's 130 mph winds and storm surge. The losses hit people crucial to Keys tourism: service industry and blue collar workers priced out of expensive Key West homes or newer structures meeting Florida's stringent building codes.

[AR] Senior living center in Fort Smith continuing to deal with city-caused water problems (Fort Smith Southwest Times Record, AR)
Fort Smith Southwest Times Record
(9/28/2017 2:07 AM, Alex Golden)
Since news broke that the city was not going to pay more than $5,000, some people have offered to donate to Midtown. However, Norman said that because Midtown is a privately owned company and not a nonprofit, the staff does not consider taking donations to be the right thing to do.

"We really appreciate the responses we've gotten from citizens of Fort Smith, and a lot of people have asked about donations," she said. "And that is such a kind thing to do, but we would rather they take care of nonprofit organizations in the city."

The apartment complex, a Housing and Urban Development (HUD) property, also houses one of Sebastian County's senior centers, which is a nonprofit that takes part in the Meals on Wheels program, serving about 200 meals a day. The senior center is not designated for only Midtown residents — any senior can take part. The senior center was closed for about five or six weeks

after the leak and the Meals on Wheels program was suspended for about a week, Norman said.

“We are having to cut back on different areas of our budget,” Norman said. “We will do what we have to do without it affecting our tenants.”

[MN] Last-minute change possible for Ford-site plan: low-cost housing for the very poor (St. Paul Pioneer Press , MN)
St. Paul Pioneer Press
(9/27/2017 6:32 AM, Frederick Melo)
St. Paul council members are rethinking a key aspect of the elaborate master plan that will govern future real estate development at the Ford site in Highland Park, and it has nothing to do with traffic, building heights or density.

Instead, several council members would like to add more affordable housing for the very poor.

Neighborhood advocates have raised alarm for months about the potential impact of medium-to-high density construction at the site of the former Ford truck plant in Highland Park, which has been cleared of factory buildings.

They’ve distributed fliers and lawn signs saying that zoning allowing up to 4,000 new housing units will overwhelm the surrounding street approaches with traffic, block river views and overburden schools and parks.

[MN] After significant tweaks, Minnetonka approves 49-unit affordable housing complex (Minneapolis-St. Paul Star Tribune, MN)
Minneapolis-St. Paul Star Tribune
(9/27/2017 4:30 PM, Miguel Otarola)
Council members said the project foreshadows future development in the suburb.

The Minnetonka City Council has approved plans for a 49-unit affordable housing complex, a project that council members called a peek at the future of housing in the suburb.

The apartment complex, tentatively named Shady Oak Crossings, would be built on a parcel of city-owned commercial land near Shady Oak Road and Mainstreet in Hopkins. The council authorized the site and building review, parcel rezoning and sale of the land to developer Ron Clark Construction on a 6-1 vote.

“Minnetonka is a fully developed community, and the expectation is that there is going to be a need for greater density housing as we look forward,” Council Member Brad Wiersum said. “We’re going to be looking at apartment opportunities on small properties again and again and again.”

The building plan underwent what Mayor Terry Schneider called a “substantial redesign” since concept plans were first presented in February. Many of those changes were a response to neighbors critical of the building’s size.

[MN] St. Paul council approves sweeping plan to redevelop former Ford plant (St. Paul Pioneer Press, MN)
St. Paul Pioneer Press
(9/27/2017 8:42 PM, Frederick Melo)
A new residential neighborhood will emerge on St. Paul’s Highland Park river bluff over the course of the next 20 years, and its map was laid Wednesday evening.

After a lengthy public hearing, the St. Paul City Council voted 5-2 to approve a sweeping master plan and zoning layout for the 135-acre site that was once home to Ford Motor Co.’s Twin Cities Assembly Plant on Ford Parkway.

The documents, a decade in the making, have drawn both tough opposition and strong support from residents throughout Highland Park and the city. The city plans envision up to 4,000 new housing units, 20 percent of which will be designated affordable housing, as well as office and commercial structures.

Council member Chris Tolbert, who represents Highland Park and Macalester-Groveland, said he grew up playing baseball on the Ford site ball fields and visited redevelopment sites across the country for perspective

[CO] Affordable housing project in Basalt will house teachers, workers in Pitkin County (Denver Post, CO)
Denver Post
(9/28/2017 4:58 AM, Associated Press)
BASALT, Colo. — More affordable housing is in the works in the western Colorado town of Basalt, including units that would go to teachers.

The Aspen Times reports that officials backed moving ahead with two developments on Tuesday night.

One is a joint effort by Habitat for Humanity, the Roaring Fork School District and Pitkin County. They plan to build 27 units on school land and sell 15 to teachers. The rest would be sold to qualified employees of Pitkin County.

The second would have as many 25 deed-restricted units and 88 homes that would be sold at market prices. The market-prices homes will be small so the developer hopes some will be relatively affordable, selling for about $500,000.

[CO] Loveland council considers changes to affordable housing incentive code (Loveland Reporter-Herald, CO)
Loveland Reporter-Herald
(9/27/2017 7:46 PM, Julia Rentsch)
City staff says current single-family housing code is 'somewhat meaningless,' ineffective

LOVELAND -- The current code for city-sponsored incentives to developers building affordable single-family housing is in need of an overhaul, per a discussion at the Loveland City Council study session Tuesday evening.

Alison Hade, administrator of the Community Partnership Office, said that the current single-family housing incentive structure in the Community Housing Development Code is "somewhat meaningless" and "hasn't incentivized anything."

In her presentation to the council, Hade said the proposed changes to the code have developed out of meetings between the Community Partnership Office, the Affordable Housing Commission, the Planning Commission, developers, builders and the Loveland Housing Authority.

"After all of these meetings, what we're looking at really doing is trying to simplify the code, stop how we're doing it right now, and make it so that any projects that come our way have to be well-vetted," Hade said.

The current code offers non-profit and for-profit builders of affordable housing greater fee waivers if the housing they plan to build will serve families whose annual income falls into lower percentage brackets of the area median income. It also lays out the minimum percentage requirements for units in a development set aside for affordable housing, with greater minimums corresponding to higher AMI percentages to be served.

[Editorial note: VIDEO at source].

[CA] New form of affordable housing coming to the Central Coast (KION-TV CBS, CA)
KION-TV CBS
(9/27/2017 4:33 PM, Brandon Castillo)
A first of its kind affordable housing development is coming to the Central Coast. The new development on E. Rossi and E. Lake Street in Salinas, will replace 14 deteriorating public housing units and an office building with 50 multi-family, energy efficient affordable housing units. The Monterey County Housing Authority Development Corporation is working with Gurdon Modular Buildings and Zumwalt Construction to crane the first modular units into place. According to the HDC, the modular units were constructed off-site and were transported to Salinas over the last several weeks. The units are the final phase of the four-phase Haciendas affordable housing development.

[CA] A solution to California's housing crisis — reinstate redevelopment (San Francisco Chronicle, CA)
San Francisco Chronicle
(9/28/2017 4:57 AM, Antonio Villaraigosa)
California's affordable housing crisis didn't just happen. Our affordable housing shortage was created by flawed public policy that turned a crisis into a catastrophe. The good news is that a problem created by public policy can be fixed, in due time, with better public policy.

The first step should be to fully restore the ability of local governments to use redevelopment authorities to fund workforce and affordable housing for teachers, nurses, firefighters, seniors, low-income families and the homeless. For generations, redevelopment was a powerful public policy tool to make investments in economic development and housing. These agencies had the power to fund strategic local investments by capturing the increased tax revenues generated by new projects.

Yes, there were problems and some abuses. That is a fact. But when the Legislature ended the redevelopment agency network in 2012, it took away a powerful financing tool and, more importantly, hamstrung local communities in their efforts to build affordable housing in a way that made sense for them.

The redevelopment network gives local agencies the power to adopt solutions that make sense in its market. This is important because there is no such thing as a California housing market — the challenges in Fresno are different than the challenges in San Francisco. A "one-size-fits-all" solution does not acknowledge these important regional differences.

[CA] County Planning Commission Approves Changes to Golden Inn & Village in Santa Ynez (Noozhawk, CA)
Noozhawk
(9/27/2017 10:09 PM, April Charlton)
A unanimous Santa Barbara County Planning Commission approved retroactive changes Wednesday to what has become a fairly contentious affordable-housing project at Highway 246 and Refugio Road in Santa Ynez, leaving at least one nearby neighbor vowing he'll fight the decision.

Mark Brooks, who lives on Lucky Lane behind the Golden Inn & Village project that opened last year, said he plans to appeal the commission's ruling to the Board of Supervisors.

"The only way we don't appeal today is (if you) let them put in the lights and let us decide," Brooks told the commissioners.

The supervisors approved the Golden Inn & Village project in 2014, which was built in partnership with the Housing Authority of Santa Barbara County.

Development includes low-income apartments for seniors and low-income family apartments. It will eventually include a senior care and assisted living facility.

[CA] S.F. Project Puts Families at the Center of Affordable Housing (Next City)
Next City
(9/28/2017 5:00 AM, Oscar Perry Abello)
Like a bull's-eye, San Francisco's poorest neighborhood is surrounded by some of its wealthiest. In the Tenderloin, as it's known, median household income is $22,000. Many residents are among San Francisco's youngest; at least 3,000 children live in the Tenderloin. In large part, their families moved there to secure more affordable housing: Some 80 percent of 15,800 total apartments are either rent-controlled or locked-in at below-market rates, according to the San Francisco Business Times. But that housing supply doesn't quite meet residents' needs.

Don Falk, CEO of the Tenderloin Neighborhood Development Corporation (TNDC), estimates that 95 percent of Tenderloin homes are studios or single-room occupancies (SROs), a legacy of earlier times when the neighborhood served a different population. "There is a lot of overcrowding," Falk says.

Nonprofits like TNDC and Mercy Housing started buying up buildings in the Tenderloin in the 1980s, and preserving their affordability. The city of San Francisco, too, worked with investors using Low Income Housing Tax Credits to acquire buildings in the Tenderloin and maintain them as affordable housing.

Today, TNDC owns and manages about 3,500 units of housing, mostly in the Tenderloin but also in some other San Francisco neighborhoods. Ninety percent of their tenants make less than 30 percent of San Francisco's area median income (AMI), currently $34,600 for a family of four.

Fair Housing

Part 2: The fallout of the Bank of America vs. City of Miami decision (HousingWire)
HousingWire
(9/27/2017 2:17 PM, Debbie Hoffman & Alexandria Decatur)
Potential future implications of the decision

With its decision on May 1, 2017, the U.S. Supreme Court essentially strengthened the Fair Housing Act by broadening the definition of the "aggrieved party," however the court declined to issue a ruling on causation and whether the predatory lending of the banks was sufficiently related to the cause of the financial injury claimed by the City of Miami. Several potential implications await the lending industry pending decisions on these issues that the Supreme Court sent back to the District Court for rehearing.

Primarily, the Supreme Court decision opens the door for cities across the country to sue lending companies for diminished property tax revenue and increased municipal expenses associated with foreclosures on properties within their minority communities due to predatory lending practices. As a result, mortgage lenders could be held liable as the direct cause for such financial burdens to government municipalities.

Since 2014, large mortgage lenders like Bank of America and Wells Fargo have seen decreased annual profit due to the increased legal costs associated with mortgage litigation. However, the Supreme Court's recent admittance of suits brought against banks by large municipalities has increased that burden.

With increased litigation costs from suits brought by municipalities, it is also likely that banks will alter their budget to allow for an increase in litigation and settlement costs in the coming years. For instance, due to their increased vulnerability to lawsuits in March 2015, Wells Fargo increased its litigation budget from $1.1 billion in December 2014 to $1.2 billion in March 2015. Bank of America could take similar action in increasing its litigation budget to account for increased litigation

Large lending banks may be able to handle this increase in litigation fees, but smaller banks will likely struggle under the burden of this additional cost. It is possible that some smaller banks may even be forced to shut their doors or at least, discontinue their residential lending programs.

[NY] Court rules LI village engaged in housing discrimination (WABC-TV 7online.com, NY)
WABC-TV 7online.com
(9/27/2017 6:50 AM, Kristin Thorne)
GARDEN CITY, Long Island (WABC) -- A federal court has ruled that a 2004 zoning decision by the Village of Garden City discriminated against African-Americans and Latinos.

"The Fair Housing Act enshrined the promise of open communities in federal law," said Joe Rich, co-director of the Fair Housing & Community Development Project at the Lawyers' Committee for Civil Rights Under Law, who represented the plaintiffs in the case. "The court's decision reiterates that the Village of Garden City's exclusionary practices are unacceptable in American society."

The lawsuit, brought forth by MHANY Management and New York Communities for Change, was filed against the village in 2005. It accused the village of discrimination by approving a zoning classification that would have prevented multi-family housing from being built on a 25-acre parcel of property at the intersection of Washington Avenue and 11th Street. Opponents of the ordinance said it was a way for the village to block minorities from moving in to the predominantly white area.

"It's time for Garden City to stop supporting its past bias, its past discrimination and realize that it has done wrong and change their ways," attorney Frederick Brewington said. "It's really not about that piece of land. It's about the bigger issue. It's about affordable housing in a place that has basically locked and chained the borders."

[Editorial note: VIDEO at source].

[NY] Garden City accused of using zoning laws to discriminate against minorities (News 12, NY)
News 12
(9/28/2017 5:00 AM, News 12)
GARDEN CITY - The Village of Garden City is accused of using its zoning laws to discriminate against minorities.

Diane Goins and Mary Crosson are the faces behind a housing discrimination lawsuit that's been going on for more than a decade. Crosson says she vividly remembers house hunting in the 1990s and being told not to even look at Garden City.

"I got a job and I worked, and if I wanted to put my kids in a nice neighborhood, why couldn't I do that?" she asked.

When the lawsuit was first filed back in 2005, a piece of land at the corner of Washington Avenue and 11th Street in Garden City was at the center of the case. The plot was planned to be an affordable housing development.

The village then rezoned the land, which blocked multifamily dwellings. It was a move housing advocates claimed was done deliberately to prevent minorities from moving in.

Since then, there have been several court rulings against the village, including one last week. There have also been several appeals by the village.

Attorney Fred Brewington says it's time to stop fighting and start doing what's right.

"What [the village has] done here is you've locked and chained the doors of Garden City for people who simply want to have a good place to live," said Brewington. "You've encouraged discrimination. You've encouraged hate. You've encouraged segregation and that should not be what's happening in the year 2017."

[FL] Jupiter stabbings were at drug recovery center, HOA says (Palm Beach Post, FL)
Palm Beach Post
(9/27/2017 7:41 AM, Olivia Hitchcock and Jorge Milian)
Neighborhood leaders and the real-estate company have been working to evict the residents for the last several weeks, Sponito said Tuesday. Sponito stressed that the neighborhood association did not know about — much less approve — the residents in that townhome.

"We thought we were renting to a nice woman," Sponito said. She interviewed the renter, a single woman who claimed she would be living alone in the three-story, coral-colored house just west of the St. Louis Cardinals practice fields at Roger Dean Stadium, the baseball team's spring-training home.

It was unclear Tuesday whether their efforts would prevail. The Americans with Disabilities Act protects addicts in recovery. The federal Fair Housing Act bars housing discrimination against the disabled, essentially trumping local zoning laws that would bar businesses such as sober homes from neighborhoods.

That lease started in July. By early September, neighborhood leaders knew something was off, and that the renter had apparently allowed the sober-home group to use the house.

[MS] National Fair Housing Alliance settles race discrimination case with Mississippi real estate agents (HousingWire)
HousingWire
(9/27/2017 6:44 PM, Ben Lane)
Accused Jackson agents of discriminating against minorities

The National Fair Housing Alliance announced this week that it reached a settlement with a group of Jackson, Mississippi real estate agents over allegations that the agents discriminated against both whites and blacks.

According to the NFHA, an investigation found differences in the way that Lorgroup, DBA RE/MAX Alliance, and The Lee Garland and Rita Jensen Team treated races with discrimination when they inquired about purchasing a home.

Specifically, the NFHA said that its investigation found that when "Potential White homebuyers sought housing in integrated and predominantly African American neighborhoods, they were steered away."

According to the investigation, white buyers were provided with a "Plethora of information and assistance to help them buy a home in a predominantly white area," while African American buyers "Often never even received a call back from an agent after leaving messages about purchasing a specific home in Jackson."

After conducting its investigation, NFHA filed a federal housing discrimination complaint with the Department of Housing and Urban Development against the agents and companies, which led to this settlement.

Under the terms of the settlement, Lorgroup will pay $46,000 to NFHA, participate in fair housing trainings, and display fair housing signs in its offices.

Lorgroup agreed to promote fair housing in the communities where it does business and agreed to expand equal housing opportunities for all consumers, NFHA said in a release.

"The differences in treatment uncovered in NFHA's investigation are examples of how Whites and Blacks are steered to different housing opportunities based on the racial composition of a neighborhood," NFHA's president and CEO, Shanna Smith, said in a statement.

"Steering intentionally perpetuates residential segregation and is illegal under the Fair Housing Act," Smith said. "This is why it is imperative that real estate companies work to expand equal housing opportunities for everyone. When people choose where they want to live without artificial and illegal barriers, our communities and neighborhoods are stronger."

Section 8

[NJ] Millville officials, residents score efforts on crime prevention (Vineland Daily Journal & Hammonton News, NJ)
Vineland Daily Journal & Hammonton News
(9/27/2017 5:41 PM, Joseph P. Smith)
MILLVILLE - Residents discussed local crime trends and local responses to crime at a public meeting Tuesday night called by City Commissioner David Ennis, whose final months in office has him in charge of the Public Safety Department.

The roughly two-hour meeting was at In His Presence Worship Center at East Broad and North 3rd Streets in Center City, an area that keeps police busy with a range of bad behaviors and a particular area for reports of gunfire.

Ennis, who used to be the church's pastor, said the gathering's sole purpose was to "Collectively think of alternatives to make the city a better place."

Ennis also criticized the state prison system for ineffectiveness when an audience member suggested released inmates are a factor in local crime.

He said the federal government's Section 8 housing voucher program was a problem because, in his experience, released inmates who haven't changed their ways often stay or live with someone in the program.

Homelessness

[NY] Green Chimneys Childrens Services secures federal funding (Mid-Hudson News, NY)
Mid-Hudson News
(9/27/2017 7:39 AM, Mid-Hudson News)
WASHINGTON – The US Department of Health and Human Services has granted Green Chimneys Children's Services $136,814 for the shelter's transitional living program for homeless youth.

Green Chimneys in Brewster serves 200 children, the majority of whom are runaway, homeless, and street youth in Putnam County.

Through their community-based services, the organization offers programs that promote positive development, healthy choices, and effective family communication. Support programs dedicated to LGBTQ youths who are homeless include residential services and career training to provide resources and develop vital skills to help them enter adulthood as healthy, responsible members of their communities.

Ultimately, the organization's goal is to reunite the child with their family and avoid juvenile detention, foster care, or mental health facilities.
The grant was announced by Congressman Sean Patrick Maloney (D, NY-18).

[NY] Community: The Youth Task Force has Launched the Be Counted, End Youth Homelessness Campaign (WBLK-FM 93.7, NY)
WBLK-FM 93.7
(9/27/2017 9:31 AM, Yasmin Young)
The Youth Task Force has launched the "Be CountedEnd Youth Homelessness" campaign to promote its second Youth Point in Time Count to find and count Buffalo's homeless and couch-surfing youth to collect the data necessary to apply for funding to address their needs.

On October 27, 2017 The Youth Task Force will be having an all day Youth Point in Time Count to survey as many of these youth as possible and they need your help for them to Be Counted! Youth 24-years-old and under can take the CONFIDENTIAL survey online, at any of their participating providers or at our Youth Count Pizza Party at a location to be announced.

[NY] De Blasio's 'homeless hotels' plan is way behind schedule (New York Post, NY)
New York Post
(9/28/2017 1:46 AM, Yoav Gonen)
Nearly two years after Mayor de Blasio announced a plan to create 15,000 units of supportive housing to deal with the homelessness crisis, just 48 units are ready and occupied, The Post has learned.

Top city officials had initially said at least 250 units would be operating in 2016 — the first year of the initiative — but didn't manage to sign the first contracts with providers until December 2016.

Since then, only 48 of the 550 units promised under those contracts have come to fruition, a delay that advocates say stems from the administration's inability to find enough landlords willing to participate.

"There's a real challenge in New York City right now — which is too many rental vouchers chasing too few affordable apartments," said JoAnne Page, CEO of The Fortune Society, a nonprofit serving the formerly incarcerated.

[NY] Housing First Symposium: Is housing a human right? (Rochester First, NY)
Rochester First
(9/27/2017 8:02 PM, Rochester First)
ROCHESTER, N.Y. (WROC-TV) - Homeless service advocates and providers gathered Wednesday to discuss the notion of housing as a human right.

The Housing First Symposium took place at RIT, offering a day-long workshop with training on the Housing First concept.

As the name suggests, Housing First provides a stable shelter first then addresses the issues that may have led someone to become homeless in the first place such as drug addiction.

"What is the most important thing that people need -- it's shelter, it's safety, and then they can take care of things like lifestyle choice and then they can think of higher needs on the pyramid like being a productive member of society," Amy D'Amico, co-chair of the Housing Fire Symposium said.

The event was sponsored by the Homeless Services Network, a collective of over 80 providers in Rochester who serve and house the homeless in our area.

[Editorial note: VIDEO at source].

[NY] Meyer Manor Neighbors fear 'transients' (Eagle News Online, NY)
Eagle News Online
(9/28/2017 4:45 AM, Russ Tarby)
Eighteen people spoke at a Sept. 18 public hearing in Liverpool about the proposed Meyer Manor apartment complex at 1225

Tulip St., just north of the Thruway. The wide majority opposed the development, and just three of the 18 speakers favored it. More than 95 people attended the hearing.

Because the eight-acre property is within the village, the Liverpool Board of Trustees is considering a zone-change request from R-1 to R-3 for the development's entryway. Some 90 percent of the property owned by Marvin Meyer is already zoned R-3, allowing for multiple-family dwellings.

Local developer Cosimo Zavaglia plans to purchase Meyer's property to construct a 108-apartment complex called Meyer Manor Apartments just south of the Johnson Tract neighborhood.

Before the public hearing began, village engineer Greg Sgromo reported on a recent traffic study, which suggested that the complex's estimated 162 vehicles would have no significant impact along Tulip Street. Trustee Bradley Young disagreed, saying, "I foresee accidents happening."

[NJ] Family Promise offers resources, hope to homeless (New Jersey Herald, NJ)
New Jersey Herald
(9/28/2017 5:00 AM, Katie Moen)
NEWTON --In Sussex County, homelessness remains a growing and prevalent concern. With the winter months fast approaching, organizations like Family Promise are working to ensure that local residents have access to the resources and information they need they need to stay safe and protected.

"I think that homelessness is not as visible in this area as it may be in some others," said Chris Butto, executive director of Family Promise of Sussex County, "but that doesn't mean that we are not all affected by it. We have people right here in this county who are sleeping in parks or in their cars, or wondering how they are going to keep their families off the streets. Our job is to make sure that anyone who is facing homelessness knows that they do not have to face this alone and that help is available."

According to a point-in-time study done in January by Monarch Housing Associates -- a census-style collection of data that looks at the number of homeless residents in a given area at the same time each year -- homelessness in Sussex County is up almost 24 percent from 2016.

The data indicates that 99 local persons from 52 households were experiencing homelessness at the time of the study.

[MD] Baltimore-Based Legal Group for Homeless Opens Montgomery Co. Office (Maryland Matters, MD)
Maryland Matters
(9/28/2017 5:00 AM, Meghan Thompson)
HPRP's new Rockville office was donated by Miles & Stockbridge, a leading Maryland firm. The organization also provides a legal clinic nearby at the Homebuilders Care Assessment Center, a homeless men's shelter, where lawyers conduct intake of homeless residents every other month and take on their legal cases.

Montgomery County, while the wealthiest jurisdiction in the state, also has the second highest homeless population after Baltimore city, according to Maryland's Interagency Council on Homelessness' 2016 Annual Report. Because of this elevated number, HPRP chose to locate its second office in Rockville. According to Point In Time, a study conducted by the Metropolitan Washington Council of Governments, Montgomery County had roughly 894 homeless people as of January 2017.

Montgomery County sees an elevated number of homelessness due to the high cost of housing, the same reason for an elevated homeless population in Baltimore city, according to Fasanelli.

"If people cannot earn or receive income that is sufficient to pay the market rent, that's when [communities] see homelessness," she said.

The county government has partnered with HPRP to expand resources for the homeless population of Montgomery. Amanda Harris, the county's Department of Health and Human Services Chief of Services to End and Prevent Homelessness, said Montgomery faces a specific challenge of chronic homelessness. According to the U.S. Department of Housing and Urban Development, a chronically homeless individual has a diagnosable disability, lives on the streets, in a safe haven, or in an

emergency shelter, and has been homeless continuously for at least 12 months or on at least four separate occasions in the last three years that total at least 12 months.

[FL] Friends mourn Good Samaritan shot and killed for defending homeless man (Orlando Sentinel, FL)
Orlando Sentinel
(9/27/2017 12:53 PM, Adam Sacasa)
When Tony Royo ran out of his office to find his close friend motionless with a gunshot wound to the chest, he couldn't believe it was real.

The friend, businessman Philip Antonino, 57, of Hollywood, ran Phil and Lou's Muffler Exchange in West Park with his brother. He died Friday morning when investigators say he intervened with a homeless man who was mowing grass and being "berated" by another man.

"It was heart-wrenching, seeing him there, said Royo," president of Shoreline Foundation Inc., a marine construction business next door to the auto shop. "It's just so senseless."

The Broward Sheriff's Office said Tuesday that investigators had no further information to release about the fatal shooting. No arrests have been announced in the killing.

[MO] Apartments for Mental Illness Patients Changing Lives (KOAM-TV CBS, KS)
KOAM-TV CBS
(9/27/2017 6:45 PM, Lisa Olliges)
An apartment building in Joplin is credited with changing lives. Magnolia Heights marked its tenth anniversary today. The housing is helping people with chronic mental illness. Paul Welton shared how he went from homelessness to living at Magnolia Heights. He told guests at a celebration how his case worker suggested he apply and interview for the housing. There are twenty-three units and twenty-three residents at Magnolia Heights. It's regularly full as residents pay thirty percent of their income to live there whether it's social security, disability, or work monies. Here they are safe and supported while they work on their mental illness. Some move out but they aren't forced to ever leave. Lisa Francis, the adult community services director said, "Some of them feel they want to stay cause they don't have any friends or family. This becomes a community all unto itself." While residents said they feel like they're part of a family, it's important that the specialized help is nearby. Magnolia Heights was built with Department of Housing and Urban Development grant dollars. It's one of three complexes for adults with mental illness.

[IN] Will this finally reduce panhandling Downtown? (Indianapolis Star, IN)
Indianapolis Star
(9/27/2017 8:15 AM, Amy Bartner)
A new campaign to curb panhandling and help homeless people in Downtown began Tuesday — and this time, it will create noticeable change, city leaders say.

Street Reach Indy will raise money via 20 bright blue parking meters and six cash donation boxes around Downtown. Two of the meters accept credit cards. Nine of the meters and all six boxes have already been installed for use.

The idea is that, if Downtown visitors donate to a meter or cash box instead of directly to a person asking for money, the funds will be better distributed among resources to prevent homelessness.

"There have been a lot of initiatives we have had in the past, but this is different," Alan Witchey, executive director of the Coalition for Homelessness Intervention and Prevention, or CHIP, said at a press conference at Monument Circle. "It really is a collaborative effort that hasn't been done before."

[WI] Editorial: Homeless bills still need Senate action (Wisconsin State Journal, WI)
Wisconsin State Journal
(9/27/2017 9:38 AM, Wisconsin State Journal Editorial Board)
Wisconsin needs a serious plan to fight homelessness across the state. And to her credit, Lt. Gov. Rebecca Kleefisch has agreed to lead a panel to take on this important task.

Just one problem: The Legislature still hasn't created the Interagency Council on Homelessness for Kleefisch to chair.

The state Assembly unanimously voted last spring for Assembly Bill 234, which would establish the council. The secretaries of eight state agencies and other officials would serve as members. They would draft a plan to prevent and end homelessness, coordinate state efforts, and hold agencies and service providers accountable for results.

A Senate committee quickly held a public hearing on AB 234 in May, with lots of people testifying for the bill — and nobody against.

[TX] Beaumont man indicted in connection with homeless woman's death (Beaumont Enterprise, TX)
Beaumont Enterprise
(9/27/2017 3:39 PM, Morgan Gstalter)
A Jefferson County grand jury indicted a Beaumont man today on a capital murder charge in connection with of a homeless woman in June, according to court reports.

Brandon Julian Coleman, 26, is charged with killing 54-year-old Catherine Dungan and leaving her body in Collier's Ferry Park on the night of June 24.

Surveillance videos from nearby stores allegedly show Dungan, who was homeless, getting into a silver 2005 Ford Focus registered to Coleman's mother. Eyewitnesses place Coleman in the driver's seat, according to a probable cause affidavit from the Beaumont Police Department.

Around 6:20 p.m., officers were sent to the park on Pine Street and discovered Dungan's partially nude body with her hands bound behind her back. There were signs of sexual assault, according to the affidavit.

[CO] Pueblo's 19th Annual Homeless Veteran Stand Down set for Friday (Pueblo Chieftain, CO)
Pueblo Chieftain
(9/27/2017 4:24 PM, Anthony A. Mestas)
Originally, in times of war, exhausted combat units requiring time to rest and recover were removed from the battlefields to a place of relative security and safety. The order was to stand down.

Today, Stand Down refers to a community-based intervention program designed to help the nation's homeless veterans combat life on the streets.

Pueblo's 19th Annual Homeless Veteran Stand Down is set for Friday.

The event, put on by the Pueblo County Homeless Veterans Coalition, is scheduled to be held at First Presbyterian Church, 220 W. 10th Street, from 10 a.m. to 2 p.m.

[CO] Hepatitis A cases surge in Colorado, El Paso County (Colorado Springs Gazette, CO)
Colorado Springs Gazette
(9/27/2017 8:04 PM, Jakob Rodgers)
Hepatitis A infections are surging this year across Colorado - with dozens of people most recently exposed at a Colorado Springs homeless shelter.

Across the state, one person has died and at least 57 people have tested positive for the liver disease this year - more than double Colorado's typical annual caseload, said Dr. Rachel Herlihy, the Colorado Department of Public Health and Environment's state epidemiologist.

El Paso County ranks as the hardest hit, with 12 cases so far this year, said Shannon Rowe, a county epidemiologist. Half of those people infected needed to be hospitalized, and all are recovering.

The surge comes as several other states deal with outbreaks of the virus, which is found in fecal matter and is spread through sex or through contaminated food or water. Poor hand washing is often to blame.

[WA] Open House opening hearts and doors (Vancouver Columbian, WA)
Vancouver Columbian
(9/27/2017 9:12 AM, Patty Hastings)
The Bridgeview Education and Employment Resource Center will take about 10 months to complete, so it'll be done next summer. The center is in the middle of Vancouver Housing Authority's Skyline Crest housing complex and will share a wall with the Boys & Girls Clubs of Southwest Washington's Heights O.K. 2 Clubhouse. The resource center aims to be a one-stop shop for services and supports that low-income households may otherwise have to zigzag across the county to access.

[CA] City approves year-round homeless shelter on Drayton Street (Santa Clarita Valley Signal, CA)
Santa Clarita Valley Signal
(9/27/2017 3:56 PM, Jim Holt)
Bridge to Home is one step closer to opening its homeless shelter all year.

At the city council meeting Tuesday, council members voted unanimously to turn over ownership of the property to the nonprofit and issue them a temporary use permit.

The organization can now move forward with plans to keep the shelter open every day of the year instead of only during the winter months. Bridge to Home owning the property will make more Measure H funds available than if the city maintained ownership, allowing for added funds to go toward extending the shelter.

"We need to act and to take advantage of Measure H funding," said City Council member Bill Miranda. "And, it seems to me that this is the right place to have it."

[CA] City Controller: LA should step up enforcement to stop growth of homeless encampments (Los Angeles Daily News, CA)
Los Angeles Daily News
(9/28/2017 4:41 AM, Elizabeth Chou)
With homeless encampments becoming a ubiquitous sight throughout Los Angeles, the city's current approach to tackling the problem has come up short, Los Angeles City Controller Ron Galperin concluded in a report released Wednesday.

Galperin's report examines the way the city handles encampments and lays out a series of recommendations for how the city could improve its methods.

Galperin urged fellow city leaders to take more immediate steps to address a rise in people living on Los Angeles's sidewalks and streets, saying that existing laws could be better used to address health and safety risks associated with homeless encampments.

Despite the recent approval of Proposition HHH, a bond measure aimed at constructing more homeless housing, and Measure H, a sales tax hike to raise funds for services, those steps are expected to take several years to yield results.

[CA] Hepatitis A outbreak is San Diego's Katrina as urgency underscores a slow initial response (San Diego Union-Tribune, CA)
San Diego Union-Tribune
(9/28/2017 4:46 AM, San Diego Union-Tribune Editorial Board)
This may wind up as San Diego Mayor Kevin Faulconer's Katrina, but it's clear all five San Diego County supervisors were asleep at the switch, too.

This month, after lacking it for months, city and county officials finally showed a sense of urgency — ramping up vaccination, sanitation and education — to fight the nation's worst hepatitis A outbreak since a vaccine was rolled out in 1995. Now, San Diego officials have expanded sidewalk power-washing far beyond its downtown core — as cases crop up in Orange, Los Angeles and Santa Cruz counties as well as across San Diego County, from El Cajon to Chula Vista to Oceanside. One-third of our county's 461 cases are neither homeless nor illicit drug users.

Faulconer has mobilized and is now sharing frequent social media updates. But the problem is so bad that firefighters in Spring Valley may have been exposed to the virus while battling a vegetation fire in a homeless camp, Ocean Beach residents are

cleaning out coastal encampments, and county officials have heard urgent pleas to help clean up feces and filth along the San Diego River for weeks.

Cooperation at the highest levels of government is essential to keep this from spiraling even more out of control. City-county emails dating to May show repeated slow activity. But at least the city responded quickly to a request for those emails. The county has yet to release its own emails about hepatitis A.

[CA] San Diego expands sidewalk cleaning to fight hep A outbreak (San Diego Union-Tribune, CA)
San Diego Union-Tribune
(9/28/2017 4:45 AM, Gary Warth)
VIDEO. San Diego is expanding its efforts to curb a hepatitis A outbreak that has killed 17 people by beginning washing sidewalks with a bleach solution in beach communities, the Midway area, Uptown and Mid-City.

Cleaning began Wednesday in parts of the Midway area, Ocean Beach and Pacific Beach, and crews will work in Uptown and Mid-City on Friday.

Sidewalk sanitizing is one of the key actions the city is taking to assist the County of San Diego's efforts to eradicate the virus that has spread among the homeless population.

The city began power-washing sidewalks with a bleach solution in different areas downtown three times a week Sept. 11, following guidelines set by the County Public Health Officer to effectively kill the hepatitis A virus.

[CA] Hilton Gives Millions to Fight L.A. Homelessness (San Fernando Valley Business Journal, CA)
San Fernando Valley Business Journal
(9/28/2017 4:58 AM, Helen Floersh)
The Conrad N. Hilton Foundation in Agoura Hills has awarded $8.5 million in grants to combat homelessness in Los Angeles County.

The foundation's board disclosed Monday that it approved 14 grants totaling $26 million during the third quarter of 2017. In addition to funds for a reproductive health program for New York City foster youth and substance use research at the Seattle Children's Hospital, the Hilton Foundation will award $8.5 million over the next three years to the Home for Good initiative of the United Way of Greater Los Angeles.

"We are proud to continue our partnership with the United Way of Greater Los Angeles in support of the Home for Good initiative," Peter Laugharn, chief executive of the Hilton Foundation, said in a statement. "The foundation's investment alone is not enough to bring solutions to scale, and public-private partnerships such as Home for Good will allow the foundation's investment in our communities to be amplified."

Home for Good is a program that seeks to curtail chronic homelessness and homelessness among veterans. It was launched in Los Angeles in 2010 through the Business Leader's Task Force on Homelessness, a collaboration between United Way of Greater Los Angeles and the Los Angeles Area Chamber of Commerce, and has since expanded its efforts countywide. Its core component is a four-point action plan that includes cooperation between policy-makers and community advocates; a list of best practices for housing the homeless; a "Funders Collaborative" that makes funds from private foundations available to public agencies; and the implementation of the Coordinated Entry System, which coordinates the efforts of all homeless service providers to help individuals find the most appropriate resources for their needs.

[CA] San Diego mayor agreed to homeless hub, then delayed, advocates say (San Diego Union-Tribune, CA)
San Diego Union-Tribune
(9/28/2017 4:43 AM, Jeff McDonald)
Homeless advocates say San Diego Mayor Kevin Faulconer agreed to a deal last year to push a comprehensive shelter for homeless people on city-owned property east of Interstate 5, but the plan was delayed by months for reasons that are not clear.

The agreement was to create a full-service facility to house, detoxify and counsel hundreds of people at the city corporation yard at 20th and B streets in Golden Hill.

Under the deal, the normal red tape involved in selecting a provider and site would be cleared away. The effort was to be managed by the Alpha Project charity and introduced at the mayor's State of the City address, two people involved in discussions told The San Diego Union-Tribune.

But when he made his speech in January, Faulconer didn't specify a site or a service provider.

"Finally, we are going to streamline services by creating San Diego's first integrated assessment system," the mayor told the crowd at the Balboa Theatre. "And next month I'm going to formally ask homeless service providers for their proposals to make it a reality. It's about creating a central hub."

[CA] SF sends alerts, opens cooling centers for 80-plus degree heat (San Francisco Chronicle, CA)
San Francisco Chronicle
(9/28/2017 4:45 AM, Annie Ma and Kurtis Alexander)
The calendar may say autumn, but that sweat running down your neck says summer.

While it's common for the Bay Area to enjoy balmy weather in September and October, when the summer fog lifts and the sun finally emerges, a string of near-90-degree days in San Francisco is not the norm.

This week's scorcher, which follows a warm spell three weeks ago that pushed temperatures in the city to an unprecedented 106 degrees, puts the month on track to be the hottest September ever recorded in some spots across the region.

And in many places, the unusual heat, which climate scientists chalk up to a long-term warming trend, is triggering unusual responses.

[CA] L.A. controller says city should open emergency homeless campgrounds and shelters (Los Angeles Times)
Los Angeles Times
(9/28/2017 5:00 AM, Gale Holland)
The Los Angeles city controller recommended Wednesday using city land for emergency campgrounds and shelters to curtail the ragged shantytowns that have plagued neighborhoods from Boyle Heights to Wilmington in the current homelessness crisis.

In a 37-page report, City Controller Ron Galperin also recommended tougher policing, streamlined cleanup protocols, showers and bathrooms for homeless people and expanded storage, including mobile bins, for their belongings.

He said the city should investigate whether a 10-year-old court agreement allowing homeless people to stay overnight in public spaces is still in force, with an aim of finding more flexibility in controlling homeless tents and piles of property.

"Without creative solutions to address homeless encampments … the city will merely transfer the issue from one constituency to the next without finding a way to mitigate public health and safety risks for everyone," Galperin's report said.

[HI] Honolulu auditor criticizes city's homelessness initiatives (McClatchy Washington Bureau, DC)
McClatchy Washington Bureau
(9/28/2017 3:00 AM, Associated Press)
HONOLULU - A report by city Auditor Edwin Young criticized Honolulu's initiatives to combat homelessness, saying Mayor Kirk Caldwell and his administration are lacking benchmarks and mismanaging programs aimed at sheltering people.

The Honolulu Star-Advertiser reports that the 75-page audit submitted to the City Council on Tuesday also pointed to "a disconnect between the homelessness priority for city leaders and the resources allocated" to the Department of Community Services, which oversees housing programs.

The audit did praise the city's investment of more than $7.5 million in general fund dollars to support three programs, but questioned whether that can continue using general funds.

Councilman Ernie Martin said he was disappointed by the findings of the report because the administration and Council have made homelessness a priority.

Public and Indian Housing (PIH)

[CT] Judge encouraged by update of Thames River progress (New London Day -theday.com, CT)
New London Day
(9/27/2017 8:16 PM, Greg Smith)
New London — A judge who in 2014 signed an agreement to end a class-action lawsuit and ensure new homes for the tenants at the troubled Thames River Apartments said he is so far satisfied with the recent progress the city and its housing authority have made in trying to provide new homes for families at the high-rises.

"The process languished for a while," Judge David M. Sheridan said. "At present, I'm satisfied from everything I've heard that the process is on track. The momentum is still there."

Sheridan joined a teleconference at the offices of The Reardon Law Firm on Wednesday for a status report from Mayor Michael Passero, Housing Authority Executive Director Roy Boling, Housing Authority board of commissioners Chairwoman Betsy Gibson and several attorneys. Robert Reardon, who has represented tenants pro bono for more than a decade, assembled the group after threatening to reopen the case because of what he said were further deteriorating conditions at the Crystal Avenue high-rises.

His original lawsuit focused on unsanitary and unsafe conditions there.

Reardon has continued to push for progress because the Housing Authority had failed to adhere to the timeline in the 2014 stipulated judgment ordering updated homes for tenants of the federally subsidized and outdated apartment complex.

The authority, beset by setbacks that included stalled plans for a replacement housing complex, decided to pursue mobile Section 8 vouchers and abandon the high-rises.

The Housing Authority found out on Wednesday that the federal Department of Housing and Urban Development is expected to approve the authority's application for a disposition of the Thames River complex and issue the vouchers. Boling said he expects an approval letter by Monday.

On Oct. 12 there will be a meeting with Thames River tenants to discuss the voucher distribution process with HUD officials and representatives of the Glendower Group, the organization hired to handle the relocation process.

[NY] Urban Upbounds Grand Opening & Ribbon Cutting Ceremony (Western Queens Gazette, NY)
Western Queens Gazette
(9/27/2017 4:01 PM, Western Queens Gazette)
On Tuesday, September 19, Bishop Mitchell Taylor, Congresswoman Carolyn B. Maloney, Assemblywoman Catherine Nolan, NYC Majority Leader Jimmy Van Bramer, Tenants Association President April Simpson, Peoples United Bank Assistant Vice President Amy Flores, and Urban Upbound joined to announce the launch of the new employment and financial empowerment office space in the Queensbridge Houses. Urban Upbound will continue its work aimed at increasing the financial stability of public housing residents who find themselves in crisis.

With the assistance of Urban Upbound, residents will be able to access financial counseling and education services, ranging from short-term financial crisis counseling and financial education workshops, to longer-term one-on-one financial counseling focused on asset building and debt reduction. Financial counselors address strategies to repair credit, access work supports such as food stamps, health benefits, Earned Income Tax Credit (EITC) and Earned Income Disregard (EID). Urban Upbound also works to connect un-banked and under-banked residents to the Urban Upbound Federal Credit Union for banking services to help them avoid high-priced check cashing companies and predatory lenders. The credit union offers affordable savings accounts, credit builder loans, and free NYCHA rent payment processing.

Urban Upbound also announced the launch of two new initiatives: The Building Wealth Club, which will provide residents with tools and resources necessary to excel in entrepreneurial business development and home ownership; and a Digital Intelligence program that will teach individuals coding and information technology, helping them to secure jobs in the technology sector.

[NY] Bed bugs becoming big problem in Ogdensburg (WWTI-TV ABC 50, Watertown, NY)
WWTI-TV ABC 50
(9/27/2017 8:35 AM, Alex Hazard)
Bed bugs have reportedly been an issue for some time in Watertown, and now the creepy crawlies are apparently affecting people in St. Lawrence County.

Residents of two apartment complexes in Ogdensburg said there has been an infestation over the last year. It's apparently so bad, the mayor called it a "major catastrophe."

The director of Ogdensburg Housing Authority indicated 21 apartments in total between the two separate buildings have had cases of bed bugs.

People living there are complaining that not enough is being done to get rid of the insects, but the Housing Authority indicated it is working with public health and will continue with its current extermination process.

[NY] NYCHA Responds to Our Article About Crime Victims Seeking New Apartments (City Limits, New York, NY)
City Limits
(9/27/2017 10:18 AM, City Limits)
On September 20, City Limits published the story "NYCHA Crime Witnesses Face Obstacles When They Seek Safety." This week NYCHA submitted a letter to the editor reacting to that article.

NYCHA writes: We are writing to correct the record regarding the emergency transfer process at the New York City Housing Authority ("NYCHA Crime Witnesses Face Obstacles When They Seek Safety," September 20, 2017). NYCHA is improving our emergency transfer policies and the results are tangible: the average time to process an emergency transfer decreased 31 percent from 2015 to 2017. We digitized emergency transfer forms and records to make it faster and easier to process and manage cases, provided new training on VAWA regulations and residents can now apply for an emergency transfer online through our online resident portal.

The article fundamentally misunderstands the process and challenges with emergency transfers and grossly misstates the vacant apartment tracking system. For example, the article conflates numerous emergency transfer categories and policies, removing nuance that is critical to understanding the issue. The simple fact is that NYCHA is at 99 percent occupancy. The housing affordability crisis in the city means families are simply not moving. If emergency transfer applicants have additional needs (a particular neighborhood, number of bedrooms or medical needs) relocation becomes even more challenging. Today, NYCHA has only 958 open apartments throughout all 5 boroughs. We have 398 VAWA emergency transfer requests, in addition to 809 medical transfer requests, and 9,920 transfer requests for other critical needs.

Furthermore, the article relies on incorrect crime data, falsely reinforcing a negative stereotype of life in public housing; NYPD data shows that crime is down 7.2 percent throughout NYCHA in 2017.

We strive to be as transparent and accessible as possible, which is why we'll continue to communicate to residents, advocates and all New Yorkers as we improve our emergency transfer policies.

City Limits responds: It is unclear how our article "fundamentally misunderstood" the process or "grossly misstated" the system for tracking vacant apartments. In the story in question, author Ese Olumhense acknowledged many of the points made in this letter: that changes to the system had occurred, that some measures of performance had improved, that NYCHA's low vacancy rate was a real obstacle and that "families that stay on the waiting list a long time are likely hard to place because they are very large or very small family sizes, which don't fit the majority of the vacant apartments." A NYCHA spokesperson did speak with Olumhense, but declined to be interviewed for attribution.

[NY] Developer accuses Newburgh of reneging on deal, seeks new vote on letter (Middletown Times Herald-Record, NY)
Middletown Times Herald-Record
(9/27/2017 7:43 PM, Leonard Sparks)
CITY OF NEWBURGH — A developer Newburgh selected five years ago to build 91 units of affordable apartments and a street-level grocery store on Broadway is again accusing city officials of defaulting on its agreement for the $31 million project.

Mill Street Partners LLC attorney David Cooper cited the City Council's vote against a letter supporting the lifting of a recently discovered deed restriction on one of the city-owned properties slated for the project. The complaint was in a letter sent last week to Mayor Judy Kennedy and Council members.

The restriction, discovered by longtime project opponent Stuart Sachs, limited the use of 18 Johnston St. to "municipal purposes" when the Housing Authority transferred ownership to the city in 1956.

The Housing Authority, which now counts Sachs as a board member, has refused to vote on lifting the restriction without a support letter from the Council even though Newburgh's elected officials have already issued support letters for the project.

[NJ] Hoboken's Carmelo Garcia appointed acting director of housing agency in Newark (Hudson Reporter, NJ)
Hudson Reporter
(9/27/2017 4:01 PM, Staff)
Carmelo Garcia, Hoboken resident and former executive director of the Hoboken Housing Authority, has been appointed acting director of the Newark Department of Economic Development, according to reports. Garcia has replaced Baye Adofo-Wilson, who according to reports handed in his letter of resignation a few weeks ago. Garcia has been serving as the chief real estate officer and executive vice president of the Newark Community Economic Development Corporation and joined the NCEDC in 2015. He previously served as a New Jersey State Assemblyman before recently stepping down. Garcia was terminated as the executive director of Hoboken's federally funded Hoboken Housing Authority in 2014 after a vote by the HHA's board of commissioners and Hoboken City Council. The HHA sued Garcia in the Hudson County Superior Court, alleging that Garcia violated U.S Department of Housing and Urban Development regulations and broke "good faith and faith dealing" by allegedly approving or rejecting procurement contracts without the board's consent in April 2016. Garcia has filed a lawsuit that claimed that Zimmer, her husband Stan Grossbard, and members of the HHA conspired to have him removed from his position because he did not support the mayor's agenda.

[NJ] New homes to rise where Montgomery Gardens was demolished (NJ.com, NJ)
NJ.com
(9/27/2017 7:37 AM, Kirsten Kelelr)
Where three buildings were once leveled with the flip of a switch, a new building will rise. And it started the old-fashioned way -- with a few shovels in the ground.

Jersey City officials, along state and federal officials and the developer, broke ground last week on a mixed-income apartment complex at the site of the former Montgomery Gardens public housing complex.

The Montgomery Gardens Family Phase 1 project, being developed by Michaels Development Company, is being funded by a combination of sources, including $13.9 million in federal Community Development Block Grant Disaster Recovery assistance.

The building will have 126 units one- to four-bedroom units, including seven for homeless families. There will be 26 units available as public housing replacement units, 52 available as project-based Section 8 units, 43 available to individuals who do not exceed 60 percent of the median income in Hudson County, and five units available at market rate.

"We are grateful to once again be partnering with the Jersey City Housing Authority to bring beautiful, high-quality affordable housing to families of all income levels," Gary Buechler, president of The Michaels Development Company, said in a statement.

[FL] Still more issues with Tampa Housing Authority (WTSP-TV 10 News, Tampa, FL)
WTSP-TV 10 News
(9/27/2017 7:21 AM, 10 News)
VIDEO. Tampa has a serious affordable housing crisis and construction problems at a Tampa Housing Authority property are delaying hundreds of people from getting the home they need.

[IN] Bloomington Housing Authority's Housing Choice Voucher Waitlist Opens October 3 (WBIW-AM, IN)
WBIW-AM
(9/27/2017 6:17 AM, Staff)
The Bloomington Housing Authority's Housing Choice Voucher (HCV) waitlist will open Tuesday, October 3, 2017 at Noon and will remain open until further notice. A five-day notice will be given prior to the closing of the waiting list. The HCV waitlist is NOT

first-come, first-served. Instead, the waitlist is ordered and ranked by preference points, which the family must verify. Once the pre-application has been submitted, all changes and/or updates to family information on the pre-application must be submitted in writing to the Bloomington Housing Authority.

[MN] Metro Transit will offer $1 fare for low-income riders (St. Paul Pioneer Press, MN)
St. Paul Pioneer Press
(9/27/2017 4:39 PM, Trevor Squire)
How It Will Work

Enrollment begins Monday, but a special early enrollment period will be available Thursday and Friday at the Metro Transit Service Center at 719 Marquette Ave. in Minneapolis, which is open 7:30 a.m. to 5:30 p.m.

The Transit Assistance Program is open to individuals and families who make up to 50 percent of the median area income, according to Metro Transit. Applicants should bring proof of acceptance to other assistance programs such as free/reduced lunch, WIC or Section 8 along with valid photo identification or a utility bill to the Metro Transit service stations in Minneapolis or St. Paul (in the Skyway level of U.S. Bank Center, 101 E. Fifth St.).

Some organizations such as Project for Pride in Living and Minneapolis Public Housing also will process applications.

WHO WILL BENEFIT

The program will help families such as those with several teenagers who have to pay adult transit fares but haven't yet entered the job market, said Kayona Adams, community engagement specialist for the Minneapolis Public Housing Authority

[AZ] Eloy gives back land to housing authority (Pinal Central, AZ)
Pinal Central
(9/27/2017 4:16 PM, Caela Fox)
Officials are sorting out confusion over addresses and land ownership for some public housing that has been in existence since the 1960s. The Eloy Housing Authority started doing title searches when it identified that four properties that were developed in the 1960s were still owned by the City of Eloy rather then by the Eloy Housing Authority like was thought. Under a Declaration of Trust and an Annual Contributions Contract with the part of Housing and Urban Development the properties were required to be in the name of the "Eloy Housing Authority" in order to receive the operation subsidy for each unit. As a result, the management agent is requesting that the council authorize the city to transfer the ownership of all four units over to the Eloy Housing Authority. One of the biggest reasons that the Eloy Housing Authority wants ownership transferred is that the houses on the parcels need to be renovated desperately. All the houses on the four parcels were built by the Public Housing Department back in the 1960s. Because of the Declaration of Trust, HUB indicated that the parcels needed to be transferred to the Housing Authority because they are under this trust and the parcels have also been receiving HUD operating subsidy for the past 48 years.

[MT] Veteran's supportive housing beds secured for another year in Missoula (KPAX-TV 8 Missoula, MT)
KPAX-TV 8 Missoula
(9/27/2017 11:56 PM, Augusta McDonnell)
VIDEO. MISSOULA - New models for veterans living with chronic homelessness that provide housing and care are being implemented in Missoula County.

The U.S. Department of Veteran's Affairs mandated earlier this year that organizations that support housing homeless veterans with per diem grant funding must reapply using new applications.

Per diem grants award funding based on the number of beds filled per-day at an organization providing supportive housing.

This came as a surprise for two Missoula organizations: the Valor House, which operates in conjunction with the Missoula Housing Authority, and the Housing Montana Heroes program through the Poverello Center.

After they received notice that their current grants would expire at the end of September 2017, they jumped to the task of securing funding.

According to Missoula Housing Authority director Laurie Davidson, the Valor House is very happy to be able to continue their services.

[CA] American Indian Health Poised to Take Over Army Reserve (Santa Barbara Independent, CA)
Santa Barbara Independent
(9/28/2017 4:49 AM, Nick Welsh)
American Indian Health & Services, perhaps Santa Barbara's least-known health clinic, is hoping to take over the Army Reserve Center adjoining MacKenzie Park. When the Department of Defense declared the long-unused building surplus property in May, the Department of Health & Human Services announced it wanted to acquire the 2.5 acres for the clinic, which has operated since 1994 out of a sprawling network of offices in El Mercado shopping center on the 4100 block of State Street.

The health center currently serves 7,000 patients annually, of which about 15 percent are Native Americans, and it meets the federal standards for a qualified health center that the government is obligated to provide for urban-dwelling Native Americans. It offers primary, dental, behavioral wellness, and pediatric care to clients who make 200 percent or less of the federal poverty level.

Brent Baldwin, attorney for the center, said the new digs would allow for the creation of a special pediatric area with its own waiting room and more space for its large dental program. Each department has at least one Native American on staff to ensure culturally competent care. There is no connection, however, with the Chumash tribe that operates a clinic in the Santa Ynez Valley.

The old Army Reserve Center was once part of a medical campus built on the eve of World War II. "As far as land-use issues in Santa Barbara, I can imagine few better than bringing a health-care clinic back to the site of a former hospital," said Baldwin, who also noted that one of every five patients using the American Indian offices is a drop-in customer. "I know we keep people from Cottage's ER," he said.

Other possible contenders for the property are the City of Santa Barbara, to expand MacKenzie Park, and the Housing Authority, for affordable housing. Before any decision can be made, however, the federal General Services Administration has to determine a sale price. Then negotiations can begin.

[VI] Tutu Hi-Rise residents surviving day by day (Virgin Islands Daily News, VI)
Virgin Islands Daily News
(9/27/2017 6:14 AM, Suzanne Carlson)
Nearly three weeks after Hurricane Irma hit, some residents on St. Thomas are still living in the blown-out wreckage of apartments at Tutu Hi-Rise without food, water, or power.

"I am fed up and tired," Leonise Greig-Powell, 75, said Monday at her apartment in Building 14. "No one look on me you know because I am a ghetto, I live in the ghettos. Nobody want to talk to people that live in the ghettos. But people that live in the ghettos is human."

Born and raised in Trinidad, Greig-Powell said she's a U.S. citizen who has been on St. Thomas for 40 years. She's lived in Tutu Hi-Rise for more than seven years, despite having requested and been approved for a transfer to a different community to escape the area's gun violence. Her husband, Vincent Powell, died three years ago and she lives alone.

Her two sons were shot and killed on St. Thomas – Henry Greig, 19 and Akil Greig Sr., 33 – and while her grandson, Akil Greig Jr., 18, had been helping her, he was shot and killed in April.

Given her long history with gun violence, Greig-Powell's doctor wrote letters to the V.I. Housing Authority in 2013 and again in 2015, asking that she be moved to a safer unit. Being in an area where she's not "constantly exposed to the sound of gunshots near her apartment" would improve her mental and physical health, her doctor wrote.

The Housing Authority wrote her a letter on Feb. 29, 2016, saying her transfer request had been approved, and she would be placed on a waiting list.

Sustainability

The Suburb of the Future, Almost Here (Save Marinwood-Lucas Valley, CA)
Save Marinwood-Lucas Valley
(9/27/2017 4:13 PM, Save Marinwood-Lucas Valley)
Housing affordability is a major driver of the appeal of suburbia, which has historically been, and still is, more affordable, especially for first-time home buyers.

Yet millennial suburbanites want a new kind of landscape. They want breathing room but disdain the energy wastefulness, visual monotony and social conformity of postwar manufactured neighborhoods. If new suburbs can hit the sweet spot that accommodates the priorities of that generation, millennial habitats will redefine everyday life for all suburbanites, which is 70 percent of Americans.

How can technology, revolutionary design and planning transform suburban living?

Climate will determine how environmental goals can be achieved in a given place: solar in the Sunbelt, say, or advanced water management in the rainy regions like the Pacific Northwest. Suburbs of the same age or size don't share the same potential benefits or needs. Here are some ideas to shape future suburbs into smart, efficient and more sustainable places to live.

FBI, SEC looking into PACE lender Renovate America (HousingWire)
HousingWire
(9/27/2017 4:11 PM, Ben Lane)
WSJ reports on inquiries, company responds

The Federal Bureau of Investigation and the Securities and Exchange Commission are looking into the business of the nation's largest green lenders.

On Tuesday, the Wall Street Journal reported that the FBI and SEC are probing the business of Renovate America, which provides loans as part of the Property Assessed Clean Energy program.

The loans, also called PACE loans, allow homeowners to obtain financing to make improvements to their homes to increase the home's energy efficiency. PACE loans are often used to add solar panels to a home.

But the program is shrouded in controversy because in some states, PACE liens are given super priority status above the home's mortgage, which many in the mortgage business take serious issue with.

[TX] Houston may not have an exodus, but it does face 'moment of truth' (Houston Chronicle, TX)
Houston Chronicle
(9/27/2017 4:16 PM, Matt Dulin)
In the months to come, flood-fatigued residents and businesses may be reconsidering their options, and city leaders will need to take steps to restore confidence to prevent population loss or slowed growth, experts in housing and demographics say.

"This is a moment of truth for Houston," said Stephen Klineberg, who has been studying Houston for 36 years and was founding director of the Kinder Institute for Urban Research at Rice University.

While observers agree that Houston won't experience a massive population decline like New Orleans post-Katrina, the challenges posed by Harvey could knock Houston's economy down a notch in the long run.

"Houston has to show it is taking steps as it rebuilds itself in a more resilient way. If it doesn't do that, it does really run the risk of losing people," Klineberg said. "The source of wealth in the 21st century will have less to do with our location and more to do with our ability to attract the best and the brightest."

Community Planning and Development (CPD)

America's Most and Least Distressed Cities (The Atlantic CityLab)
The Atlantic CityLab
(9/28/2017 5:00 AM, Sarah Holder)
A new analysis puts data to the sentiment that there's increasing inequality between cities.

We know there's a widening geographic economic gap in the United States, most vividly described in the months leading up to the 2016 election as a battle between the "left behind" and the "coastal elites." Now we have new detail on how that breaks down by locality. One in six Americans are living in ZIP codes that are considered economically "distressed," according to the Economic Innovation Group's 2017 Distressed Communities Index. More than 84 million others—one in four—live in communities that are considered prosperous.

"You have at the top a really strong, booming, disproportionate amount of growth happening in elite communities," explains John Lettieri, EIG's senior director for policy and strategy. "And at the bottom it's not just that the gap is getting bigger between top and bottom—it's that they're pulling in opposite directions."

By tracking data from over 26,000 ZIP codes, the Distressed Community Index sorted cities, counties, and congressional districts into tiers based on their economic well-being: prosperous, comfortable, mid-tier, at risk, and distressed.

Cities are ranked based on seven criteria: housing vacancy rate, adults not working, the poverty rate, median income ratio, change in employment, and change in business establishments. The higher the rank on each of these metrics, the more distressed they are. Note that by other measures, even cities deemed "prosperous" suffer from other problems of affordability and intracity inequality.

[ME] Senators Collins, King Announce Maine Tribes Receive $1.2 Million in Community Development Grants (WAGM-TV CBS, ME)
WAGM-TV CBS
(9/27/2017 3:44 PM, Wagm)
Senators Susan Collins and Angus King announced that the Aroostook Band of Micmacs and the Penobscot Indian Nation have each received $600,000 through the Department of Housing and Urban Development's Indian Community Development Block Grant Program (ICDBG). "Indian Community Development Block Grants provide important assistance to tribal communities working to maintain and improve safe living environments," said Senators Collins and King in a joint statement. "We welcome these investments in Maine's tribal communities, which will help provide affordable housing for members of Maine's tribes." The ICDBG program helps grant recipients to obtain decent housing, a suitable living environment, and economic opportunities.

[NJ] Long Branch OKs $20M for Pier Village expansion (Asbury Park Press, NJ)
Asbury Park Press
(9/27/2017 8:08 PM, Dan Radel)
VIDEO. LONG BRANCH - What does the general public stand to gain from the ongoing makeover of Pier Village and its expanding footprint of multimillion-dollar luxury condos?

The mayor and City Council members have sought to answer that question, after approving $20 million in taxpayer-backed bonds for the final phase of the Pier Village redevelopment. Their answer: hundreds of construction jobs; hundreds of permanent jobs; new shopping and entertainment amenities; new business opportunities for locals; and more boardwalk.

The $20 million will be used to finance the public amenities that are part of a $283 million addition that will bring more luxury condos and retail to the beach. The council voted 5-0 Tuesday in favor of putting up the funds.

"This will help the economy and the local workforce,'" said Councilwoman Mary Jane Celli.

[NJ] Celebrating 40 years of economic revitalization in Elizabeth (FiOS1 New Jersey, NJ)
FiOS1 New Jersey
(9/27/2017 11:03 PM, FiOS1 New Jersey)
Residents of Elizabeth looked back at 40 years of accomplishments thanks tot he Elizabeth Development Company on Wednesday evening. The EDC is a public non-profit that works with the city and mayor to promote economic revitalization and to revitalize the city's neighborhoods.

"We enjoy linkage between the city and the city and the business community, and we do programs that benefit citizens like job training," said Bill O'Dea, Executive Director of the Elizabeth Development Company.

Among the group's achievements including bringing Elizabeth the Jersey Gardens Mall, the #1 tourist attraction in the state, drawing almost 20 million visitors in 2016.

The non-profit honored several neighborhood leaders, including State Senator Raymond Lesniak, who received the lifetime achievement award.

"He was instrumental in many of the economic development state legislation that enabled projects like the Jersey Gardens Mall to happen," O'Dea said.

Other honorees included Mayor Chris Bollwage, the Housing Authority of the City of Elizabeth, and Investors Bank, who won the community partner award.

[TN] Huntland to receive grant for much needed sewer system (Herald-Chronicle, TN)
Herald-Chronicle
(9/27/2017 4:01 PM, Brian Justice and Philip J. Lorenz III)
Alexander said County Mayor Richard Stewart also pushed hard to get the ball rolling toward getting Huntland a sewer system.

"Everyone began to do their part – they got the grant written, they got the information gathered and then we began to monitor it at the state level," Alexander said.

Community Development Block Grants are awarded once a year to communities that qualify for them, and Alexander said it is his goal and desire that Franklin County's leadership will come together each year and qualify for the funds until Huntland's sewage system is successfully in place.

"All CDBG grants have to go through the governor's office, nothing happens unless Gov. Haslam signs off on them," he said.

[LA] Council voting on Broome's revised plan to shake up three city-parish agencies (Baton Rouge Business Report, LA)
Baton Rouge Business Report
(9/27/2017 5:11 PM, Sam Karlin)
Ahead of today's Metro Council vote, Mayor Sharon Weston Broome's administration has tweaked its plan to shake up three major City Hall departments handling blight, redevelopment and housing programs with federal money. Broome's transition team had initially recommended merging the Office of Community Development-which is under the mayor's control-with the East Baton Rouge Redevelopment Authority and East Baton Rouge Housing Authority. After announcing a more tempered plan to "realign" two of those-the OCD and RDA-Broome last month added the Housing Authority back into her plan. The realignment would shake up staffing and funding at the agencies, but stops short of merging them. Changes to the somewhat obscure agencies would significantly shift the way the city-parish spends millions of federal dollars that are earmarked for public housing programs, flood remediation and anti-poverty measures, among other things. If the council votes to approve the measures, HOME and CDBG funds will be funneled to the RDA.

The Housing Authority will handle section 8 programs, and two other programs will go to the Division of Human Development Services. All the programs are funded by the federal government, which dictates specific rules for how its monies can be spent. While some council members have voiced concern about the move, Rowdy Gaudet, Broome's assistant chief administrative officer who has been handling the realignment, says he feels confident going into the vote after days of meetings with council members. He plans to pitch the move as a way for the city-parish to become more efficient. Others, like councilmembers Chauna Banks and Tara Wicker, say concern over those expected efficiencies have already caused some employees to take early retirement and others to take pay cuts. If the mayor's office doesn't do anything, some worry the federal government will withhold millions of dollars in much needed programs. Last year the U.S. Department of Housing and Urban Development found that the city-parish OCD misspent $1.3 million in federal money.

[MI] 14 Michigan communities awarded water system fix-up funds (Crain's Detroit Business, MI)
Crain's Detroit Business
(9/27/2017 7:00 AM, Associated Press)
Fourteen Michigan communities are getting money to improve their water and sewer systems.

The Michigan Economic Development Corp. is distributing $23.2 million in grants under an initiative established last year, the Infrastructure Capacity Enhancement grant program. It's intended to boost economic growth and help low- and moderate-income communities upgrade public infrastructure.

The recipients were chosen from among 48 applicants. They had to match at least 10 percent of the funding, which originates with the U.S. Department of Housing and Urban Development.

Projects must be completed by Dec. 31, 2019.

[TX] City of Amarillo: Community Development Offers Junk and Debris Assistance (KCIT-TV Myhighplains, Amarillo, TX)
KCIT-TV Myhighplains
(9/27/2017 10:18 AM, Karl Wehmhoener)
The City of Amarillo's Community Development department offers a special program designed to assist in the demolition and clearance of slum and blight in low-to-moderate income neighborhoods. The program – funded by U.S. Department of Housing and Urban Development (HUD) and administered through the Community Development Block Grant (CDBG) – is a high priority of the department ensuring the stabilization of neighborhoods through improving appearance, public safety, and redevelopment.

The Demolition and Clearance Program offers financial assistance to qualified property owners for the demolition and clearance of substandard structures or accumulations of junk and debris. Property owners must qualify as low-to-moderate income to receive assistance and may obtain applications in the Community Development office located in the Simms Municipal Building, 808 S. Buchanan St.

[TX] Preserving Westside Homes in the 'Decade of the Neighborhood' (The Rivard Report, TX)
The Rivard Report
(9/28/2017 1:22 AM, Jeffrey Sullivan)
This year the City has $9 million to spend on owner-occupied rehabilitation programs in San Antonio. Of that, $6.5 million came from the federal Community Development Block Grants and HOME Investment Partnerships Program, and $2.5 million from City funding for the Under 1 Roof Program, which finances the repair or replacement of damaged and aging roofs.

"It's an effort to address the issue that I see happening in my district and districts all over the city where homes are being demolished at an alarming rate," said Councilman Roberto Treviño (D1), who created the program.

He credits COPS/Metro and their Owner Occupied advocacy for the $2.5 million that was allocated to the program this year. Linda Ortega, the organization's housing co-chair, says the funding fulfilled a commitment from the city.

"We've always been working in housing," said Linda Ortega, COPS/Metro's housing co-chair. "City Council committed and we were able to get more than $9 million … for owner-occupied housing rehab."

In addition to the efforts of COPS/Metro, the Avenida Guadalupe Association, a community development corporation engaged in neighborhood revitalization, sees assisting homeowners as a way to make sure that their assets don't turn into burdens.

"We know that owning the house is a part of your pathway to family economic success," said Gabriel Velasquez, the group's executive director. "But if your house is deteriorating it becomes a burden."

Funding the Under 1 Roof program is one way the City is investing in its current affordable housing stock. Mayor Ron Nirenberg's recently formed housing task force is tasked with simultaneously creating new housing to meet rising demands and mitigating some impacts of development in older neighborhoods. The initiative comes at a time when the future of Housing and Urban Development (HUD) funding for similar programs is uncertain: President Donald Trump's 2018 budget may cut as much as $6 million from the department.

[TX] Final decision on NELCDC coming Thursday (Lubbock Avalanche-Journal, TX)
Lubbock Avalanche-Journal
(9/27/2017 8:24 PM, Matt Dotray)
The city council will make its final decision on whether or not to continue funding the North and East Lubbock Community Development Corp. at its meeting Thursday.

The alternative, which the Lubbock City Council voted to have details crafted at the last meeting, is to fund more home owner rehabilitation programs in the area. The city predicts the community development department could help renovate a minimum of 20 homes a year in East Lubbock.

According to the city, home rehabilitations would include ramp installations, roof repairs, replacing doors and windows, heating and cooling repairs and sewer line replacements.

The city council voted 5-2 at the last meeting to have City Manager Jarrett Atkinson craft a plan detailing exactly how this program will be implemented, what reporting requirements will be required and defining the exact boundaries of eligible homes.

[MN] St. Paul City Council expected to vote Wednesday on divisive Ford site plan (Minneapolis-St. Paul Star Tribune, MN)
Minneapolis-St. Paul Star Tribune
(9/27/2017 12:02 PM, Jessie Van Berkel)
The council will hold a second public hearing on the divisive zoning and public realm master plan at 3:30 p.m. Wednesday. City officials continued last week's lengthy hearing because it coincided with Rosh Hashanah, the Jewish new year celebration.

The plan would divide the 122-acre site in Highland Park into six districts, with the least dense development closest to the Mississippi River. The tallest buildings would be six stories, but developers could build up to 10 stories if they add parkland elsewhere on the property, under an amendment by Council Member Chris Tolbert.

Opponents say the plan's inclusion of housing for 4,320 to 7,200 people at the site would overwhelm the surrounding neighborhood and clog the streets. But supporters say the plan appropriately prepares for the future growth of St. Paul.

The Council is expected to vote after the public hearing Wednesday, but their final adoption of the plan would likely occur the following week. They could decide this week to alter the plan's affordable housing requirements, after Council Member Dai Thao called for a larger percentage of the housing to serve low-income residents.

[CA] Goleta City Council Sends Westar Development Back to the Drawing Board (Santa Barbara Independent, CA)
Santa Barbara Independent
(9/27/2017 4:12 PM, Jean Yamamura)
Councilmember Roger Aceves was the only one willing to vote for the new proposal — bolstered by the 15 people who spoke in its favor, many employed or living at Westar — saying, "I love Option B." He thought elevators were needed for the elderly as well as the disabled and reminded that the two-story project was preferable to the original three-story live/work buildings.

Mayor Paula Perotte was one of the council who said she used the Winchester alternative and had been the sole vote against Westar back in 2012. She added her "no" vote to the 4:1 majority against, as did councilmembers Kyle Richards, Stuart Kasdin, and Michael Bennett, agreeing with the 40 or so who'd written in protest of the project and the 11 who spoke in person during the three-hour session. If the developer wanted to try again, Richards suggested, Westar could try to find benefits the city needed, like affordable housing or more studio apartments, and try to avoid the density problem.

Bennett took the long view, stating he'd just returned from the League of Cities meeting in Sacramento and warning of more loss of local control to come from two bills in the Legislature. He also reminded that the Regional Housing Need Allocation (RHNA) would not go away, a state mandate to increase housing statewide incorporated into Goleta's General Plan. The Housing Element of the 2014 General Plan showed a total of 546 units remained to be built. Of those, 42 percent were designated low or very low income.

National News

The GOP tax plan, explained in simplest possible terms (Washington Post)
Washington Post
(9/27/2017 12:33 PM, Heather Long)
The big tax code makeover President Trump and Republicans have been promising for months is finally out.

It's nine pages long. That may sound like a lengthy document, but the final bill in Congress will be hundreds of pages. What the White House released today is a framework. It's a summary of what top Trump officials and congressional Republican leaders have agreed to so far. The Trump administration says it's the job of Congress to flesh out the specifics.

What's in there for the rich?

The wealthy get a tax cut. They will pay only 35 percent on their income taxes (down from 39.6 percent). At the moment, this rate applies to any income above about $418,000. It's unclear if Congress will tinker with the income level that rate kicks in at. Trump says he would be fine with Congress raising taxes on the rich in the final plan, but he isn't requiring that they do that.

The bigger tax break for the rich is the elimination of the estate tax, sometimes called the "death tax." It's the tax families currently pay when an asset like a house or ranch worth over $5.49 million is passed down to a heir after someone dies. Trump's plan scraps this tax entirely.

[Editorial note: VIDEO at source].

Six Takeaways From The New GOP Tax Plan: First Off, It's Not A Plan (Forbes)
Forbes
(9/27/2017 4:58 PM, Howard Gleckman)
President Trump and the congressional Republican leadership released their newest highly-promoted tax plan Wednesday. Although the president promised Tuesday it would be a "very comprehensive report," it is in fact only a broad outline that is silent on key details. It sketches out big tax cuts for businesses and high-income households, modest tax cuts for middle-income taxpayers, and simplification of the individual tax code—all of which would reduce federal revenues by trillions of dollars over the next decade.

Here are six key takeaways from the framework:

It is not a plan. Much like the White House effort last April, it is little more than a rough outline. Trump is approaching tax reform very differently than President Reagan, who kicked off the debate over what would become the Tax Reform Act of 1986 with a comprehensive opening bid. Wednesday's document leaves out many crucial details. It even fails to identify individual tax brackets (it describes the rates but not the income levels to which they'd apply). Oddly, it describes three individual income tax rates—12-25-35--then says a fourth higher bracket "may apply."

It isn't tax reform. It is a tax cut. There is no plausible way Congress can fully fund all of the tax cuts in this outline while complying with its constraints on revenue-raisers. Businesses would receive the biggest tax cuts, which would ultimately benefit the highest income households.

Trump, Republicans Unveil Tax Reform Blueprint (U.S. News & World Report)
U.S. News & World Report
(9/27/2017 11:34 AM, Andrew Soergel)
President Donald Trump and GOP lawmakers on Wednesday are unveiling a long-awaited tax reform blueprint designed to lower corporate tax burdens, reduce the number of income tax brackets from seven to three and double the size of Americans' standard deductions in a bid to bolster take-home pay for those in the middle class.

Senior administration officials this week teased details of the plan during a conference call with reporters, though they noted much of the fine print would have to be worked out within congressional tax-writing committees.

They had not, for example, ironed out exactly how much workers would have to make to be placed in one of the plan's new personal income tax brackets. But they did confirm that the Trump-backed plan targets taxing individuals and families at either a 12 percent, 25 percent or 35 percent rate, depending on how much they earn in a given year.

The officials also said the Trump administration and senior GOP officials had left room for lawmakers to introduce a fourth tax bracket for the country's ultra-wealthy, should they deem such a category necessary during committee deliberations.

Trump Proposes the Most Sweeping Tax Overhaul in Decades (New York Times)
New York Times
(9/27/2017 3:43 PM, Julie Hirschfeld Davis and Alan Rappeport)
VIDEO. INDIANAPOLIS — President Trump on Wednesday began a full-throttle push to slash taxes and salvage what is left of his foundering legislative agenda in Congress, proposing a politically challenging array of tax cuts for individuals and businesses that would constitute the most sweeping changes to the federal tax code in decades.

Mr. Trump, smarting from the latest defeat this week of his efforts to dismantle the Affordable Care Act, cast his tax plan as an economic imperative and the fulfillment of a promise to his coalition of working-class supporters to deliver benefits in the form of lower taxes, better jobs and higher wages. But the president offered few details about how working people might benefit from a plan that has explicit and substantial rewards for wealthy people and corporations, including the elimination of taxes on large inheritances and deep reductions in the rates paid by businesses large and small.

"This is a revolutionary change, and the biggest winners will be middle class workers as jobs start pouring into our country, as companies start competing for American labor, and as wages continue to grow," Mr. Trump told hundreds of supporters in a nondescript building at the Indiana State Fair Grounds. "This will be the lowest top marginal income tax rate for small and midsize businesses in more than 80 years."

Whatever the economic effects, the political stakes of the plan were unmistakable for a president who is desperate to score a legislative win before his first year in office draws to a close. In an apparent nod to the harsh political realities the tax plan faces and festering divisions among Republicans that have derailed the rest of his agenda, Mr. Trump made an explicit bid to Democrats to support the plan. However, Republican congressional leaders and senior White House officials have said privately they expect to use special budget rules that would allow them to get the bill through Congress without Democratic support.

GOP tax plan short on details (Politico)
Politico
(9/27/2017 4:52 PM, Theodoric Meyer)
Republicans' tax "proposal released Wednesday morning by the so-called Big Six is heavy on the GOP's tax cut desires and light when it comes to explaining whose taxes will have to go up to help control costs," POLITICO's Brian Faler and Rachael Bade report. There's a reason for that: "The negotiators opted to leave out the deductions they wanted to eliminate because they could not agree on the final list and did not want to provoke D.C.'s well-paid army of tax lobbyists, according to two people familiar with the negotiations," POLITICO's Nancy Cook and Ben White report. "'K Street lives and gets paid to kill tax reform,' said Douglas Holtz-Eakin, president of the conservative think tank, American Action Forum, and a former director of the Congressional Budget Office. 'That is the generic issue with tax reform. It is routinely blown up by the business community.'"

— Still, the details released this morning were enough for one powerful trade group to announce they'd endorse the plan, POLITICO's Lorraine Woellert reports. "'It's a winning combination,' NAHB Chief Executive Officer Jerry Howard told POLITICO. 'We think the Gang of Six hit a home run here.' He cited the tax cuts for businesses and the middle class, as well as the plan's 'clearly stated commitment to homeownership.' The endorsement is a major shift for the group, which had vowed to challenge an increase in the standard deduction. Raising the deduction, they argued, would devalue the mortgage interest deduction."

GOP proposes deep tax cuts, provides few details on how to pay for them (Washington Post)
Washington Post
(9/27/2017 7:51 PM, Damian Paletta, Mike DeBonis and Carolyn Y. Johnson)
Republican leaders on Wednesday proposed slashing tax rates for the wealthy, the middle class and businesses while preserving popular tax deductions that encourage buying homes and giving to charity, hoping to unify the party behind a proposal to revamp the U.S. tax code.

But the nine-page framework they released to kick off negotiations left many key questions unanswered, including how they plan to avoid adding trillions of dollars to the government's debt. The framework leaned heavily on limiting taxes paid by the wealthiest Americans, such as the alternative-minimum tax, and opposition to these changes from Democrats suggest it will be a

battleground as negotiations intensify.

Republicans were also careful not to identify numerous tax breaks they might remove, focusing instead on promises to lower rates so much that President Trump estimated the effort would amount to the biggest tax cut of all time.

The "unified framework" was meant to serve as a starting point for negotiations on a tax deal, which lawmakers hope to complete by the end of the year. Republican leaders are now tasked with resolving controversial questions to unite their party — and possibly some Democrats — behind tax legislation, such as what corporate tax breaks to protect and how much revenue they are willing to lose in pursuit of new economic growth.

[Editorial note: VIDEO at source].

GOP Tax Framework: 20 Percent Corporate, 35 Percent Top Individual Rates (Roll Call)
Roll Call
(9/27/2017 8:18 PM, Lindsey McPherson)
Nine-page document provides few new details

The Republican tax overhaul framework calls for cutting tax rates to 20 percent for corporations, 25 percent for small businesses and 35 percent for high-income individuals.

The nine-page document provides only a few other new details about GOP plans for rewriting the tax code. Many of the policies outlined in the framework are ones included in the House Republicans' "A Better Way" plan released last year.

This framework is a product of the so-called Big Six tax negotiators: House Speaker Paul D. Ryan, Senate Majority Leader Mitch McConnell, House Ways and Means Chairman Kevin Brady, Senate Finance Chairman Orrin G. Hatch, Treasury Secretary Steven Mnuchin and White House chief economic adviser Gary Cohn.

The 20 percent corporate rate and 25 percent small-business rate were part of the House plan; President Donald Trump had been pushing for a 15 percent corporate rate.

On the individual side, the framework calls for collapsing the existing seven tax brackets into three with rates of 12, 25, and 35 percent. The document does not specify the income thresholds at which the brackets will be set.

GOP Tax Overhaul Aims for Corporate Cuts, Simpler Code (Wall Street Journal)
Wall Street Journal
(9/27/2017 7:27 PM, Richard Rubin and Siobhan Hughes)
Plan would lower corporate tax rate to 20%, end state and local tax deductions for individuals

WASHINGTON—President Donald Trump and GOP leaders proposed sharply reducing tax rates on businesses and many individuals, kicking off a major legislative push to overhaul the nation's tax code this year.

The ambitious framework released Wednesday by party leaders sketched out a range of tax changes—including lower taxes on corporate profits, incentives for business investment, fewer and lower individual income tax brackets and the end of estate taxes—that Republicans said will boost economic growth and benefit middle-income families.

Under the Republicans' plan, the corporate tax rate would fall to 20% from 35%. And the top rate on individuals could drop to 35% from 39.6%.

Manufacturers, large-company executives, retailers and conservative groups issued supportive statements, showing a breadth of support for the GOP ideas, particularly in the business community. Real-estate agents, local governments and charities, who all stand to lose, voiced concerns, offering a preview of some potentially powerful opposition.

[Editorial note: VIDEO at source].

Trump Tax Plan Benefits Wealthy, Including Trump (New York Times)
New York Times
(9/27/2017 8:16 PM, Binyamin Appelbaum)
WASHINGTON — The tax plan that the Trump administration outlined on Wednesday is a potentially huge windfall for the wealthiest Americans. It would not directly benefit the bottom third of the population. As for the middle class, the benefits appear to be modest.

The administration and its congressional allies are proposing to sharply reduce taxation of business income, primarily benefiting the small share of the population that owns the vast majority of corporate equity. President Trump said on Wednesday that the cuts would increase investment and spur growth, creating broader prosperity. But experts say the upside is limited, not least because the economy is already expanding.

The plan would also benefit Mr. Trump and other affluent Americans by eliminating the estate tax, which affects just a few thousand uber-wealthy families each year, and the alternative minimum tax, a safety net designed to prevent tax avoidance.

The precise impact on Mr. Trump cannot be ascertained because the president refuses to release his tax returns, but the few snippets of returns that have become public show one thing clearly: The alternative
minimum tax has been unkind to Mr. Trump. In 2005, it forced him to pay $31 million in additional taxes.

How President Trump's tax plan affects you, and what we still don't know about it (USA Today)
USA Today
(9/27/2017 12:52 PM, Herb Jackson)
VIDEO. Working poor people could owe no income tax, filing a return could get much simpler, and there would even be a new credit for caring for elderly relatives under a tax "framework" being proposed Wednesday by President Trump and Republican leaders in Congress.

The plan cuts the top corporate tax rate dramatically and creates a new top rate for small businesses that is lower than the top rate for individuals.

It also eliminates two taxes paid entirely by the rich, while taking away a deduction for state and local taxes that is used most heavily in some of the most wealthy, and Democrat-dominated, states.

Exactly how many other deductions and credits disappear to help pay for it all, and how much gets added to the deficit or must be offset with other budget cuts, may not be worked out for a while — even though Republicans are eager to move taxes to the front burner after another defeat this week on revamping health insurance.

Quick reaction: Trump officially rolls out Republican tax plan (HousingWire)
HousingWire
(9/27/2017 5:41 PM, Kelsey Ramirez)
Here's everything you need to know

President Donald Trump and what is being referred to as the "Big Six" group of Republicans officially announced their new tax plan.

However, even after 10 months of waiting, the plan is still sparse on the details. As expected, the plan outlines its plan for new tax brackets, and a lower corporate tax rate.

The team of six includes National Economic Council director Gary Cohn, U.S. Department of the Treasury Secretary Steven Mnuchin, Senate majority leader Mitch McConnell, Senate Finance Committee chairman Orrin Hatch, House speaker Paul Ryan and House Ways and Means Committee chairman Kevin Brady.

"Too many in our country are shut out of the dynamism of the US economy, which has led to the justifiable feeling that the system is rigged against hardworking Americans," according to the nine-page report. "With significant and meaningful tax reform and relief, we will create a fairer system that levels the playing field and extends economic opportunities to American workers, small businesses, and middle-income families."

The new tax plan changes individual tax rates to 12%, 25% and 35% with the possibility for another higher bracket. It also lays out a 20% corporate tax, down from the current level of 35%. And while the plan mentions eliminating some business deductions and industry-specific incentives, however it did not include many details.

There are still huge parts missing from the newest Trump tax plan (Business Insider)
Business Insider
(9/27/2017 4:23 PM, Bob Bryan)
President Donald Trump and the Republican tax reform group known as the "Big Six" debuted their latest outline for what the president has promised would be the "biggest tax cut in history."

The outline revealed new goals, including a corporate tax rate of 20%, a pass-through rate at 25%, and the individual tax rates.

But it also omits some key details that will have to be fleshed out as the tax-writing committees work to craft actual legislation from the principles.

Given that the tax code is thousands of pages and the initial framework is only nine, some of the omitted details are most likely intentional to guard against initial blowback from interest groups.

Trump pitches tax cut as 'middle class miracle' (Washington Post)
Washington Post
(9/27/2017 3:41 PM, Ken Thomas, Associated Press)
INDIANAPOLIS — Promising a "middle class miracle," President Donald Trump on Wednesday was in full salesman mode as he tried to build momentum behind his plan to overhaul the nation's tax code and revive his moribund legislative agenda.

Hours after the White House and congressional Republicans released a framework for sweeping changes to the tax system, the president told hundreds of supporters at the Indiana State Fairgrounds the plan was "a once-in-a-generation opportunity."

"This is a revolutionary change and the biggest winners will be the everyday American workers as jobs start pouring into our country, as companies start competing for American labor, and as wages start going up at levels that you haven't seen in many years," he said.

Passing the tax plan has become critical for a president desperate for a win.

Trump proposal slashes taxes on businesses, the rich; fuels deficit worries (Reuters)
Reuters
(9/27/2017 5:33 PM, David Morgan and Richard Cowan)
WASHINGTON (Reuters) - President Donald Trump on Wednesday proposed the biggest U.S. tax overhaul in three decades, offering to cut taxes for most Americans but prompting criticism that the plan favors the rich and companies and could add trillions of dollars to the deficit.

The proposal, which the Republican president said was aimed at helping working people, creating jobs and making the tax code more simple and fair, faces an uphill battle in Congress with Trump's own party divided and Democrats hostile.

The plan would lower corporate income tax rates, cut taxes for small businesses, reduce the top income tax rate for individuals and scrap some widely used tax breaks including one that benefits people in high-tax states dominated by Democrats.

Forged during months of talks among Trump's aides and top Republicans in Congress, the plan contained scant details about how to pay for the cuts without fueling deficits. It must be turned into detailed legislation by the Republican-led congressional tax-writing committees.

Rep. Levin blasts Republican tax plan (Detroit Free Press, MI)
Detroit Free Press
(9/27/2017 2:08 PM, Todd Spangler)
The outline of a tax reform proposal being unveiled today by President Donald Trump and Republican leaders is already being

panned by Michigan Democrats in Congress.

Even as the outline was being publicly released this morning, U.S. Rep. Sander Levin, D-Royal Oak, who is a former chairman of the tax-writing House Ways and Means Committee, called it “too much help for the wealthy and an enormous deficit tax for everyone else.”

House Speaker Paul Ryan and Republican leaders unveiled the outline — titled “Unified Framework for Fixing Our Broken Tax Code” — online around 11 a.m. today.

What it showed was a move to nearly double the standard deduction — from $6,350 to $12,000 for single filers and from $12,700 to $24,000 for joint filers — while collapsing the current seven tax brackets into just three, repealing personal exemptions for dependents and increasing the child care credit.

It also calls for keeping certain itemized deductions — like the mortgage interest deduction and charitable deduction — in place while eliminating most others, which could include those for local and state taxes. Among other items, the proposal calls for reducing the top corporate tax rate to 20% from 39% and reduces the top tax rate on businesses which pay taxes through the income tax.

This is the most important point in the GOP tax-reform plan (CNBC)
CNBC
(9/27/2017 2:30 PM, Jake Novak)
VIDEO. The Trump/GOP tax reform plan is out. And it includes what could be the most significant tax relief in modern U.S. history for Americans who really need it.

That would be the plan to double the standard deduction for federal tax filers to$12,000 for individuals and $24,000 for married couples.

This is about as far as you can get from tax plans that supposedly only favor the"1 percent" or rely on "trickle down" theories to boost the overall economy.

Now just to be clear, this doubling of the standard deduction would not really amount to a 100-percent increase in deductions for everyone. Personal exemptions are being eliminated and consolidated into that bigger standard deduction. For someone taking the current standard deduction of$6,350 and one personal exemption of $4,050, this plan offers as "little" as 15 percent net increase in the deduction. But here’s a news flash: that’s still a massive tax break. What would you do with 15 percent more money?

But while 15 percent is nothing to sneeze at, how is this such a major game-changer overall?

First off, it’s important to remember that about 70 percent of federal tax filers don’t itemize according to the Tax Policy Center. That may sound crazy to homeowners and people who live in highly-taxed blue states, but it’s true.

Trump’s new tax plan shows how unserious Republicans are about governing (Washington Post)
Washington Post
(9/27/2017 1:24 PM, Paul Waldman)
“I will give you everything,” Donald Trump promised as a presidential candidate, and as president, not only has he continued to make that promise, but also the entire Republican Party has followed suit. Of course, they can’t actually deliver everything.

But this has become their guiding principle: that governing does not actually require making difficult choices, or when it does, one should just pretend that it doesn’t.

That’s one key message from the nine-page document that the Trump administration released today outlining the tax cuts it wants Congress to pass. The message in the plan itself and in the arguments they are using to justify it is that there are no choices to be made. We can have it all — cut taxes for corporations and the wealthy, which will shower great jobs on the rabble, which will not only not increase the deficit, it will cut it because so much new revenue will pour in.

If all that were actually true, it certainly would be terrific. But it isn't.

[Editorial note: VIDEO at source]

Tax Reform, If You Can Keep It (Wall Street Journal)
Wall Street Journal
(9/28/2017 5:00 AM, Wall Street Journal Editorial)
Republicans finally unveiled the party's blueprint for tax reform on Wednesday, and Americans who want a faster-growing economy should be pleased. The GOP has offered an outline that will enhance U.S. competitiveness and simplify the code—if the final product isn't diluted by the class-warfare brigades and K Street lobbyists.

The nine-page framework offers the contours worked out by GOP leaders and tax writers in Congress and the Trump Administration, and the goal is to lower rates and streamline preferences. The danger is that the opening offer is near the lower limits of what is needed to lift the economy to a higher growth plane, and Republicans don't have room for concessions to this or that interest group.

The most important news is that the plan would make U.S. businesses more competitive around the globe. The corporate rate will fall to 20% from 35%, which is the highest in the developed world. This is not as low as President Trump's floated 15% or Ireland's 12.5% but would bring the U.S. below the industrialized-world's 22.5% average. This would improve U.S. corporate tax competitiveness from a depressing 35th out of 35 nations in the Tax Foundation's annual index, which is below even France. (See nearby.)

The framework also moves to a territorial model that allows companies to pay taxes where income is earned, which is the global norm. The punishing U.S. system has left $2.5 trillion parked overseas, and that money will be invited back at a discount with illiquid assets paying a lower rate than cash. The changes will be permanent, which is important as corporations invest with a long tail, and they will be immediate, which means investors won't have to wait to see the benefit of lower rates.

Home-contract signings tumble to near 2-year low (MarketWatch)
MarketWatch
(9/27/2017 10:09 AM, Andrea Riquier)
Housing market 'has essentially stalled,' say the Realtors, who cut their 2017 outlook

Americans signed fewer contracts to buy homes in August, the fifth month of declines in the last six, prompting the Realtor industry group to slash its forecast for sales in 2017.

The National Association of Realtors' pending home sales index fell 2.6% to 106.3, the group said Wednesday. That was the lowest reading since January 2016 and put the index 2.6% lower than its level a year ago.

Economists surveyed by Econoday had forecast a 0.2% dip in the index in August, which forecasts future sales by tracking real estate transactions in which a contract has been signed but the deal has not yet closed.

The extreme supply-demand imbalance in the housing market has ground sales to a standstill, the Realtors believe. "This summer's terribly low supply levels have officially drained all of the housing market's momentum over the past year," the group said in a statement.

MBA: Mortgage applications post little movement (HousingWire)
HousingWire
(9/27/2017 10:33 AM, Brena Swanson)
Mortgage interest rates inch higher

Mortgage applications barely moved, falling a slight 0.5% from one week earlier, according to the latest data from the Mortgage Bankers Association's Weekly Mortgage Applications Survey for the week ending Sept. 22.

Broken up, the Refinance Index decreased 4% from the previous week, while the seasonally adjusted Purchase Index increased 3% from one week earlier.

The refinance share of mortgage activity stayed at about half of all applications, slipping to 50.8% of total applications from 52.1% the previous week.

The adjustable-rate mortgage share of activity decreased to 6.5% of total applications.

The Federal Housing Administration's share of total applications fell to 9.6% from 9.9% the week prior, as the Department of Veterans Affairs' share of total applications decreased to 10.0% from 10.1% the week prior.

NAR: Persistent, slow home sales mean housing market is now "essentially stalled" (HousingWire)
HousingWire
(9/27/2017 12:16 PM, Kelsey Ramirez)
Sales drop for fifth time in six months

Pending home sales decreased in August for the fifth time in six months, and was especially slow in areas hit by hurricanes Harvey and Irma, according to the latest report from the National Association of Realtors.

In fact, this slow down even caused NAR to downgrade is overall forecast for the year, the report explained. Existing home sales may now see a decrease from 2016 to 2017, instead of the previously forecasted increase.

NAR Chief Economist Lawrence Yun said the low levels of housing supply over the summer now officially drained all the housing market's momentum. He now forecasts existing home sales to close the year at 5.44 million, down 0.2% from 5.45 million in 2016. Last month, Yun predicted home sales would close out 2017 at 5.49 million.

Pending home sales drop 2.6% in August; Top Realtors economist warns housing market 'stalled' (CNBC)
CNBC
(9/27/2017 10:42 AM, Diana Olick)
VIDEO. It is no longer a blip, but a trend. Home sales are weakening, and they are not expected to improve anytime soon.

A monthly index measuring signed contracts to buy existing homes fell 2.6 percent in August compared to July. That is the fifth drop in the past six months and below expectations. The National Association of Realtors' so-called pending home sales index is now down the same amount compared to August of 2016, hitting the lowest level since January of that year.

"August was another month of declining contract activity because of the one-two punch of limited listings and home prices rising far above incomes," said Lawrence Yun, chief economist for the Realtors in a release. "Demand continues to overwhelm supply in most of the country, and as a result, many would-be buyers from earlier in the year are still in the market for a home, while others have perhaps decided to temporarily postpone their search."

Yun said he believes the housing market has "essentially stalled." He lowered his forecast for full-year existing home sales to 5.44 million, which is 0.2 percent below 2016's pace. The original prediction last January for 2017 was 5.57 million, an increase of 2.2 percent compared to 2016. A consistent drop in supply and spike in home prices are largely to blame for the change, but two devastating hurricanes only added to the weakness.

Pending home sales slip to 19-month low in August (The Hill)
The Hill
(9/27/2017 1:01 PM, Vicki Needham)
Pending home sales slipped in August to the lowest level in 19 months as a mixture of low supply and severe weather weighed heavily on the housing market.

Sales, which are based on contract signings, dropped 2.6 percent to 106.3 in August from 109.1 in July, the fifth decline in six months, and the lowest reading since January 2016, the National Association of Realtors said on Wednesday.

Slower activity in states such as Texas and Florida that were battered by Hurricanes Harvey and Irma may hold existing home sales below the pace set in 2016, NAR said.

Also, the housing market's growth also has been hampered by low levels of homes for sale, which have sapped some momentum over the past year.

"August was another month of declining contract activity because of the one-two punch of limited listings and home prices rising far above incomes," said Lawrence Yun, NAR chief economist.

U.S. pending home sales drop 2.6 percent in August (Reuters)
Reuters
(9/27/2017 10:20 AM, Reuters)
WASHINGTON (Reuters) - Contracts to buy previously owned homes fell more than expected in August to their lowest level in about 1-1/2 years as the housing market continues to be sapped by a shortage of inventory that is also pushing up home prices.

The National Association of Realtors said on Wednesday its Pending Home Sales Index, based on contracts signed last month, dropped 2.6 percent to a reading of 106.3. July's index was unrevised.

Economists polled by Reuters had forecast pending home sales declining 0.5 percent last month. It was the fifth time in six months that pending home sales have retreated.

Pending home contracts are viewed as a forward-looking indicator for the state of the housing market because they become sales one or two months later.

U.S. Pending Home Sales Fell in August (Wall Street Journal)
Wall Street Journal
(9/28/2017 5:00 AM, Sharon Nunn)
National Association of Realtors pending home sales index declined 2.6% from July to 106.3

A gauge of future U.S. home sales fell in August to its lowest reading in more than a year, as low supply levels and recent hurricanes continue to hinder home closings.

The National Association of Realtors on Wednesday said its pending home sales index, which tracks contract signings for previously owned homes, declined 2.6% from July to 106.3 in August. Economists surveyed by The Wall Street Journal had expected a smaller decrease of 0.5% from July.

The index was down 2.6% in August from a year earlier.

Lawrence Yun, NAR chief economist, said the limited number of homes for sale and rising price tags have continued to plague the housing market, draining the momentum gained in the past year.

"Demand continues to overwhelm supply in most of the country, and as a result, many would-be buyers from earlier in the year are still in the market for a home, while others have perhaps decided to temporarily postpone their search," he said.

Pending Home Sales in U.S. Decline by Most Since January (Bloomberg)
Bloomberg
(9/28/2017 5:00 AM, Agnel Philip)
Contract signings for the purchase of previously owned U.S. homes fell in August by the most in seven months, reflecting limited inventory, the National Association of Realtors said Wednesday. The Realtors group's revised forecast for the year calls for sales to weaken from 2016 in the wake of two hurricanes.

Key Takeaways

A limited number of properties for sale fueled declines in contract signings for the fifth time in six months, a trend that will be made worse in the aftermath of hurricanes Harvey and Irma, the Realtors group said. Lean inventory is keeping prices climbing more than wages, creating a more challenging purchasing climate for first-time homebuyers.

The Realtors group projects 5.44 million homes will be sold this year, down from last month's estimate of 5.49 million and lower

than the 5.45 million sold in 2016. The NAR sees the median selling price increasing 6 percent this year, compared with the 5.1 percent gain in 2016.

U.S. Families' Wealth, Incomes Rose, Fed Survey Says (Wall Street Journal)
Wall Street Journal
(9/28/2017 5:00 AM, Harriet Torry)
U.S. families' wealth and incomes rose across the board as the economic recovery continued in recent years, a shift after they stagnated for all but the most well-off in the aftermath of the recession, the Federal Reserve reported Wednesday.

Minority households and families with less education had larger proportional gains in income than others between 2013 and 2016, suggesting the fruits of the recovery spread to a wider swath of society, the Fed said.

"The breadth of what we see at the bottom means those strata are starting to catch up after years of lagging," said Diane Swonk, founder of DS Economics, attributing much of the gains to minimum wage increases during the survey period.

Nonetheless, the gap between the wealthy and the rest of society continued to widen. The top 1% of households took home nearly a quarter of total income last year, 23.8%, up from 20.3% in 2013. The share of wealth held by the top 1% rose to 39% in 2016, up from 30% in 1989.

Minorities and Americans without college degrees showed greatest gains in wealth since 2013, new data says (Washington Post)
Washington Post
(9/27/2017 8:22 PM, Heather Long and Tracy Jan)
Americans who were left behind as the country pulled out of the Great Recession — African Americans, Hispanics and people without college degrees — saw large gains in net worth over the past three years, the Federal Reserve reported Wednesday.

But the improvements failed to narrow the inequality gap: The share of America's income held by the top 1 percent of households reached 24 percent in 2016, a record high, and the median net worth of white households, at $171,000, was nearly 10 times larger than for black households.

The findings suggest that while a robust economy has benefited all economic groups, the wealthiest and most educated have been in a position to benefit even more because they began with such a significant advantage.

"The gap between the haves and have-nots hasn't closed in recent years. It still remains a gulf," said Mark Zandi, chief economist at Moody's Analytics. "These groups have a lot of financial catch-up to do."

U.S. Growth Starts to Help More People, But Wealthiest Win Most (Bloomberg Markets)
Bloomberg Markets
(9/27/2017 1:30 PM, Craig Torres & Jordan Yadoo)
The long-running U.S. economic expansion is starting to reach down and deliver gains to lower-income Americans, while causing already-wide disparities in earning power and wealth to get even bigger, according to a triennial Federal Reserve survey.

"Families throughout the income distribution experienced gains in average real incomes between 2013 and 2016, reversing the trend from 2010 to 2013, when real incomes fell or remained stagnant for all but the top of the income distribution," the Fed said in its Survey of Consumer Finances released Wednesday in Washington.

The survey also found that the shares of income and wealth held by the most affluent families reached the highest levels in records back to 1989. The share of income received by the top 1 percent of families rose to 23.8 percent in 2016, up from 20.3 percent in 2013. The share of the bottom 90 percent of the distribution fell to 49.7 percent, the lowest on record in the survey's history.

While the jobless rate is near a 16-year low and the economy is growing for a ninth year, rising inequality is a risk to capitalist institutions and social cohesion as market-based systems distribute more gains to those at the top. President Donald Trump rode a wave of anti-establishment anger to the presidency, and trust in the Fed waned after it bailed out failing financial institutions such as Bear Stearns Cos. in 2008. Economists now warn that rising disparities in wealth and incomes could also affect patterns

of consumption and the labor market.

“Persistently high levels of income and wealth inequality may also have implications for the robustness of consumer spending” because the wealthy have a higher propensity to save, Fed Governor Lael Brainard said in a speech Tuesday, where she previewed the survey’s results.

Editorial: Equifax breach shows need for consumer protections (San Francisco Chronicle, CA)
San Francisco Chronicle
(9/28/2017 4:49 AM, Chronicle Editorial Board)
A disastrous data breach at credit-rating giant Equifax is going to the next stage. The company’s chief executive is departing, San Francisco is first among likely many to sue, and a top Washington consumer regulator is promising a crackdown to prevent a repeat.

Maybe these steps are predictable and necessary. But consumers — in this case some 143 million Americans possibly “Equifaxed” in the hack — want serious results. Meaningful repairs should follow, not just court damages and promises.

Equifax’s own actions to date aren’t encouraging. It bottled up word of the data breach for weeks. When worried consumers sought answers, the company’s computers stalled. It even considered charging a fee for freezing accounts.

That performance is inviting huge trouble for the firm. It’s in the gunsights of congressional panels. It also has led City Attorney Dennis Herrera to file a lawsuit claiming Equifax failed to maintain security safeguards and delayed announcing the bad news. Millions in damages are possible.

Equifax, other credit rating firms should prepare for ‘a different regime,’ Washington regulator warns (Washington Post)
Washington Post
(9/27/2017 12:42 PM, Renae Merle)
One of Washington’s top consumer watchdogs warned on Wednesday that credit rating agencies should prepare for tougher supervision in the wake of a massive hack at Equifax that exposed sensitive data on 143 million people.

“We’re going to have monitoring in place that’s preventive,” Richard Cordray, the head of the Consumer Financial Protection Bureau, said in an interview with CNBC. “It’s going to be a different regime than we’re used to. In the past they dealt with these problems on their own. … That’s not good enough.”

The big three credit bureaus — Equifax, TransUnion and Experian — collect information on 200 million consumers but have traditionally only been federally regulated by the Federal Trade Commission. In 2010’s financial reform legislation, the Dodd-Frank Act, the CFPB gained the power to supervise the companies on a day-to-day basis.

In the interview, Cordray indicated that the agency would be accelerating that effort following the Equifax hack, which has also sparked investigations by the FBI and other regulators.

Big changes coming for credit firms in wake of Equifax hack, CFPB director says (CNBC)
CNBC
(9/27/2017 9:49 AM, Jeff Cox)
VIDEO. Credit reporting agencies are going to have to get used to "a new regime" in the wake of the Equifax consumer data hack, a top Washington regulator said Wednesday.

Consumer Financial Protection Bureau Director Richard Cordray said Equifax, TransUnion and Experian are getting embedded regulators to ensure that similar breaches of private information don’t happen again.

Companies "should welcome" the heightened level of scrutiny, Cordray told CNBC in a live interview on "Squawk on the Street."

"If they’re going to restore public confidence in this marketplace, and if they’re going to create the kind of reforms necessary, they’re going to have to recognize the old days of just doing what they want, being subject to lawsuits now and then, are over," he said. "There has to be a scheme of preventive monitoring in place. They’re going to have to accept that, they’re going to welcome that, they’re going to have to be very forthcoming."

Senate mulls arbitration bill despite Equifax about-face (Atlanta Journal-Constitution, GA)
Atlanta Journal-Constitution
(9/27/2017 9:31 AM, Tamar Hallerman)
Republican leaders are reportedly mulling whether to bring to the Senate floor a bill that would nullify an Obama-era consumer protection regulation aimed curtailing a practice used by many corporations to keep potential class action lawsuits out of court.

The debate comes three weeks after a public outcry compelled the Atlanta-based Equifax to quickly drop so-called forced arbitration language from the terms of service of the free credit monitoring service it was offering its customers after its massive data breach.

Democrats and consumer action groups are mobilizing to try and quash the effort.

Multiple news outlets reported that a vote could come as soon as this week, although a spokesman for Senate Majority Leader Mitch McConnell said Tuesday afternoon that nothing has been scheduled on the floor.

Equifax, other credit-reporting firms, face onsite monitors - watchdog (Reuters)
Reuters
(9/27/2017 4:40 PM, Reuters)
(Reuters) - Credit-reporting firms will be subject to stricter regulatory monitoring following the massive data breach that Equifax Inc disclosed this month, the head of the Consumer Financial Protection Bureau (CFPB) said on Wednesday.

The CFPB is working with the Federal Trade Commission and the New York Department of Financial Services (DFS) on a new regulatory framework that includes onsite monitors at the three big credit-reporting firms, Equifax, Experian, and TransUnion, Director Richard Cordray told CNBC.

“The old days of just doing what they want and being subject to lawsuits now and then are over,” Cordray said.

“There has to be a scheme of preventive monitoring in place. They are going to have to accept that. They are going to have to welcome it. They are going to have to be very forthcoming.”

The real problem with credit reports is the astounding number of errors (CNBC)
CNBC
(9/27/2017 5:05 PM, Aaron Klein)
Your most personal information — home address, Social Security number, etc. — has likely been hacked as one of the 143 million American consumers whose Equifax credit files were breached. Equifax CEO Richard Smith resignation, potential illegal stock trades of senior executives, has drawn the attention of Congress with a Senate hearing scheduled.

Policy makers need to resist the headlines and focus on the real problem that directly harms millions of Americans: the astounding number of errors in the credit reports that are the result of misaligned economic and legal incentives.

More than one in five consumers have a "potentially material error" in their credit file that makes them look riskier than they are. Lenders respond to this incorrect data by offering you higher interest rates, less favorable terms, or denying credit if the error makes you look too risky.

With money on the line, you might assume that the credit reporting system would fix the problem. In reality, it is the opposite. Speed and volume are favored over accuracy. Large-scale inaccuracies are tolerated. The costs of correcting the data outweigh benefits — for the credit bureaus, though, not the consumers.

U.S. credit reporting firms need tougher oversight: watchdog (Reuters)
Reuters
(9/27/2017 7:40 PM, John McCrank)
(Reuters) - Equifax Inc promised to make it easier for consumers to control access to their credit records in the wake of the company’s massive breach after the top U.S. consumer financial watchdog called on the industry to introduce such a system.

Equifax’s interim chief executive officer, Paulino do Rego Barros Jr., vowed to introduce a free service by Jan. 31 that will let

consumers control access to their own credit records.

Barros, who was named interim CEO on Tuesday as Richard Smith stepped down from the post amid mounting criticism over the handling of the cyber attack, also apologized for providing inadequate support to consumers seeking information after the breach was disclosed on Sept. 7. He promised to add call-center representatives and bolster a breach-response website. “I have heard the frustration and fear. I know we have to do a better job of helping you,” Barros said in a statement published in The Wall Street Journal.

Equifax announced the free credit freeze service after the Consumer Financial Protection Bureau’s (CFPB) director, Richard Cordray, told CNBC earlier in the day that the agency would beef up oversight of Equifax and its rivals. “The old days of just doing what they want and being subject to lawsuits now and then are over,” Cordray said. He also called for implementing a scheme of preventive credit monitoring. “They are going to have to accept that. They are going to have to welcome it. They are going to have to be very forthcoming,” Cordray said.

Dems wield Equifax, Wells Fargo in fight over arbitration (Charlotte Observer, NC)
Charlotte Observer
(9/27/2017 2:20 PM, Kevin Freking, Associated Press)
Democrats determined to stop Republicans from overturning a consumer-oriented rule are using the scandals roiling both companies to hammer the GOP’s efforts. A hack of Equifax’s computer system exposed the sensitive personal information of 143 million Americans. Wells Fargo was fined $100 million by federal regulators for its illegal sales practices in which employees trying to reach unrealistic sales goals opened accounts without customers’ permission.

In July, the Consumer Financial Protection Bureau decided to ban most types of mandatory arbitration clauses. The clauses require credit card or bank customers to use an arbitrator when they have a dispute rather than sue in court, and the clauses were commonly used by both companies.

The House has since voted to block the consumer bureau’s rule. Now the clock is ticking on action by Senate Republicans.

"These companies did terrible, terrible wrong and they want to prevent consumers from having rights to sue them. That is outrageous," Senate Minority Leader Chuck Schumer, D-N.Y., said at a news conference Wednesday in the Capitol. "Put simply, we’re urging our Republican colleagues to say no to immunity for Equifax, Wells Fargo or anyone else who does such horrible financial misdeeds."

Democrats argued that, without the new rule, companies will be able to keep private those disputes pursued through mandatory arbitration.

"They allow corporate America to take advantage of a shadow justice system," Sen. Al Franken, D-Minn., said of the arbitration clauses.

Senate Democrats blast GOP plans to repeal consumer rule (Washington Times, DC)
Washington Times
(9/27/2017 12:04 PM, Tom Howell)
Schumer: Forced arbitration is ‘get out of jail free card’ for corporations

Democrats warned Republicans Wednesday against a move to promote forced arbitration between customers and their companies, saying that Americans deserve the right to sue companies such as Equifax that lose their data.

Senate Minority Leader Charles E. Schumer and his troops said Congress should be cheering rules that make it easier for mistreated consumers to file class-action suits. As it stands, many customers are being forced to plead their case, one by one, through an arbitrator.

“It’s a green light to Wall Street to be free to hose consumers without any consequences,” Mr. Schumer said.

Directing consumers to resolve disputes through arbitration has been a flashpoint of late, particularly since the requirements are often buried in the fine print of routine things like car loans, mortgages and bank accounts.

Democrats said arbitration proceedings are typically secret and require a prohibitive filing fee, further weakening consumers.

Fannie-Freddie Overhaul Near Do-or-Die as Corker Steps Away (Washington Post)
Washington Post
(9/27/2017 5:08 PM, Joe Light)
(Bloomberg) -- For nearly a decade, "wait 'til next year" has been the refrain for proponents of overhauling mortgage giants Fannie Mae and Freddie Mac. For U.S. Senator Bob Corker, arguably the biggest advocate of that push, it will either be next year or never.

Corker said Tuesday that he won't seek re-election for a third term, leaving him roughly 15 months in office. Analysts and others in the housing-finance industry said the announcement could lead to a final aggressive drive for reform. But since housing-finance legislation would still a long shot, his departure could leave a leadership vacuum in addressing one of the last vestiges of the 2008 financial crisis.

The Tennessee Republican's impending retirement "will surely lead to him pushing aggressively for GSE reform before he leaves the chamber," according to Compass Point Research & Trading analyst Isaac Boltansky, who said he expects the effort to fail.

Fannie and Freddie don't make mortgages but buy them from lenders, wrap them into securities and make guarantees to investors if the loans default. The government took over the companies in 2008, eventually injecting them with about $187.5 billion in bailout money.

Americans say labor market is getting worse (HousingWire)
HousingWire
(9/27/2017 4:11 PM, Kelsey Ramirez)
Still optimistic about short-term future

Consumer confidence fell slightly in September, and the labor market is getting worse across the U.S., according to the Consumer Confidence Survey conducted by The Conference Board by Nielsen, a provider of information and analytics around what consumers buy and watch.

The Consumer Confidence Index decreased to 119.8 in September, down from 120,4 in August. The Present Situation Index decreased slightly from 148.4 to 146.1, but was partially offset by an increase in the Expectations Index, which from 101.7 to 102.2 during the same time period.

In 1985, the index was set to 100, representing the index's benchmark. This value is adjusted monthly based on results of a household survey of consumers' opinions on current conditions and future economic expectations. Opinions on current conditions make up 40% of the index, while expectations of future conditions make up 60%.

"Consumer confidence decreased slightly in September after a marginal improvement in August," said Lynn Franco, The Conference Board director of economic indicators. "Confidence in Texas and Florida, however, decreased considerably, as these two states were the most severely impacted by Hurricanes Harvey and Irma."

CFPB penalizes title company over RESPA steering (American Banker)
American Banker
(9/27/2017 5:31 PM, Kate Berry)
The Consumer Financial Protection Bureau fined an Indiana title company $1.25 million on Wednesday for steering borrowers to an affiliated title insurer without disclosing that three executives are owners of the insurer.

The CFPB found that Meridian Title in South Bend, Ind., failed to disclose its numerous executive relationships with Arsenal Insurance, a title insurer in Camden, Ind. The companies have offices in Indianapolis that are within five miles of each other.

CFPB slaps Meridian Title with enforcement action over RESPA violation (HousingWire)
HousingWire
(9/27/2017 4:20 PM, Brena Swanson)

Ordered to pay up to $1.25 million to consumers

The Consumer Financial Protection Bureau reports it fined real estate settlement services provider Meridian Title Corp. over violations of the Real Estate Settlement Procedures Act, ordering the company to pay up to $1.25 million to harmed consumers.

The CFPB stated that the South Bend, Indiana-based company routinely steered consumers to Arsenal Insurance Corporation, a title insurer company owned in part by three of Meridian's own executives.

As a title insurance agent, Meridian receives orders for title insurance policies from lenders and real estate agents, and in some cases directly from consumers, and assigns those orders to title insurance underwriters, the CFPB explained.

By steering consumers to Arsenal Insurance and not disclosing its relationship with the title insurer, Meridian Title illegally benefitted from the referrals for title insurance, the CFPB claims.

One-third of American households can't afford food, shelter or medical care (MarketWatch)
MarketWatch
(9/27/2017 2:48 PM, Leslie Albrecht)
A new survey shows how many families are on the edge financially

Nearly half of Americans have a tough time paying their bills, and over one-third have faced hardships such as running out of food, not being able to afford a place to live, or not having enough money to pay for medical treatment.

Those are some of the grim findings from the federal Consumer Financial Protection Bureau's first-ever survey of financial well-being, released Tuesday.

The numbers parallel MarketWatch's own State of the American Wallet dashboard, which tracks how Americans are faring financially with data that updates in real time.

The State of the American Wallet shows how Americans are saddled with mounting car loan and credit card debt and not saving enough money — even enough to cover emergency expenses. Meanwhile, people in the top 1% control a growing share of the nation's wealth.

Similarly, the CFPB survey found a wide range in how respondents felt about their financial well-being. Respondents were assigned scores on a scale of 1 to 100 after answering 10 questions. A score of 50 or lower meant the respondent was likely to be struggling to make ends meet. The average score was 54, but there was a 35-point spread between the top 10% and bottom 10% of participants.

[Editorial note: CHARTS and VIDEO at source)

[PA] Midstate rent prices outpacing home values (Central Penn Business Journal, PA)
Central Penn Business Journal
(9/27/2017 8:03 AM, Jason Scott)
While midstate home values have been on the rise during the housing market upswing, rents have been growing faster, according to data from the U.S. Census Bureau.

Between 2011 and 2016, median gross rents rose between 10 percent and 15 percent in Central Pennsylvania, which includes Cumberland, Dauphin, Lancaster, Lebanon and York counties. The numbers come from American Community Survey estimates.

The median rental rate in Dauphin County last year was $900, according to the Census. In 2011, it was $819. At 9.9 percent, that was the smallest increase of the five counties .

In Lancaster and Lebanon counties, median rents shot up even more.

[PA] 5 takeaways on the GOP's tax reform plan (Allentown Morning Call, PA)
Allentown Morning Call

(9/27/2017 3:38 PM, Laura Olson)
VIDEO. Republicans in Washington have unveiled a nine-page framework on the legislation they're crafting to overhaul the federal tax code. Here's five key points of what is known and unknown at this point, and what Pennsylvania Sen. Pat Toomey — a key member involved in drafting the eventual bill — had to say about what GOP lawmakers are proposing.

1. What would the plan do? The framework calls for reducing the corporate tax rate and collapsing the seven current tax brackets into three, among other changes. It would reduce government revenues by $5 trillion over 10 years, according to budget experts. Some $3.5 trillion of that is expected to be offset through changes to current tax breaks.

Toomey, who is best known for his interest in fiscal policy, touted the proposal as one that will result in a tax cut for lower- and middle-income Americans and praised its business tax changes as likely to lower the cost of capital.

"The biggest thing that people are going to see is a tax reduction for themselves, a simplification in terms of their filing, and I think they're going to see a stronger economy," Toomey told reporters Wednesday. "They're going to see more job opportunities, upward pressure on wages, bigger job gains, fewer unemployed people. I think those are the things that the average family in Allentown is going to see."

[FL] Commissioner: Could Miami-Dade have done more for residents after Hurricane Irma? In my opinion, yes (Miami Herald, FL)
Miami Herald
(9/27/2017 9:11 AM, Audrey M. Edmondson)
When it comes to disasters, there is no economic discrimination. Storms, fires, floods or earthquakes have no particular zip codes in mind when ravishing areas where people live, work and play. Even with the best preparations or plans, when disasters occur, it is the unforeseeable issues that arise that need to be addressed as swiftly and expediently as humanly possible.

Hurricane Irma affected all areas of Miami-Dade County, especially due to widespread power outages. For almost a week after the storm, there were areas left without electricity or the ability to live with some level of normalcy. Some areas of power outages were exasperated by the critical needs of its residents.

Our most vulnerable populations, our seniors and those with meager means, were left to fend for themselves for at least three days until the community was able to help each other. Government is part of that community.

We cleared main roadways so that those with recovery efforts, including fuel for generators, could get in and out of our streets. We placed public transportation back on the roads to get people to grocery stores.

[TX] Harvey, Irma expected to slow 2017 home sales (Houston Chronicle, TX)
Houston Chronicle
(9/27/2017 11:45 AM, Katherine Feser)
Fewer home closings in areas impacted by hurricanes Harvey and Irma will likely pull the nation's tally of homes sales in 2017 below last year's level, a new report showed.

Annual and monthly pending home sales sank by 2.6 percent in August from the same period a year earlier, according to a National Association of Realtors report released Wednesday. The trend reflects an index measuring existing home sales contracts that have been signed but not yet closed. The index reached its lowest level since January 2016.

Lawrence Yun, NAR chief economist, projects existing-home sales to total 5.44 million in 2017, down 0.2 percent from last year's pace of 5.45 million. The median price is anticipated to rise by 6 percent, on top of a 5.1 percent gain last year.

"The supply and affordability headwinds would have likely held sales growth just a tad above last year, but coupled with the temporary effects from Hurricanes Harvey and Irma, sales in 2017 now appear will fall slightly below last year," Yun said in an announcement.

[WA] U.S. pending home sales fell 2.6 percent in August (Spokane Spokesman-Review, WA)
Spokane Spokesman-Review
(9/27/2017 11:17 AM, Matt Ott, Associated Press)

WASHINGTON - Fewer people signed contracts to buy homes in August, marking the fifth decline in the past six months.

The 2.6 percent fall continues to reflect the worsening shortage nationwide of homes being listed for sale.

The National Association of Realtors said that its pending home sales index fell to 106.3 in August from 109.1 in July.

It's the index's lowest point since a 106.1 reading in January of 2016 and 2.6 percent lower than a year ago.

Pending sales contracts are a barometer of future purchases.

[CA] San Francisco sues Equifax over massive data breach (HousingWire)
HousingWire
(9/27/2017 5:41 PM, Ben Lane)
Becomes first city to sue credit reporting agency

Add the city of San Francisco to the list of those going after Equifax in the wake of the credit reporting agency's massive data breach, which exposed the personal information of 143 million U.S. consumers to hackers.

The company is currently facing inquiries from the Consumer Financial Protection Bureau, the Federal Trade Commission, the House Financial Services Committee, the Senate Finance Committee, the office of New York Attorney General Eric Schneiderman, the New York Department of Financial Services, and a lawsuit from the state of Massachusetts over the breach.

The breach also cost three Equifax executives their jobs, already. Earlier this week, Equifax CEO and Chairman of the Board, Richard Smith, "retired," just two weeks after two of the executives charged with the security of Equifax's credit data also "retired."

Now, two weeks after Massachusetts became the first state to take action against Equifax, San Francisco City Attorney Dennis Herrera announced that the city is suing Equifax too, making San Francisco the first city to pursue legal action against Equifax.

"Equifax's incompetence would be comical if the subject matter weren't so serious," Herrera said in a statement. "This company fell asleep at the switch and upended the lives of millions of people. The information that Equifax failed to safeguard is what people need to open a bank account, buy a home or rent an apartment. Now Californians have been put at risk of identity theft for years to come."

[CA] Trump, GOP tax plan has a lot for businesses to like, but Californians could take a big hit (Los Angeles Times)
Los Angeles Times
(9/27/2017 2:00 PM, Jim Puzzanghera and Lisa Mascaro)
The Republican tax overhaul has a lot for businesses to like — and a lot of unanswered questions for everyone else.

According to the plan, which Republican officials outlined Wednesday, many businesses would see a huge reduction in their tax bills and many middle-class Americans would see tax relief. The plan would reduce the number of individual tax brackets to three from seven and nearly double the standard deduction.

President Trump is scheduled to pitch the plan during a speech in Indianapolis on Wednesday. The release of the framework kicks off a scramble by lawmakers to hammer out the details, craft legislation and, if all goes according to plan, pass legislation by the end of the year.

"My plan is for the working people and my plan is for jobs," he said. "I think there's very little benefit for people of wealth."

While that may be true, one particular group could be hit hard — upper-middle-income wage earners in states that have significant income taxes, such as California and New York.

The plan calls for eliminating the current deduction for payment of state and local taxes, which would hit hard at taxpayers in those states who itemize their deductions.

[CA] Businesses to benefit more than individuals from Republican tax plan (San Francisco Chronicle, CA)
San Francisco Chronicle
(9/28/2017 4:55 AM, Kathleen Pender)
The tax plan released Wednesday by Republican leaders would help businesses more than individuals, but it lacks crucial details needed to say how much it would cost or affect specific people or companies.

"The big winners will be corporations and business owners," said Joe Rosenberg, a senior researcher with the Tax Policy Center, a joint think tank of the Urban Institute and Brookings Institution.

The Committee for a Responsible Federal Budget reached a similar conclusion in its analysis. It roughly estimated that the plan would generate $5.8 trillion of tax cuts, offset by $3.6 trillion of new tax revenues, resulting in about $2.2 trillion of net tax cuts over a decade, excluding interest.

About $2.8 trillion of the tax cuts would come from reducing the top corporate rate to 20 percent from 35 percent and from other business tax breaks. Of the new revenues, nearly all — $3.3 trillion — would come from individuals, primarily from killing most itemized deductions, including the one for state and local taxes, which is highly prized in California

[CA] Trump's tax overhaul could hurt many Californians (McClatchy Washington Bureau, DC)
McClatchy Washington Bureau
(9/27/2017 7:44 PM, Emily Cadei)
The tagline for Republicans' new tax code rewrite, unveiled Wednesday at the Capitol, should be "hashtag keep yo money," South Carolina Sen. Tim Scott joked.

It may not work out that way for millions of California taxpayers, however.

Working in concert with President Donald Trump and his administration, Republican lawmakers pitched a tax "framework" that would dramatically simplify the tax code and slash corporate and income tax rates, all pillars of Republican orthodoxy. To pay for the across-the-board cuts, Republicans want to ax numerous federal income tax deductions – including some that disproportionately benefit residents of California and other high-tax, high-income states.

Many of the details still need to be hashed out by members of Congress, who are hoping to introduce corresponding legislation later this year. That's an ambitious target, and many in Washington are deeply skeptical that Republicans' many factions can agree on such a contentious issue. If they succeed in enacting their proposal, it would amount to the biggest change to the country's tax system in more than three decades.

[PR] Trump administration rushes military assets to Puerto Rico amid growing crisis (Washington Post)
Washington Post
(9/27/2017 8:16 PM, Arelis R. Hernández, Dan Lamothe, Ed O'Keefe and Joel Achenbach)
SAN JUAN, PUERTO RICO — The Trump administration is rushing military hardware and personnel to Puerto Rico and the Virgin Islands as it becomes increasingly clear that the U.S. government response to Hurricane Maria so far has been inadequate and overmatched by the scale of the disaster.

In the first six days after the hurricane made landfall here, the Navy had deployed just two ships, citing concerns that Puerto Rico's ports were too damaged to accommodate numerous large vessels. But harrowing reports of isolated U.S. citizens struggling in the heat without electricity and running low on food and water have now spurred the Pentagon to throw resources into the relief effort even though they haven't been specifically requested by territorial officials.

The more robust approach includes the deployment of the USNS Comfort, a hospital ship that has responded to other natural disasters. The Pentagon also has assigned an Army general as point person for the humanitarian crisis: Brig. Gen. Richard C. Kim, the deputy commanding general of U.S. Army North. He will coordinate operations and assess what other resources are needed, defense officials said.

"Obviously, what we asked for and what they sent was not enough for a storm that impacted every town in Puerto Rico from north to south and east to west," Ramón Rosario, Gov. Ricardo Rosselló's secretary of public affairs and public policy, said Wednesday in the San Juan convention center, the headquarters for the intergovernmental recovery effort.

[VI] In the Virgin Islands, Hurricane Maria Drowned What Irma Didn't Destroy (New York Times)
New York Times
(9/27/2017 6:00 PM, Jeremy W. Peters)
As islanders wait for doctors, medicine, fuel and manpower to rebuild, the economic toll from the storms is only starting to come to light.

CRUZ BAY, V.I. — Even before two Category 5 hurricanes struck the United States Virgin Islands with punishing fury this month, the notion of paradise here was already about as brittle as a sand dollar.

The local treasury had barely enough cash to keep the government funded for three days. Its debt had grown so large that Wall Street stopped lending it money. The unemployment rate was more than twice the national average.

The one-two punch of Hurricane Irma and Hurricane Maria 14 days later was especially cruel. In many places across the three major islands of this American territory, the second storm drowned what the first couldn't destroy, ravaging what was once one of the Caribbean's most idyllic landscapes.

"Maria broke our spirit," said Ian Samuel of St. John, who lost parts of the upstairs of his house to Irma's wind and his downstairs to two and a half feet of water from Maria. "I was in a pretty bad car wreck. And it's like that — when you get out of the car and you're trying to figure out what's happening."

Headlines

The Washington Post
(9/28/2017 7:00 AM)
Playboy founder brought titillation to the masses
GOP proposes deep tax cuts with few details
Inequality gaps persist despite widespread gains
Ala. loss leaves Trump weakened, isolated
U.S. sends military assets to aid in Puerto Rico recovery

The New York Times
(9/28/2017 7:00 AM)
Trump Proposes the Most Sweeping Tax Overhaul in Decades
Trump Tax Plan Benefits Wealthy, Including Trump
Hugh Hefner, Who Built Playboy Empire and Embodied It, Dies at 91
Roy Moore's Alabama Victory Sets Off Talk of a G.O.P. Insurrection
Twitter, With Accounts Linked to Russia, to Face Congress Over Role in Election
In the Virgin Islands, Hurricane Maria Drowned What Irma Didn't Destroy
Catalan Officials Squeezed as Madrid Tries to Stop Independence Vote
In College Basketball Scandal, Follow the Money … and the Shoes

The Wall Street Journal
(9/28/2017 7:00 AM)
GOP Tax Overhaul Aims for Corporate Cuts, Simpler Code
SEC Probes Departure of PepsiCo's Former Top Lawyer
Retail Stores Made Elmira, N.Y., an Unlikely Success—Now They're Gone
Health Insurers Stay in ACA Despite Fears of Last-Minute Exits

ABC News
(9/27/2017 8:00 PM)
Hugh Hefner, Playboy founder and pop culture icon, dead at 91
Trump says Republicans 'have the votes' to repeal Obamacare
Russian-generated Facebook posts pushed Trump as 'only viable option'

NBC News
(9/27/2017 8:00 PM)
Hugh Hefner, Playboy Magazine Mogul, Dies at 91

Half of Hurricane-Ravaged Puerto Rico Faces Lack of Water
The Next Republican Uprising Is Underway

CBS News
(9/27/2017 8:00 PM)
Hugh Hefner, Playboy founder, dead at 91
EPA's Scott Pruitt took non-commercial flights totaling more than $58,000
Zuckerberg responds to Trump tweet that Facebook was "always anti-Trump"

Washington Schedule

President
(9/28/2017 7:00 AM)
The White House
See source link. Schedule not yet available.

Vice President
(9/28/2017 7:00 AM)
The White House
See source link. Schedule not yet available.

Senate
(9/28/2017 7:00 AM)
Senate
Agriculture, Nutrition, and Forestry 9:30 AM — SH-216
Hearings to examine rural development and energy programs, focusing on perspectives for the 2018 Farm Bill.

Banking, Housing, and Urban Affairs 9:30 AM — SD-538
Hearings to examine evaluating sanctions enforcement and policy options on North Korea, focusing on Administration perspectives.

Judiciary 9:30 AM — SD-226
Business meeting to consider S.1766, to reauthorize the SAFER Act of 2013, and the nominations of Amy Coney Barrett, of Indiana, to be United States Circuit Judge for the Seventh Circuit, Joan Louise Larsen, of Michigan, to be United States Circuit Judge for the Sixth Circuit, William L. Campbell, Jr., to be United States District Judge for the Middle District of Tennessee, Thomas Lee Robinson Parker, to be United States District Judge for the Western District of Tennessee, and Eric S. Dreiband, of Maryland, and Brian Allen Benczkowski, of Virginia, both to be an Assistant Attorney General, Halsey B. Frank, to be United States Attorney for the District of Maine, D. Michael Hurst, Jr., to be United States Attorney for the Southern District of Mississippi, Jeffrey B. Jensen, to be United States Attorney for the Eastern District of Missouri, Thomas L. Kirsch II, to be United States Attorney for the Northern District of Indiana, and William J. Powell, to be United States Attorney for the Northern District of West Virginia, all of the Department of Justice.

Armed Services 10:00 AM — SVC-217
To receive a closed briefing on North Korea.

Commerce, Science, and Transportation: Subcommittee on Aviation Operations, Safety, and Security 10:00 AM — SR-253
Hearings to examine Transportation Security Administration modernization, focusing on improvements to aviation security.

House of Representatives
(9/28/2017 7:00 AM)
House of Representatives
9:00 am Markup: H.R. 1159 the United States and Israel Space Cooperation Act
Committee on Science, Space, and Technology:

9:00 am Hearing: Full Committee Hearing: Document Production Open

House Permanent Select Committee on Intelligence:

9:30 am Hearing: The Great American Eclipse: To Totality and Beyond
Committee on Science, Space, and Technology: Subcommittee on Research and Technology

9:30 am Hearing: Hearing entitled “Examining Insurance for Nonprofit Organizations”
Committee on Financial Services: Housing and Insurance

9:30 am Hearing: Rulemakers Must Follow the Rules Too: Oversight of Agency Compliance with the Congressional Review Act
Committee on the Judiciary: Subcommittee on Regulatory Reform, Commercial, and Antitrust Law

10:00 am Markup: H. Res. 422 H.R. 425 H.R. 1196 H.R. 2658 H.R. 3320 H.R. 3329 H.R. 3342 and H.R. 3445
Committee on Foreign Affairs

{End of Report}

Disclaimer: The information and views expressed in this News Briefing do not necessarily represent the views of HUD or the United States and do not constitute an endorsement by the Department.

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
SITUATION REPORT
27 September 2017, 2:00 PM EDT

Puerto Rico and U.S. Virgin Islands

Overview. On Sunday, 10 Sept 2017, Hurricane Irma slammed into the Eastern Caribbean as a Category 4 storm, devastating many of the tiny islands in its path before barreling into Florida.

Less than two weeks later Hurricane Maria hit many of the same Caribbean islands recently damaged by Hurricane Irma, to include St. Croix, St. Thomas, and the U.S. territory of Puerto Rico. Early morning, on 20 Sept, Maria rammed directly into Puerto Rico as a powerful Category 4 storm with 140 mph winds. It is the strongest storm to hit the island in 80 years.

Situation. At 5:00 AM EDT, Hurricane Maria was 210 miles southeast of Cape Hatteras, NC. Maximum sustained winds were 75 mph; this broad system is moving north at 7 mph and, as she weakens in the next 36 hours she will move rapidly away from east coast at end of week. Tropical storm force winds may begin impacting eastern North Carolina late today, and eastern Virginia and the Delmarva Tuesday into Wednesday. A Tropical Storm Warning continues for the North Carolina Coast from Bogue Inlet to the North Carolina/Virginia border, including the Albemarle and Pamlico Sounds. A Storm Surge Watch is in effect for Cape Lookout to Duck (2 to 4 feet at the time of high astronomical tides (12-2 am/pm Tue-Wed)). Rainfall is expected to be 1 to 2 inches are forecast over eastern North Carolina. Amounts may be higher if Maria drifts closer to the coast

Declaration Activity

FEMA-4335-DR-VI (U.S. Virgin Islands)
- Incident Period: September 06, 2017 - October 01, 2017
- Major Disaster Declaration declared on September 07, 2017
- Provides: Individual Assistance for 2 (County-equivalent) / Public Assistance for 3 County-equivalent
- Federal Coordinating Officer: (TBD)
- Designated counties: St. Croix Island / St. John Island / St. Thomas Island

FEMA-4336-DR-PR (Puerto Rico)
- Expedited Major Disaster Declaration approved on September 10, 2017
- Hurricane Irma beginning on September 5, 2017 and continuing
- Provides: Individual Assistance for 2 Municipalities / Public Assistance for 2 Municipalities Federal Coordinating Officer is Alejandro De La Campa
- Designated counties: Culebra (Municipal) and Vieques (Municipal)

PRIORITIES FOR HUD

- **Protect the health and safety of HUD employees.** HUD regional offices are closely monitoring the storm and guidance provided by state and local officials to protect the health and safety of HUD personnel. HUD offices will make decisions on office closures based on local information. Office of Field Policy and Management (FPM) is tracking and reporting office closures.

- Many HUD employees in Puerto Rico are still unaccounted for due to catastrophic destruction of cell phone towers and power grids. HUD managers, supported by HUD OIG personnel, continue to search for the unaccounted HUD employees.

- **Assess potential impacts to HUD programs and clients:**

Multifamily Housing	Properties	Units	Assisted Units	Properties w/ Moderate or Major Damage	Residents Displaced/ Evacuated	Residents Returned
Virgin Islands	17	1,474	1,468	2	3	0
Puerto Rico	203	21,013	19,859	5	0	0
Total	**220**	**22,487**	**21,327**	**7**	**3**	**0**

Current as of 21 Sept. These numbers are based on all HUD properties; they will be updated as the data is collected

Public Housing	Impacted Properties	Total Number of Assisted Units	Displaced Households	Returned Households
Puerto Rico		53,649		
Virgin Islands	191	3,014	106	0
Total	**191**	**56,663**	**106**	**0**

HCV	Total Number of Assisted Households	Displaced Households	Returned Households
Puerto Rico	29,474		
Virgin Islands	1,619	10	0
Total	**31,093**	**10**	**0**

- **Coordination of long-term recovery efforts**

Actions Taken

- 1.57 million households remain without power in Puerto Rico. 47,000 (90%+) households without power in USVI.
- **172 (+4)** disaster shelters are open in Puerto Rico housing **11,253 people (-106). 7 (+1)** disaster shelters are open in USVI housing **621 people (+230).** American Red Cross is building capacity to support 20,000 people in disaster shelters if needed and requested.
- FEMA is working on a plan to establish alternative registration processes in areas affected by communications and power outages. People are unable to register for assistance by phone or online.
- FOD Maldonado is in discussions with the FEMA Federal Coordinating Officer (FCO) to establish HUD work stations at the FEMA Joint Field Office (JFO) in San Juan. The HUD FOD and program directors would use these work stations to begin damage assessments and coordinate needs with FEMA. This would be ahead of any mission assignments issued by FEMA.
- **FEMA staff reported that Joint Field Offices may be set up in San Juan, St. Thomas and St. Croix, with some number of HUD staff potentially staffing each location under a Mission Assignment.**

- **Starting this week, work under the Housing Recovery Support Function (RSF) will begin through remote planning sessions at FEMA HQ in Washington, DC for Puerto Rico and USVI. HUD staff slated to lead the Housing RSF in Puerto Rico / USVI (Ileana Colon) will attend.**

Next Steps

- Displaced public housing families receiving tenant protection vouchers from VIHA will need to be able to work with housing authority staff for in-person program briefings. Given the current conditions, it may make more sense to relocate these families to shelters in San Juan. The state voucher agency in Puerto Rico is willing to help. Can there be any kind of transportation for this available? Will there be shelter space in PR for the displaced families? PIH staff will continue to discuss this options with Puerto Rico state housing officials and VIHA.

Issues/Challenges

- VIHA has not reached the approximately 1,300 existing voucher families in their program, but will continue their efforts. Given funding restrictions, VIHA cannot use public housing funds to assist existing voucher holders with relocation if these families need to move either on or off the island.
- PIH remains concerned that current families with vouchers will not find suitable private rentals, and will not have a way to leave the island in the near term if they want to use their voucher on the mainland. Also, it would be helpful if private landlords participating in the voucher program could access to funds to repair their rental units.

AVAILABLE HUD DISASTER ASSISTANCE

- **Assist the state and local governments in re-allocating existing federal resources toward disaster relief.** HUD's Community Development Block Grant (CDBG) and HOME programs give the state and local communities the flexibility to redirect millions of dollars in annual formula funding to address critical needs, including housing and services for disaster victims. HUD is currently contacting State and local officials to explore streamlining the Department's CDBG and HOME programs to expedite the repair and replacement of damaged housing.
- **Grant immediate foreclosure relief.** HUD has granting a 90-day moratorium on foreclosures and forbearance on foreclosures of Federal Housing Administration (FHA)-insured home mortgages.
- **Make mortgage insurance available.** HUD's Section 203(h) program provides FHA insurance to disaster victims who have lost their homes and are facing the daunting task of rebuilding or buying another home. Borrowers from participating FHA-approved lenders may be eligible for 100 percent financing.
- **Make insurance available for both mortgages and home rehabilitation.** HUD's Section 203(k) loan program enables those who have lost their homes to finance the purchase or refinance of a house along with its repair through a single mortgage. It also allows homeowners who have damaged houses to finance the rehabilitation of their existing single-family home.
- **Offer Section 108 loan guarantee assistance.** HUD will offer state and local governments federally guaranteed loans for housing rehabilitation, economic development and repair of public infrastructure.
- **Provide information on housing providers and HUD programs.** HUD will share information with FEMA and the state on housing providers that may have available units in the impacted counties. This includes Public Housing Agencies and Multi-Family owners. HUD

will also connect FEMA and the state to SMEs to provide information on HUD programs and providers.

[redacted]

HUD Emergency Operations Center (HEOC)
Phone: 202-402-5747
Fax: 202-401-7900

HUD-17-0235-B-000673

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
SITUATION REPORT
27 September 2017, 2:00 PM EDT

Southeast Region

Overview. On Sunday, 10 Sept 2017, Hurricane Irma slammed into the Eastern Caribbean as a Category 4 storm, devastating many of the tiny islands in its path before barreling into Florida.

Situation. Areas impacted by Hurricane Irma continue to recover. Florida continues restorations and power has been restored to 98 percent of affected customers. Swells generated by Hurricane Maria should reach portions of the United States southeastern coast today. These swells are likely to cause life threatening surf and rip current conditions.

Declaration Activity

FEMA-4337-DR-FL (Florida)

- Major Disaster Declaration approved on September 10, 2017
- Hurricane Irma beginning September 4, 2017 and continuing
- Provides: Individual Assistance and Public Assistance for 9 counties / Public Assistance for 58 counties / Hazard Mitigation for all counties and tribes statewide
- Federal Coordinating Officer is Justo Hernandez
- Designated counties: Alachua, Baker, Bay, Bradford, Brevard, Broward, Calhoun, Charlotte, Citrus, Clay, Collier, Columbia, DeSoto, Dixie, Duval, Escambia, Flagler, Franklin, Gadsden, Gilchrist, Glades, Gulf, Hamilton, Hardee, Hendry, Hernando, Highlands, Hillsborough, Holmes, Indian River, Jackson, Jefferson, Lafayette, Lake, Lee, Leon, Levy, Liberty, Madison, Manatee, Marion, Martin, Miami-Dade, Monroe, Nassau, Okaloosa, Okeechobee, Orange, Osceola, Palm Beach, Pasco, Pinellas, Polk, Putnam, Santa Rosa, Sarasota, Seminole, St. Johns, St. Lucie, Sumter, Suwannee, Taylor, Union, Volusia, Wakulla, Walton, Washington

PRIORITIES FOR HUD

- **Protect the health and safety of HUD employees.** HUD regional offices are closely monitoring the storm and guidance provided by state and local officials to protect the health and safety of HUD personnel. HUD offices will make decisions on office closures based on local information. Office of Field Policy and Management (FPM) is tracking and reporting office closures.

- **Assess potential impacts to HUD programs and clients:**

Healthcare Section 232/242	Number of Properties in the Impacted (PDD) Area	Number of Beds in the Impacted (PDD) Area
Florida	178	23,530
Georgia	2	130
South Carolina	1	88
Total	**181**	**23,748**

Multifamily Housing	Impacted Properties	Units	Assisted Units	Properties w/ Moderate or Major Damage	Residents Displaced/ Evacuated	Residents Returned
Florida	910	106,513	45,902	89	614	0
Georgia	50	4,665	2,145	1	150	0
Total	**960**	**111,178**	**48,047**	**90**	**764**	**0**

Public Housing	Impacted Properties	Total Number of Assisted Units	Displaced Households	Returned Households
Florida	656	32,1 1	6	222
Georgia	7	33,661	0	0
South Carolina	0	13,798	1	1
Total	**663**	**79,650**	**7**	**223**

HCV	Total Number of Assisted Households	Displaced Households	Returned Households
Florida	100,847	13	14
Georgia	55,639	0	0
South Carolina	25,706	0	0
Total	**182,192**	**13**	**14**

all numbers current as of 27 Sept; updated weekly

- **Coordination of long-term recovery efforts**

Actions Taken

- 1.6 million people (+200k) are registered with FEMA in Florida. Eligible applicants received $587 million (+$85 million) in FEMA housing and other needs assistance. Only 14% (+3%) of all inspections are completed.
- Governor Rick Scott directed the Florida Division of Emergency Management (DEM) to expedite the delivery of more than 10,000 tarps to communities across the state so that homeowners can patch roofs damaged by Hurricane Irma. To date, more than 100,000 tarps have been distributed throughout Florida.
- The Governor also activated 400 members of the Florida National Guard and 40 trucks to help families remove debris and clean out flood damage from residential areas in the Florida Keys.
- FEMA expects to complete Public Assistance (PA) preliminary damage assessments by 9/29/17.
- There are 4 HUD staff working under FEMA Mission Assignments for Florida including staff deployed to the FEMA Joint Field Office (JFO) in Orlando. A mission assignment is in process for HUD to deploy additional staff to Florida to work in American Red Cross Shelters and FEMA Disaster Recovery Centers.
- 11 (-3) disaster shelters are open housing 876 people (-91)
    - FEMA is requesting HUD assistance in American Red Cross Shelters. This assistance is pending execution of a Mission Assignment from FEMA for HUD to support shelter depopulation.
- 9 (+1) Disaster Recovery Centers are open.

HUD-17-0235-B-000675

    - The highest volume Disaster Recovery Centers are in Palm Beach, Lee and Collier Counties.
- 6,999 (+558) households are checked in to hotel units under FEMAs Temporary Sheltering Assistance (TSA) program.
- 2 HUD staff are coordinating the Housing Recovery Support Function (RSF).
    - Housing solutions are currently most pressing in Lee, Collier, and Hendry Counties (Ft. Myers, Naples, Immokalee, etc.). A task force was established to identify options for these highly-impacted areas.
    - HUD staff are working with FEMA recovery team to identify areas with the greatest long-term housing recovery challenges in Southwestern Florida. One of FEMA's priorities is getting HUD damage assessment information from across the state, but especially in the most impacted counties.
- HUD public affairs staff are coordinating with FEMA External Affairs.
- The Regional Public Affairs Officer in Miami coordinated with FEMA External Affairs at the Joint Field Office in Orlando on joint messaging about HUD rental assistance programs and re-housing efforts at Civic Towers.

- The Regional Public Affairs Officer in Miami coordinated with FEMA External Affairs at the Joint Field Office in Orlando on joint messaging about HUD rental assistance programs and re-housing efforts at Civic Towers.

Next Steps

- FPM regional staff are standing up logistics for larger staff deployments including landing sites where teams can in-bound in Atlanta, Jacksonville and Miami.
- Numerous requests are being received across Florida from FEMA on available HUD resources, potential impacted HUD buildings, and displaced HUD clients. HUD staff in the state are responding and providing information. After HUD JFO team is set up, questions will be routed through that structure.

Issues/Challenges

AVAILABLE HUD DISASTER ASSISTANCE

- **Assist the state and local governments in re-allocating existing federal resources toward disaster relief.** HUD's Community Development Block Grant (CDBG) and HOME programs give the state and local communities the flexibility to redirect millions of dollars in annual formula funding to address critical needs, including housing and services for disaster victims. HUD is currently contacting State and local officials to explore streamlining the Department's CDBG and HOME programs to expedite the repair and replacement of damaged housing.
- **Grant immediate foreclosure relief.** HUD has granting a 90-day moratorium on foreclosures and forbearance on foreclosures of Federal Housing Administration (FHA)-insured home mortgages.
- **Make mortgage insurance available.** HUD's Section 203(h) program provides FHA insurance to disaster victims who have lost their homes and are facing the daunting task of rebuilding or buying another home. Borrowers from participating FHA-approved lenders may be eligible for 100 percent financing.

- **Make insurance available for both mortgages and home rehabilitation.** HUD's Section 203(k) loan program enables those who have lost their homes to finance the purchase or refinance of a house along with its repair through a single mortgage. It also allows homeowners who have damaged houses to finance the rehabilitation of their existing single-family home.
- **Offer Section 108 loan guarantee assistance.** HUD will offer state and local governments federally guaranteed loans for housing rehabilitation, economic development and repair of public infrastructure.
- **Provide information on housing providers and HUD programs.** HUD will share information with FEMA and the state on housing providers that may have available units in the impacted counties. This includes Public Housing Agencies and Multi-Family owners. HUD will also connect FEMA and the state to SMEs to provide information on HUD programs and providers.

[redacted]

HUD Emergency Operations Center (HEOC)
Phone: 202-402-5747
Fax: 202-401-7900

HUD-17-0235-B-000677

From: Greenwood, Sheila M
Sent: Thursday, September 28, 2017 10:50 AM
To: Zorc, Bethany A; Appleton, Seth D
Subject: Fwd: Letter to Secretary Carson HUD re Federal Records Act
Attachments: 2017-09-25 TG EEC to Carson-HUD - Federal Records Act due 10-9.pdf

FYI.

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From: Mashburn, John K. EOP/WHO <John.K.Mashburn@who.eop.gov>
Sent: Thursday, September 28, 2017 10:41:08 AM
To: Greenwood, Sheila M
Cc: Gunn, Ashley L. EOP/WHO
Subject: FW: Letter to Secretary Carson HUD re Federal Records Act

Sheila, per WH Counsel – "The Federal Records Act delegates responsibility to each Department head, individually. As such, it is not the role of the White House to advise on this particularly, where a blanket (or holistic) response would not be responsive."

So -- each agency needs to develop its own response.

From: Greenwood, Sheila M [mailto:Sheila.M.Greenwood1@hud.gov]
Sent: Wednesday, September 27, 2017 2:21 PM
To: Gunn, Ashley L. EOP/WHO <Ashley.L.Gunn@who.eop.gov>
Subject: FW: Letter to Secretary Carson HUD re Federal Records Act

From: Casey, Sharon <Sharon.Casey@mail.house.gov>
Sent: Monday, September 25, 2017 7:00:09 PM
To: Appleton, Seth D; Kelley, Michael J
Cc: Baney, Drew; Dunne, Julie; McKenna, Liam
Subject: Letter to Secretary Carson HUD re Federal Records Act

Good Afternoon,

Attached please find a letter from the U.S. House of Representatives Committee on Oversight and Government Reform. Please note the letter requests a response by October 9, 2017.

Please acknowledge receipt of this letter.

Thank you,
Sharon Casey

Sharon Ryan Casey
Deputy Chief Clerk
Committee on Oversight and Government Reform
2157 Rayburn Building, Washington, DC 20515
202-593-8219 sharon.casey@mail.house.gov

TREY GOWDY, SOUTH CAROLINA
CHAIRMAN

ONE HUNDRED FIFTEENTH CONGRESS

ELIJAH E. CUMMINGS, MARYLAND
RANKING MINORITY MEMBER

Congress of the United States

House of Representatives

COMMITTEE ON OVERSIGHT AND GOVERNMENT REFORM

2157 RAYBURN HOUSE OFFICE BUILDING

WASHINGTON, DC 20515–6143

MAJORITY (202) 225-5074
MINORITY (202) 225-5051

http://oversight.house.gov

September 25, 2017

The Honorable Benjamin S. Carson
Secretary
U.S. Department of Housing and Urban Development
451 7th Street, S.W.
Washington, D.C. 20410

Dear Mr. Secretary:

Congress passed the Federal Records Act of 1950 to provide the framework for records management for federal government agencies. Many emails from federal employees are considered records under the Act and therefore subject to certain recordkeeping requirements. This Committee has legislative jurisdiction over the Federal Records Act, as well as the Presidential Records Act and Freedom of Information Act.[1] As technology has changed and the use of email and other modern forms of electronic communication have become ubiquitous, the Committee has been active in updating portions of these laws. These updates include the Presidential and Federal Records Act Amendments of 2014 and the FOIA Improvement Act of 2016.[2]

As part of our regular oversight duties, the Committee, from time to time, inquires of the Executive Branch departments and agencies about their compliance with these federal laws.[3] With numerous public revelations of senior executive branch employees deliberately trying to circumvent these laws by using personal, private, or alias e-mail addresses to conduct official government business, the Committee has aimed to use its oversight and investigative resources to prevent and deter misuse of private forms of written communication.[4] Based on yesterday's *Politico* reporting regarding private email use for official government business by a senior member of the President's staff,[5] today we write towards a similar end.

---

[1] U.S. House of Rep's, Rule X(n)(10).
[2] Pub. L. No. 113-187 (2014); Pub. L. No. 114-185 (2016).
[3] *See, e.g.*, Letter from Henry Waxman, Chairman, H. Comm. on Oversight and Gov't Reform, to Michael Astrue, Comm'r, U.S. Soc. Sec. Admn., *et al.* (Apr. 12, 2007).
[4] *See* Letter from Darrell Issa, Chairman, H. Comm. on Oversight and Gov't Reform, to Jeffrey Zients, Acting Dir., Office of Mgmt. & Budget, *et al.* (Dec. 13, 2012); Letter from Jason Chaffetz, Chairman, H. Comm. on Oversight and Gov't Reform, to Kathleen McGettigan, Acting Dir., Office of Personnel Mgmt., *et al.* (Mar. 8, 2017).
[5] Josh Dawsey, *Kushner used private email to conduct White House business*, POLITICO (Sept. 24, 2017), *available at* http://www.politico.com/story/2017/09/24/jared-kushner-private-email-white-house-243071.

As a follow-up to the Committee's request to your agency on March 8, 2017, please provide the following documents and information by October 9, 2017:

1. Have you or any non-career official at your agency ever used a personal email account to conduct official business? If so, please identify the individual and the account used, and provide evidence of measures to ensure compliance with federal law.

2. Have you or any non-career official at your agency ever used an alias email account to conduct official business? If so, please identify the individual and the account used, and provide evidence of measures to ensure compliance with federal law.

3. Have you or any non-career official at your agency ever used text messages, phone-based message applications, or encryption software to conduct official business? If so, please identify the individual, cellular number and account used, and provide evidence of measures to ensure compliance with federal law.

4. Please identify any changes to the agency's policies or directives for any of the following areas since January 1, 2017:

    a. Policies referring or relating to the use of non-official electronic messaging accounts, including email, text message, messaging applications, and social media platforms to conduct official business, including but not limited to archiving and recordkeeping procedures;

    b. Policies referring or relating to the use of official text message or other messaging or communications applications, and social media platforms to conduct official business, including but not limited to archiving and recordkeeping procedures; and

    c. Policies and procedures to ensure all communications related to the creation or transmission of federal records on official electronic messaging accounts other than email, including social networking platforms, internal agency instant messaging systems and other communications applications, are properly captured and preserved as federal records.

An attachment to this letter provides additional instructions about responding to this request. Thank you in advance for responding fully and in a timely manner. If you have any questions about this request, please contact Drew Baney of the Majority staff on the Committee at (202) 225-5074 and Krista Boyd of the Minority staff on the Committee (202) 225-9493.

Sincerely,

Trey Gowdy

Elijah E. Cummings

Enclosures

Responding to Committee Document Requests

1. In complying with this request, you are required to produce all responsive documents that are in your possession, custody, or control, whether held by you or your past or present agents, employees, and representatives acting on your behalf. You should also produce documents that you have a legal right to obtain, that you have a right to copy or to which you have access, as well as documents that you have placed in the temporary possession, custody, or control of any third party. Requested records, documents, data or information should not be destroyed, modified, removed, transferred or otherwise made inaccessible to the Committee.

2. In the event that any entity, organization or individual denoted in this request has been, or is also known by any other name than that herein denoted, the request shall be read also to include that alternative identification.

3. The Committee's preference is to receive documents in electronic form (i.e., CD, memory stick, or thumb drive) in lieu of paper productions.

4. Documents produced in electronic format should also be organized, identified, and indexed electronically.

5. Electronic document productions should be prepared according to the following standards:

   (a) The production should consist of single page Tagged Image File ("TIF"), files accompanied by a Concordance-format load file, an Opticon reference file, and a file defining the fields and character lengths of the load file.

   (b) Document numbers in the load file should match document Bates numbers and TIF file names.

   (c) If the production is completed through a series of multiple partial productions, field names and file order in all load files should match.

   (d) All electronic documents produced to the Committee should include the following fields of metadata specific to each document;

   BEGDOC, ENDDOC, TEXT, BEGATTACH, ENDATTACH, PAGECOUNT,CUSTODIAN, RECORDTYPE, DATE, TIME, SENTDATE, SENTTIME, BEGINDATE, BEGINTIME, ENDDATE, ENDTIME, AUTHOR, FROM, CC, TO, BCC, SUBJECT, TITLE, FILENAME, FILEEXT, FILESIZE, DATECREATED, TIMECREATED, DATELASTMOD, TIMELASTMOD, INTMSGID, INTMSGHEADER, NATIVELINK, INTFILPATH, EXCEPTION, BEGATTACH.

6. Documents produced to the Committee should include an index describing the contents of the production. To the extent more than one CD, hard drive, memory stick, thumb drive, box or folder is produced, each CD, hard drive, memory stick, thumb drive, box or folder should contain an index describing its contents.

7. Documents produced in response to this request shall be produced together with copies of file labels, dividers or identifying markers with which they were associated when the request was served.

8. When you produce documents, you should identify the paragraph in the Committee's schedule to which the documents respond.

9. It shall not be a basis for refusal to produce documents that any other person or entity also possesses non-identical or identical copies of the same documents.

10. If any of the requested information is only reasonably available in machine-readable form (such as on a computer server, hard drive, or computer backup tape), you should consult with the Committee staff to determine the appropriate format in which to produce the information.

11. If compliance with the request cannot be made in full by the specified return date, compliance shall be made to the extent possible by that date. An explanation of why full compliance is not possible shall be provided along with any partial production.

12. In the event that a document is withheld on the basis of privilege, provide a privilege log containing the following information concerning any such document: (a) the privilege asserted; (b) the type of document; (c) the general subject matter; (d) the date, author and addressee; and (e) the relationship of the author and addressee to each other.

13. If any document responsive to this request was, but no longer is, in your possession, custody, or control, identify the document (stating its date, author, subject and recipients) and explain the circumstances under which the document ceased to be in your possession, custody, or control.

14. If a date or other descriptive detail set forth in this request referring to a document is inaccurate, but the actual date or other descriptive detail is known to you or is otherwise apparent from the context of the request, you are required to produce all documents which would be responsive as if the date or other descriptive detail were correct.

15. Unless otherwise specified, the time period covered by this request is from January 1, 2009 to the present.

16. This request is continuing in nature and applies to any newly-discovered information. Any record, document, compilation of data or information, not produced because it has not been located or discovered by the return date, shall be produced immediately upon subsequent location or discovery.

17. All documents shall be Bates-stamped sequentially and produced sequentially.

18. Two sets of documents shall be delivered, one set to the Majority Staff and one set to the Minority Staff. When documents are produced to the Committee, production sets shall be delivered to the Majority Staff in Room 2157 of the Rayburn House Office Building and the Minority Staff in Room 2471 of the Rayburn House Office Building.

19. Upon completion of the document production, you should submit a written certification, signed by you or your counsel, stating that: (1) a diligent search has been completed of all documents in your possession, custody, or control which reasonably could contain responsive documents; and (2) all documents located during the search that are responsive have been produced to the Committee.

Definitions

1. The term "document" means any written, recorded, or graphic matter of any nature whatsoever, regardless of how recorded, and whether original or copy, including, but not limited to, the following: memoranda, reports, expense reports, books, manuals, instructions, financial reports, working papers, records, notes, letters, notices, confirmations, telegrams, receipts, appraisals, pamphlets, magazines, newspapers, prospectuses, inter-office and intra-office communications, electronic mail (e-mail), contracts, cables, notations of any type of conversation, telephone call, meeting or other communication, bulletins, printed matter, computer printouts, teletypes, invoices, transcripts, diaries, analyses, returns, summaries, minutes, bills, accounts, estimates, projections, comparisons, messages, correspondence, press releases, circulars, financial statements, reviews, opinions, offers, studies and investigations, questionnaires and surveys, and work sheets (and all drafts, preliminary versions, alterations, modifications, revisions, changes, and amendments of any of the foregoing, as well as any attachments or appendices thereto), and graphic or oral records or representations of any kind (including without limitation, photographs, charts, graphs, microfiche, microfilm, videotape, recordings and motion pictures), and electronic, mechanical, and electric records or representations of any kind (including, without limitation, tapes, cassettes, disks, and recordings) and other written, printed, typed, or other graphic or recorded matter of any kind or nature, however produced or reproduced, and whether preserved in writing, film, tape, disk, videotape or otherwise. A document bearing any notation not a part of the original text is to be considered a separate document. A draft or non-identical copy is a separate document within the meaning of this term.

2. The term "communication" means each manner or means of disclosure or exchange of information, regardless of means utilized, whether oral, electronic, by document or otherwise, and whether in a meeting, by telephone, facsimile, email (desktop or mobile device), text message, instant message, MMS or SMS message, regular mail, telexes, releases, or otherwise.

3. The terms "and" and "or" shall be construed broadly and either conjunctively or disjunctively to bring within the scope of this request any information which might otherwise be construed to be outside its scope. The singular includes plural number, and vice versa. The masculine includes the feminine and neuter genders.

4. The terms "person" or "persons" mean natural persons, firms, partnerships, associations, corporations, subsidiaries, divisions, departments, joint ventures, proprietorships, syndicates, or other legal, business or government entities, and all subsidiaries, affiliates, divisions, departments, branches, or other units thereof.

5. The term “identify,” when used in a question about individuals, means to provide the following information: (a) the individual's complete name and title; and (b) the individual's business address and phone number.

6. The term “referring or relating,” with respect to any given subject, means anything that constitutes, contains, embodies, reflects, identifies, states, refers to, deals with or is pertinent to that subject in any manner whatsoever.

7. The term “employee” means agent, borrowed employee, casual employee, consultant, contractor, de facto employee, independent contractor, joint adventurer, loaned employee, part-time employee, permanent employee, provisional employee, subcontractor, or any other type of service provider.

COMMITTEE ON OVERSIGHT AND GOVERNMENT REFORM
U.S. HOUSE OF REPRESENTATIVES
115TH CONGRESS

NOTICE OF APPEARANCE OF COUNSEL

Counsel submitting: _____

Bar number: _____ **State/District of admission:** _____

Attorney for: _____

Address: _____

Telephone: (_____ **)** _____ **-** _____

Pursuant to Rule 16 of the Committee Rules, notice is hereby given of the entry of the undersigned as counsel for _____ **in (select one):**

- (●) **All matters before the Committee**
- ( ) **The following matters (describe the scope of representation):**

_____

_____

All further notice and copies of papers and other material relevant to this action should be directed to and served upon:

Attorney's name: _____

Attorney's email address: _____

Firm name (where applicable): _____

Complete Mailing Address: _____

_____

I agree to notify the Committee within 1 business day of any change in representation.

_____ _____
Signature of Attorney **Date**

From: Appleton, Seth D
Sent: Wednesday, September 27, 2017 2:05 PM
To: Greenwood, Sheila M
Subject: Fwd: Letter to Secretary Carson HUD re Federal Records Act
Attachments: 2017-09-25 TG EEC to Carson-HUD - Federal Records Act due 10-9.pdf

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From: Casey, Sharon <Sharon.Casey@mail.house.gov>
Sent: Monday, September 25, 2017 7:00:09 PM
To: Appleton, Seth D; Kelley, Michael J
Cc: Baney, Drew; Dunne, Julie; McKenna, Liam
Subject: Letter to Secretary Carson HUD re Federal Records Act

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Please acknowledge receipt of this letter.

Thank you,
Sharon Casey

Sharon Ryan Casey
Deputy Chief Clerk
Committee on Oversight and Government Reform
2157 Rayburn Building, Washington, DC 20515
202-593-8219 sharon.casey@mail.house.gov

TREY GOWDY, SOUTH CAROLINA
CHAIRMAN

ONE HUNDRED FIFTEENTH CONGRESS

ELIJAH E. CUMMINGS, MARYLAND
RANKING MINORITY MEMBER

Congress of the United States

House of Representatives

COMMITTEE ON OVERSIGHT AND GOVERNMENT REFORM

2157 RAYBURN HOUSE OFFICE BUILDING

WASHINGTON, DC 20515–6143

MAJORITY (202) 225-5074
MINORITY (202) 225-5051

http://oversight.house.gov

September 25, 2017

The Honorable Benjamin S. Carson
Secretary
U.S. Department of Housing and Urban Development
451 7th Street, S.W.
Washington, D.C. 20410

Dear Mr. Secretary:

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Sincerely,

Trey Gowdy

Elijah E. Cummings

Enclosures

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19. Upon completion of the document production, you should submit a written certification, signed by you or your counsel, stating that: (1) a diligent search has been completed of all documents in your possession, custody, or control which reasonably could contain responsive documents; and (2) all documents located during the search that are responsive have been produced to the Committee.

Definitions

1. The term "document" means any written, recorded, or graphic matter of any nature whatsoever, regardless of how recorded, and whether original or copy, including, but not limited to, the following: memoranda, reports, expense reports, books, manuals, instructions, financial reports, working papers, records, notes, letters, notices, confirmations, telegrams, receipts, appraisals, pamphlets, magazines, newspapers, prospectuses, inter-office and intra-office communications, electronic mail (e-mail), contracts, cables, notations of any type of conversation, telephone call, meeting or other communication, bulletins, printed matter, computer printouts, teletypes, invoices, transcripts, diaries, analyses, returns, summaries, minutes, bills, accounts, estimates, projections, comparisons, messages, correspondence, press releases, circulars, financial statements, reviews, opinions, offers, studies and investigations, questionnaires and surveys, and work sheets (and all drafts, preliminary versions, alterations, modifications, revisions, changes, and amendments of any of the foregoing, as well as any attachments or appendices thereto), and graphic or oral records or representations of any kind (including without limitation, photographs, charts, graphs, microfiche, microfilm, videotape, recordings and motion pictures), and electronic, mechanical, and electric records or representations of any kind (including, without limitation, tapes, cassettes, disks, and recordings) and other written, printed, typed, or other graphic or recorded matter of any kind or nature, however produced or reproduced, and whether preserved in writing, film, tape, disk, videotape or otherwise. A document bearing any notation not a part of the original text is to be considered a separate document. A draft or non-identical copy is a separate document within the meaning of this term.

2. The term "communication" means each manner or means of disclosure or exchange of information, regardless of means utilized, whether oral, electronic, by document or otherwise, and whether in a meeting, by telephone, facsimile, email (desktop or mobile device), text message, instant message, MMS or SMS message, regular mail, telexes, releases, or otherwise.

3. The terms "and" and "or" shall be construed broadly and either conjunctively or disjunctively to bring within the scope of this request any information which might otherwise be construed to be outside its scope. The singular includes plural number, and vice versa. The masculine includes the feminine and neuter genders.

4. The terms "person" or "persons" mean natural persons, firms, partnerships, associations, corporations, subsidiaries, divisions, departments, joint ventures, proprietorships, syndicates, or other legal, business or government entities, and all subsidiaries, affiliates, divisions, departments, branches, or other units thereof.

5. The term “identify,” when used in a question about individuals, means to provide the following information: (a) the individual's complete name and title; and (b) the individual's business address and phone number.

6. The term “referring or relating,” with respect to any given subject, means anything that constitutes, contains, embodies, reflects, identifies, states, refers to, deals with or is pertinent to that subject in any manner whatsoever.

7. The term “employee” means agent, borrowed employee, casual employee, consultant, contractor, de facto employee, independent contractor, joint adventurer, loaned employee, part-time employee, permanent employee, provisional employee, subcontractor, or any other type of service provider.

COMMITTEE ON OVERSIGHT AND GOVERNMENT REFORM
U.S. HOUSE OF REPRESENTATIVES
115TH CONGRESS

NOTICE OF APPEARANCE OF COUNSEL

Counsel submitting: _____

Bar number: _____ **State/District of admission:** _____

Attorney for: _____

Address: _____

Telephone: (_____ **)** _____ **-** _____

Pursuant to Rule 16 of the Committee Rules, notice is hereby given of the entry of the undersigned as counsel for _____ **in (select one):**

- (●) **All matters before the Committee**
- ( ) **The following matters (describe the scope of representation):**

_____

_____

All further notice and copies of papers and other material relevant to this action should be directed to and served upon:

Attorney's name: _____

Attorney's email address: _____

Firm name (where applicable): _____

Complete Mailing Address: _____

_____

I agree to notify the Committee within 1 business day of any change in representation.

_____ _____
Signature of Attorney **Date**

From: Appleton, Seth D
Sent: Tuesday, September 26, 2017 10:20 AM
To: Ludlow, Ashley
Subject: can you add to top?
Attachments: 2017-09-25 TG EEC to Carson-HUD - Federal Records Act due 10-9.pdf; 9.25.17.CIR.Correspondence Tracker.docx

Seth D. Appleton
Acting Assistant Secretary for Congressional and Intergovernmental Relations
U.S. Department of Housing and Urban Development
T: (202) 402-5030 | C: (b) (6)
Seth.D.Appleton@hud.gov

TREY GOWDY, SOUTH CAROLINA
CHAIRMAN

ONE HUNDRED FIFTEENTH CONGRESS

ELIJAH E. CUMMINGS, MARYLAND
RANKING MINORITY MEMBER

Congress of the United States

House of Representatives

COMMITTEE ON OVERSIGHT AND GOVERNMENT REFORM

2157 RAYBURN HOUSE OFFICE BUILDING

WASHINGTON, DC 20515–6143

MAJORITY (202) 225-5074
MINORITY (202) 225-5051

http://oversight.house.gov

September 25, 2017

The Honorable Benjamin S. Carson
Secretary
U.S. Department of Housing and Urban Development
451 7th Street, S.W.
Washington, D.C. 20410

Dear Mr. Secretary:

Congress passed the Federal Records Act of 1950 to provide the framework for records management for federal government agencies. Many emails from federal employees are considered records under the Act and therefore subject to certain recordkeeping requirements. This Committee has legislative jurisdiction over the Federal Records Act, as well as the Presidential Records Act and Freedom of Information Act.[1] As technology has changed and the use of email and other modern forms of electronic communication have become ubiquitous, the Committee has been active in updating portions of these laws. These updates include the Presidential and Federal Records Act Amendments of 2014 and the FOIA Improvement Act of 2016.[2]

As part of our regular oversight duties, the Committee, from time to time, inquires of the Executive Branch departments and agencies about their compliance with these federal laws.[3] With numerous public revelations of senior executive branch employees deliberately trying to circumvent these laws by using personal, private, or alias e-mail addresses to conduct official government business, the Committee has aimed to use its oversight and investigative resources to prevent and deter misuse of private forms of written communication.[4] Based on yesterday's *Politico* reporting regarding private email use for official government business by a senior member of the President's staff,[5] today we write towards a similar end.

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[1] U.S. House of Rep's, Rule X(n)(10).
[2] Pub. L. No. 113-187 (2014); Pub. L. No. 114-185 (2016).
[3] *See, e.g.*, Letter from Henry Waxman, Chairman, H. Comm. on Oversight and Gov't Reform, to Michael Astrue, Comm'r, U.S. Soc. Sec. Admn., *et al.* (Apr. 12, 2007).
[4] *See* Letter from Darrell Issa, Chairman, H. Comm. on Oversight and Gov't Reform, to Jeffrey Zients, Acting Dir., Office of Mgmt. & Budget, *et al.* (Dec. 13, 2012); Letter from Jason Chaffetz, Chairman, H. Comm. on Oversight and Gov't Reform, to Kathleen McGettigan, Acting Dir., Office of Personnel Mgmt., *et al.* (Mar. 8, 2017).
[5] Josh Dawsey, *Kushner used private email to conduct White House business*, POLITICO (Sept. 24, 2017), *available at* http://www.politico.com/story/2017/09/24/jared-kushner-private-email-white-house-243071.

As a follow-up to the Committee's request to your agency on March 8, 2017, please provide the following documents and information by October 9, 2017:

1. Have you or any non-career official at your agency ever used a personal email account to conduct official business? If so, please identify the individual and the account used, and provide evidence of measures to ensure compliance with federal law.

2. Have you or any non-career official at your agency ever used an alias email account to conduct official business? If so, please identify the individual and the account used, and provide evidence of measures to ensure compliance with federal law.

3. Have you or any non-career official at your agency ever used text messages, phone-based message applications, or encryption software to conduct official business? If so, please identify the individual, cellular number and account used, and provide evidence of measures to ensure compliance with federal law.

4. Please identify any changes to the agency's policies or directives for any of the following areas since January 1, 2017:

    a. Policies referring or relating to the use of non-official electronic messaging accounts, including email, text message, messaging applications, and social media platforms to conduct official business, including but not limited to archiving and recordkeeping procedures;

    b. Policies referring or relating to the use of official text message or other messaging or communications applications, and social media platforms to conduct official business, including but not limited to archiving and recordkeeping procedures; and

    c. Policies and procedures to ensure all communications related to the creation or transmission of federal records on official electronic messaging accounts other than email, including social networking platforms, internal agency instant messaging systems and other communications applications, are properly captured and preserved as federal records.

An attachment to this letter provides additional instructions about responding to this request. Thank you in advance for responding fully and in a timely manner. If you have any questions about this request, please contact Drew Baney of the Majority staff on the Committee at (202) 225-5074 and Krista Boyd of the Minority staff on the Committee (202) 225-9493.

Sincerely,

Trey Gowdy

Elijah E. Cummings

Enclosures

Responding to Committee Document Requests

1. In complying with this request, you are required to produce all responsive documents that are in your possession, custody, or control, whether held by you or your past or present agents, employees, and representatives acting on your behalf. You should also produce documents that you have a legal right to obtain, that you have a right to copy or to which you have access, as well as documents that you have placed in the temporary possession, custody, or control of any third party. Requested records, documents, data or information should not be destroyed, modified, removed, transferred or otherwise made inaccessible to the Committee.

2. In the event that any entity, organization or individual denoted in this request has been, or is also known by any other name than that herein denoted, the request shall be read also to include that alternative identification.

3. The Committee's preference is to receive documents in electronic form (i.e., CD, memory stick, or thumb drive) in lieu of paper productions.

4. Documents produced in electronic format should also be organized, identified, and indexed electronically.

5. Electronic document productions should be prepared according to the following standards:

   (a) The production should consist of single page Tagged Image File ("TIF"), files accompanied by a Concordance-format load file, an Opticon reference file, and a file defining the fields and character lengths of the load file.

   (b) Document numbers in the load file should match document Bates numbers and TIF file names.

   (c) If the production is completed through a series of multiple partial productions, field names and file order in all load files should match.

   (d) All electronic documents produced to the Committee should include the following fields of metadata specific to each document;

   BEGDOC, ENDDOC, TEXT, BEGATTACH, ENDATTACH, PAGECOUNT,CUSTODIAN, RECORDTYPE, DATE, TIME, SENTDATE, SENTTIME, BEGINDATE, BEGINTIME, ENDDATE, ENDTIME, AUTHOR, FROM, CC, TO, BCC, SUBJECT, TITLE, FILENAME, FILEEXT, FILESIZE, DATECREATED, TIMECREATED, DATELASTMOD, TIMELASTMOD, INTMSGID, INTMSGHEADER, NATIVELINK, INTFILPATH, EXCEPTION, BEGATTACH.

6. Documents produced to the Committee should include an index describing the contents of the production. To the extent more than one CD, hard drive, memory stick, thumb drive, box or folder is produced, each CD, hard drive, memory stick, thumb drive, box or folder should contain an index describing its contents.

7. Documents produced in response to this request shall be produced together with copies of file labels, dividers or identifying markers with which they were associated when the request was served.

8. When you produce documents, you should identify the paragraph in the Committee's schedule to which the documents respond.

9. It shall not be a basis for refusal to produce documents that any other person or entity also possesses non-identical or identical copies of the same documents.

10. If any of the requested information is only reasonably available in machine-readable form (such as on a computer server, hard drive, or computer backup tape), you should consult with the Committee staff to determine the appropriate format in which to produce the information.

11. If compliance with the request cannot be made in full by the specified return date, compliance shall be made to the extent possible by that date. An explanation of why full compliance is not possible shall be provided along with any partial production.

12. In the event that a document is withheld on the basis of privilege, provide a privilege log containing the following information concerning any such document: (a) the privilege asserted; (b) the type of document; (c) the general subject matter; (d) the date, author and addressee; and (e) the relationship of the author and addressee to each other.

13. If any document responsive to this request was, but no longer is, in your possession, custody, or control, identify the document (stating its date, author, subject and recipients) and explain the circumstances under which the document ceased to be in your possession, custody, or control.

14. If a date or other descriptive detail set forth in this request referring to a document is inaccurate, but the actual date or other descriptive detail is known to you or is otherwise apparent from the context of the request, you are required to produce all documents which would be responsive as if the date or other descriptive detail were correct.

15. Unless otherwise specified, the time period covered by this request is from January 1, 2009 to the present.

16. This request is continuing in nature and applies to any newly-discovered information. Any record, document, compilation of data or information, not produced because it has not been located or discovered by the return date, shall be produced immediately upon subsequent location or discovery.

17. All documents shall be Bates-stamped sequentially and produced sequentially.

18. Two sets of documents shall be delivered, one set to the Majority Staff and one set to the Minority Staff. When documents are produced to the Committee, production sets shall be delivered to the Majority Staff in Room 2157 of the Rayburn House Office Building and the Minority Staff in Room 2471 of the Rayburn House Office Building.

19. Upon completion of the document production, you should submit a written certification, signed by you or your counsel, stating that: (1) a diligent search has been completed of all documents in your possession, custody, or control which reasonably could contain responsive documents; and (2) all documents located during the search that are responsive have been produced to the Committee.

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COMMITTEE ON OVERSIGHT AND GOVERNMENT REFORM
U.S. HOUSE OF REPRESENTATIVES
115TH CONGRESS

NOTICE OF APPEARANCE OF COUNSEL

Counsel submitting: _____

Bar number: _____ **State/District of admission:** _____

Attorney for: _____

Address: _____

Telephone: (_____ **)** _____ **-** _____

Pursuant to Rule 16 of the Committee Rules, notice is hereby given of the entry of the undersigned as counsel for _____ **in (select one):**

- (●) **All matters before the Committee**
- ( ) **The following matters (describe the scope of representation):**

_____

_____

All further notice and copies of papers and other material relevant to this action should be directed to and served upon:

Attorney's name: _____

Attorney's email address: _____

Firm name (where applicable): _____

Complete Mailing Address: _____

_____

I agree to notify the Committee within 1 business day of any change in representation.

_____ _____
Signature of Attorney **Date**

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

WASHINGTON, DC 20410-3000

Date: September 25, 2017

To: Secretary Ben Carson

From: Ashley Ludlow

Cc: Sheila Greenwood, Seth Appleton, Mike Kelley, Stephanie Fila, Mike Dendas, Victoria Barton, Mike Burley

Re: Congressional and Intergovernmental Relations Weekly Priority Correspondence Tracker

Mr. Secretary,

Below please find a tracker of priority pieces of correspondence from Congress / State / Local Elected Officials. Please let me know if you would like further information on any of these items.

Date Received	Source	Subject	CIR Point of Contact	Notes
9/22/17	Sen. Claire McCaskill (D-MO)	Request for information re HUD efforts to improve agency oversight of federal grant awards	Seth Appleton	
9/22/17	Sens. Tammy Duckworth (D-IL) and Richard Durbin (D-IL)	Letter to POTUS re task force of relevant Cabinet members to focus on needs of Cairo, IL	Victoria Barton	
9/19/17	Rep. Pete Sessions (R-TX-32)	Request for FHA to postpone the effective date of the change of the HECM Program's Mortgage Insurance Premium (MIP) rate	Victoria Barton	
9/6/17	Chairman Trey Gowdy (R-SC-4) and Members of the House Oversight and Government Reform Committee, and Chairman Bob Goodlatte (R-VA-6) and Members of the House Judiciary Committee	Request for committee staff briefing by 9/20/17 on extent to which HUD has implemented Executive Order 13771, establishing a cap on federal regulatory costs and requiring agencies to repeal at least two regulations for each new regulation issued, and Executive Order 13777, requiring each agency to establish a Regulatory Reform Task Force for the purpose of recommending agency rules to be	Seth Appleton	Completed. Briefing was held on 9/19/17 with Acting General Counsel Beth Zorc and Acting Assistant Secretary Seth Appleton.

		repealed, replaced, or modified to alleviate unnecessary regulatory burden		
9/6/17	Rep. Robert Pittenger (R-NC-9)	Supplemental Appropriations for Disaster Relief freeing funds frozen for Hurricane Harvey for long term recovery in NC	Michael Burley / Ashley Ludlow	Pending with Emergency Planning and Management.
9/1/17	Sen. Claire McCaskill (D-MO)	IPERA – Request for update on HUD's efforts to improve the collection and reporting of improper payments cited in OIG report	Seth Appleton / Michael Kelley	
8/31/17	Rep. Donald McEachin (D-VA-4)	Essex Village – Follow up on HUD's Demand for Corrective Actions and request for additional information re next steps	Michael Kelley / Tracey Dunn	Cleared by Housing 9/25/17. Will be sent shortly.
8/24/17	Current and former residents of USS Lead Superfund site in East Chicago, IN	Follow up on SOHUD recent visit and request that HUD and State of Indiana work together to achieve the following: East Chicago Recovery Fund; first right of return; ongoing health monitoring and "Medicare and Medicaid for All" for exposed residents; reduction of future environmental harm from the demolition; corrective plan of action for management and operations of East Chicago Housing Authority; federal intervention and investigation by HUD's OIF; compliance with Section 3 of the Housing and Urban Development Act of 1968 for any demolition or construction efforts at the West Calumet Housing Complex; follow-up meeting; and assignment of HUD contact to East Chicago recovery efforts	Victoria Barton	
8/18/17	Reps. Scott Peters (D-CA-52), Susan Davis (D-CA-53), Darrell Issa (R-CA-49), and Juan Vargas (D-CA-51) of San Diego Congressional delegation	Request for status of NPRM on revisions to formula that determines federal funding to fight homelessness	Michael Kelley / Stanley Hardy	CIR met with CPD to discuss draft response. CPD met with San Diego delegation on 9/25/17. Pending with CPD.
8/16/17	Governor Scott Walker (R-WI)	Request for Waivers: (1) allow broadband expansion under CDBG program to be exempt from the LMI requirement; (2) eliminate applicability of Davis-Bacon regulations for CDBG projects; (3) require self-sufficiency criteria for able-bodied adults receiving Public Housing Assistance; (4) enable Wisconsin to require PHAs to include self-	Victoria Barton	CIR is waiting for dates from Gov. Walker's team for meeting / conference call with PIH and CPD.

		sufficiency requirements in annual planning; (5) provide state authority over all PHAs; (6) eliminate use of ACS income data in determining the LMI status of communities; (7) abolish the 3-day disbursement rule for CDBG; (8) eliminate AFFH rule; (9) eliminate certain paper-based requirements for compliance with HUD regulations; and (10) update or eliminate the Integrated Disbursement Information System (IDIS)		
8/15/17	Governor John Bel Edwards (D-LA)	Request for support to allow homeowners to make use of both SBA loans and CDBG funding; request for HUD approval to reduce or eliminate individual environmental reviews on single family homes eligible for repairs	Michael Burley	Duplication of benefits issue
8/14/17	Baton Rouge Mayor-President Sharon Weston Broome (D-Baton Rouge)	Funding support for CDBG and HOME programs in FY18 budget; East Baton Rouge's forthcoming application for HUD Choice Neighborhood Initiative Implementation grant; additional flood recovery dollars for their parish and region	Michael Burley	
8/8/17	Rep. Elijah Cummings (D-MD-7) and 17 other Oversight and Government Reform (OGR) Democratic Members	Request for documents related to federal funds expended by HUD, or products or services provided by businesses owned by or affiliated with the Trump Organization	Seth Appleton	Letter was sent to 23 agencies. Awaiting guidance from WH on whether there will be a coordinated response on behalf of all agencies.
7/28/17	Congressional Black Caucus (CBC) Chair Cedric Richmond (D-LA) and 32 other CBC Members	Budget Cuts – concern over effect of budget cuts on constituencies living in public housing	Victoria Barton	Pending with CFO.
7/27/17	Rep. Lamar Smith (R-TX), Committee on Science, Space, and Technology	Kaspersky Lab – request for documents related to Kaspersky Lab, a cybersecurity contractor in Moscow	Seth Appleton	Interagency meeting took place 8/23. White House is drafting response on behalf of administration in coordinating with DOJ and DHS. HUD OCIO states that we do not have business with Kaspersky Lab.
7/14/17	Sen. Lee (R-UT) & 11 other Republican Senators, and Rep. Gosar (R-AZ) and 6 other Republican House Members	AFFH – request to rescind AFFH rule in its entirety; concern re HUD's ability to withhold federal funding from jurisdictions whose housing plans to not conform to	Michael Dendas	

		"disparate impact theory"; reach of federal government too expansive to detriment of local governments		
7/7/17	Oversight Committee Ranking Member Cummings (D-MD-7) & Rep. Jeffries (D-NY-8)	Request for records – Starrett City/Lynne Patton	Seth Appleton	Rolling production of documents being delivered every two weeks; next batch due 10/6/17.
7/5/17	Sen. Cortez-Masto (D-NV) & 29 other Democratic Senators (5 Banking Members)	LGBTQ Housing – withdrawal of anti-LGBTQ discrimination poster and survey; removal of guide re equal access for transgender people and shelter self-assessment tool from HUD website	Michael Dendas	CIR / CPD met to discuss response in process.
6/2/17	House Values Action Team Chair Rep. Hartzler (R-MO) and 20 other Republican Members – addressed to POTUS. SOHUD copied on letter.	LGBTQ – request to rescind regulations and guidance redefining sex to include gender identity from previous administration.	Seth Appleton	HUD will respond if requested by WH.

From: Dendas, Michael W
Sent: Tuesday, September 26, 2017 10:04 AM
To: Barton, Victoria L; Ludlow, Ashley; Kelley, Michael J; Fila, Stephanie C; Burley, Michael N
Cc: Appleton, Seth D
Subject: TX letters and FEMA agreement
Attachments: HUD 2.pdf; CityOfHoustonCDBG-DRRequestLetter.pdf; Final IGSA Direct Housing Texas Terms signed.pdf

Two attached letters that were mentioned by Beth V. in the meeting this morning. One is addressed to SOHUD, the other is from Mayor Turner (Houston, TX) to Governor Abbott (R-TX).

I also included the FEMA-TX agreement to have everything in one place.

-Mike Dendas

Michael Dendas
Senior Advisor
Congressional and Intergovernmental Relations
U.S. Department of Housing and Urban Development
202-402-3761
Michael.w.dendas@hud.gov

HARRIS COUNTY TEXAS

Ed Emmett

COUNTY JUDGE

September 13, 2017

The Honorable Ben Carson, Sr.
Secretary
U.S. Department of Housing and Urban Development
451 7th Street S.W.,
Washington, DC 20410

Dear Secretary Carson:

It has been just over two weeks since the residents of Harris County, Texas, witnessed and survived through the most devastating flooding event ever recorded in our region. While we are still sheltering thousands, and just now coming to the realization of the vast breadth of the devastation in our community, we are also keenly aware that the quick flow of federal recovery funding will ensure that our residents, infrastructure, and business community will return to optimal conditions in the near future. Therefore, prompt implementation of recovery action can only occur through the direct grant of Hurricane Harvey Community Development Block Grant Disaster Recovery (CDBG-DR) Supplemental funding to Harris County.

As an Entitlement Community Harris County, through its Community Services Department, has administered CDBG funds since 1975, successfully operated both Hurricane Ike and American Recovery and Reinvestment Act (ARRA) recovery programs with nearly $200 million in funding, and maintains the capacity to continue services as well as implement new programs as our community enters Hurricane Harvey recovery.

Specifically, based on the following reasons, it is critical that CDBG-DR funds be provided as a direct grant to Harris County to ensure rapid implementation of recovery projects:

Capacity

Harris County through its Community Services Department (CSD) possesses the experience, knowledge and the existing capacity to administer recovery grants to meet local needs, and has the proven track record to demonstrate successful implementation. Harris County CSD staffing have a combined experience of more than 75 years in community development and disaster recovery programming. They are well trained and have thorough knowledge of regulatory and

statutory requirements. Through its existing operations, CSD can implement and administer home owner repair and rebuild programs, multi-family housing rebuild and repair programs, as well as public infrastructure and drainage improvement projects in coordination with our County and City partners. To meet the scale that is required to respond to the needs of Hurricane Harvey survivors, CSD has the ability to quickly expand staffing through existing contracted services as well as procure new services as needed.

In addition to the program capacity to operate and oversee project delivery, CSD maintains an experienced financial management staff that works closely with the County Budget Officer and County Auditor to ensure timely expenditure of funds, application of effective internal controls as well as a well-documented audit trail.

As demonstrated in Table 1, Harris County has a proven history of receipt and expenditure of a large recovery grant programs that your Department records can confirm.

Table 1. Prior Recovery Grant Experience, Harris County

Year	Program	Amount Administered
2008	Neighborhood Stabilization Program	$14,898,027
2008	Neighborhood Stabilization Program	$1,925,917
2009	Hurricane Ike CDBG-DR, PL 110-329*	$172,209,251
2009	Homelessness Prevention and Rapid Rehousing Program	$4,400,000
2009	American Recovery and Reinvestment Act (CDBGR)	$2,919,475
Total		**$196,352,670.00**

*Administered through State of Texas subrecipient agreement.

Prior Experience as State CDBG-DR Subrecipient

In general, a CDBG-DR subrecipient can only receive funding following the approval of the State's Action Plan for Recovery which normally follows a four to six-month timeline after the Federal Register notice. This process as designed extends the timeframe for recovery. Harris County cannot afford to wait through standard subrecipient processes as we identify critical community needs and projects that can be addressed today. As a direct recipient, Harris County is ready to prepare and submit its Recovery Action Plan, as we do annually for our standard entitlement programs (CDBG, HOME and ESG).

As a prior State of Texas CDBG-DR subrecipient, Harris County experienced delays in receipt of funds as well as encountered burdensome administrative requirements including multiple replacement database systems, and lack of or severely delayed program guidance. The delays encountered through this subrecipient process have negatively impacted the County's ability to recover from previous disasters and have exacerbated and prolonged recovery for impacted residents. Most recently, Harris County has been awarded CDBG-DR funding through the State for 2015 and 2016 disaster declarations, for which the County is still currently awaiting award of

funding, or even an application process. While still awaiting these funds, many County residents have re-flooded in the most recent disaster declaration. For Hurricane Ike, Harris County did not receive approval from the State of program guidelines until September 2010, two years after the disaster declaration.

Importance of Local Control and Coordination

Harris County's jurisdiction includes serving 12 smaller cities that have signed cooperative agreements with the County which allows each city to participate in the Harris County CDBG and other entitlement programs. Four of these 12 cities were devastated by Hurricane Harvey flooding and will require long-term recovery support from the County. Based on the long term relationship, the County can and will ensure these smaller cities are supported. Additionally, the County through CSD has developed the Method of Distribution of recovery funds for other cities within the County for prior disasters at the request of the State. This experience has garnered the trust of our Cities and other government partners and who expecting the rapid disbursement of recovery funds.

Conclusion

It is critical that recovery funding flow directly to the most impacted community that can demonstrate the capacity to administer such funds. Harris County has the demonstrated capacity to do so and can ensure the rapid implementation of recovery programs to meet the needs of our most affected residents. Your decision to approve a direct grant to Harris County will ensure that rapid recovery can and will occur.

Sincerely,

Ed Emmett
County Judge

CITY OF HOUSTON

Sylvester Turner

Mayor

P.O. Box 1562
Houston, Texas 77251-1562

Telephone – Dial 311
www.houstontx.gov

September 6, 2017

The Honorable Governor Greg Abbott
Governor of the State of Texas
Office of the Governor
State Insurance Building
1100 San Jacinto
Austin, Texas 78701

Re: Texas Hurricane Harvey (DR-4332-TX) – CDBG-DR Request

Dear Governor Abbott:

As the estimates to the City of Houston (COH) for Hurricane Harvey (DR-4332-TX), come in, we are requesting your assistance in seeking a supplemental appropriation for Community Development Block Grant- Disaster Recovery (CDBG-DR) in the amount of $22.0 billion. My administration has the expertise and capacity to manage these funds directly to expedite deployment in our community via direct allocation. We submit this preliminary plan for this funding in the disaster impacted areas for the following areas:

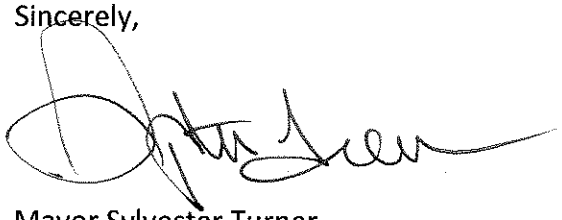
- **Housing**: $12.5 billion of which 70% will be to conduct housing-related activities to ensure that low- and moderate-income residents can obtain or maintain safe and affordable housing options. As housing needs continue to emerge and data becomes available, the City will refine the request to determine the extent of need for specific types of housing assistance including the need for:
    - Relocation of City residents displaced by the disaster
    - Rehabilitation and reconstruction of single family and multi-family properties in affected areas
    - Homeownership activities
    - Clearance and demolition, tied to recreating units
- **Infrastructure**: $5.0 billion for street level and neighborhood focused projects:
    - Acquisition of lands for sub-regional detention basins
    - Upgrade the drainage infrastructure within flood impacted areas
    - Improve waste water and water infrastructure addressing flood protection, water quality and possible consolidation

Council Members: Brenda Stardig Jerry Davis Ellen R. Cohen Dwight A. Boykins Dave Martin Steve Le Greg Travis Karla Cisneros
Robert Gallegos Mike Laster Larry V. Green Mike Knox David W. Robinson Michael Kubosh Amanda K. Edwards Jack Christie
Controller: Chris B. Brown

- **Economic Development Recovery:** $1.5 billion to help businesses retain or create jobs through:
    - Small business incubator programs
    - Micro-loans to small businesses
- **Civic and Non-Profit Community Facilities:** $1 billion
    - Reconstruct and rehabilitate facilities to address loss of functionality in communities
- **Administration and Planning:** $2.0 billion

Your continued support and advocacy on our request is appreciated.

Sincerely,



Mayor Sylvester Turner

INTERGOVERNMENTAL SERVICE AGREEMENT

INTERGOVERNMENTAL SERVICE AGREEMENT
BETWEEN THE
UNITED STATES DEPARTMENT OF HOMELAND SECURITY
FEDERAL EMERGENCY MANAGEMENT AGENCY
AND
THE STATE OF TEXAS GENERAL LAND OFFICE

I. Parties:

The parties to this Intergovernmental Service Agreement ("Agreement") are the Department of Homeland Security Federal Emergency Management Agency ("FEMA") and the State of Texas General Land Office ("State").

II. Authority:

This Agreement is authorized by:

A. Homeland Security Act of 2002, Pub. L. No. 107-296 (2002) (codified as amended at 6 U.S.C. § 101 *et seq*.)

B. Sections 306 and 408 of the Robert T. Stafford Disaster Relief and Emergency Assistance Act, Pub. L. No. 93-288 (1974) (codified as amended at 42 U.S.C. §§ 5149 and 5174) ("Stafford Act")

C. Department of Homeland Security Delegation of Authority No. 9001.1, *Delegation to the Administrator of the Federal Emergency Management Agency* (Dec. 10, 2010)

D. Title 44 of the U.S. Code of Federal Regulations, Chapter I, Part 206.

E. Texas Disaster Act of 1975 (Tex. Gov't Code § 418)

F. Federal Grant and Cooperative Agreement Act, 31 U.S.C. § 6301 et seq.

III. Background:

On August 25, 2017, the President declared major disaster DR-4332 for the State pursuant to his authority under the Stafford Act. (82 FR 42691 (Sept. 11, 2017.) This declaration authorized FEMA to provide financial assistance and direct services, under Section 408 of the Stafford Act, to individuals and households "who, as a direct result of a major disaster, have necessary expenses and serious needs in which the individuals and households are unable to meet such expenses, or needs through other means," such as insurance. FEMA may provide direct temporary housing when there are a lack of available housing resources. In addition, FEMA may

authorize Permanent Housing Construction (PHC) in the form of direct or financial assistance when there are no alternate housing resources available and temporary housing assistance is not available, is infeasible, or not cost effective.

FEMA determined that due to the significant damage caused by Hurricane Harvey in the State, the exigent need for housing requires the provision of direct housing assistance to eligible survivors under Section 408. FEMA is in need of support to execute the direct housing mission for DR-4332, and the State has expressed a desire and the capability to provide the needed support.

IV. Purpose:

A. The purpose of this Agreement is to establish an agreement between FEMA and the State for the provision of direct housing assistance, under section 408 of the Stafford Act, to individuals and households who are displaced from their pre-disaster residences, or whose pre-disaster primary residences are rendered uninhabitable as a result of damage caused by Hurricane Harvey, and who are unable to meet the expenses associated with procuring housing by other means.

B. This Agreement sets forth the responsibilities of FEMA and the State and states the services that the State shall perform satisfactorily in order to receive payment from FEMA.

V. Services and Period of Performance:

A. The State shall provide assistance to FEMA in the delivery of direct temporary housing, and direct permanent housing construction assistance to Hurricane Harvey survivors residing within the areas declared by DR-4332. *See* **Attachment 1, Program Implementation and Conditions**.

B. **Performance Period:** The period of performance shall be for 18 months from the date of the disaster declaration (August 25, 2017). FEMA may, at the State's request, extend the period of performance if FEMA's Assistant Administrator for Recovery determines that due to extraordinary circumstances an extension would be in the public interest.

C. **Procurement Standards:** The State will generally comply with the procurement standards detailed in 2 CFR 200.317-326 in conjunction with state emergency procurement law.

D. **Similar Agreements:** To the extent a similar agreement is executed between FEMA and another state for the provision of direct temporary housing and direct permanent housing construction assistance with terms and conditions that are more favorable than those offered to the State of Texas General Land Office, the

more favorable terms and conditions will immediately apply to this Agreement upon approval by the State of Texas General Land Office.

VI. Issuance of Orders

A. For the purpose of this Agreement, the FEMA Contracting Officer may issue orders on either a firm-fixed-price basis, or a total not-to-exceed basis (time and materials) or a combination of both. Terms and conditions applicable to any order shall be as described in this Agreement.

B. The intent is to allow the State, and its local partners, to begin work on discrete projects as the specific need and capacity are identified, defined, and established. The State, within the general scope of this Agreement, may propose projects based on program service line item(s), political subdivision(s), or any combination thereof.

C. FEMA will obtain written technical and cost program proposals from the State. The proposal generally shall include the following, as appropriate to the task:

1. Task to be performed;
2. Scope of task;
3. Time for completion or target date;
4. A detailed cost estimate;
5. Other pertinent information, such as technical/management approach;
6. QA/QR [Quality Assurance/Quality Review] plan;
7. Total firm-fixed-price or ceiling price (for Time and Material); and
8. Any other requirements specific or unique to the project.

D. FEMA will evaluate the State's proposals, and negotiate and memorialize appropriate cost and quality control mechanisms in a timely manner, as necessary.

E. Only upon receipt of an executed order, signed by the Contracting Officer, shall the State commence work. All orders are subject to the terms and conditions of this contract. In the event of conflict between an order and the Agreement, the Agreement shall control.

F. The State shall notify the Contracting Officer within 24 hours if any significant difficulties with regard to performance according to the terms of the order are anticipated or any time significant difficulties in performance arise.

G. If at any time during the performance of a time and materials order it appears that additional funds will be required to complete performance, the State shall promptly notify the Contracting Officer in writing. Such notification shall include the costs expended, an estimate of costs required to complete the order, and an

explanation of why the originally negotiated estimated costs were not adequate. The Government shall have the right to require the State to continue performance up to the originally estimated cost level and to suspend work thereafter, negotiate a new set of work priorities to be completed within the remaining funds, to modify the order, increasing the estimated cost to the level appropriate for completion of the work, or to modify the order to reduce the total to coincide with actual work accomplished.

VII. Rates and Ceiling:

A. FEMA agrees to pay the State for documented, reasonable, and allowable, and allocable costs related to assistance provided to applicants, in accordance with the terms of Attachment 1, Federal law, and FEMA regulation and policy.

B. 2 CFR Part 200. The State, by execution of this Agreement, certifies that the pricing established under this Agreement is in compliance the Cost Principles in 2 CFR Part 200, Subpart E, and includes only allowable costs of performance under this Agreement.

C. The State shall not exceed the total ceiling price in services for FEMA without written modification by a FEMA Contracting Officer, such written modification to be provided in a timely manner. Any such modification shall be reviewed by FEMA's Assistant Administrator for Recovery prior to approval.

If at any time the State has reason to believe that the payments and material costs that will accrue in performing this Agreement in the next succeeding 30 days, if added to all other payments and costs previously accrued, will exceed 80 percent of the ceiling price in the Schedule, the State shall notify the Contracting Officer giving a revised estimate of the total price to FEMA for performing this contract with supporting reasons and documentation.

D. FEMA is not obligated to pay the State any amount in excess of the ceiling price, and the State shall not be obligated to continue performance if to do so would exceed the ceiling price set forth in the Schedule, unless and until the Contracting Officer notifies the State in writing that FEMA has approved the increase in the ceiling price and specifies in the notice a revised ceiling approved by FEMA.

E. If at any time during the performance of this contract, the State has reason to believe that the total price to FEMA for performing this contract will be substantially greater or less than the stated ceiling price, the State shall so notify the Contracting Officer, giving a revised estimate of the total price for performing this contract, with supporting reasons and documentation. FEMA generally will not approve a total price that exceeds the stated ceiling price.

FEMA may approve such an excess only if the supporting reasons and documentation provided by the State demonstrate extraordinary circumstances.

F. If at any time during performance of this contract, FEMA has reason to believe that the work to be required in performing this contract will be substantially greater or less than the stated ceiling price, the Contracting Officer will so advise the State, given the then revised estimate of the total amount of effort to be required under the contract.

VIII. Program Service Cost Controls

A. Each program assistance service line item has a per applicant household cap established.

B. The program service cost-control methods will be applied, as detailed in Attachment 1.

C. Only the Contracting Officer may approve exceptions to the program service cost caps which exceed the amounts or justifications described in Attachment 1.

IX. Administrative Costs

A. State administrative costs for the direct housing program will be calculated and managed for purposes of this agreement in an analogous manner to the current PA model delineated in 44 CFR 207.7(b) and (c).

B. Administrative Costs means any direct and indirect costs, administrative expenses, and any other expenses not directly chargeable to a specific project that are reasonably incurred by the State and municipalities in administering and managing this mission. Indirect costs means costs that are incurred by the State and municipalities for a common or joint purpose benefiting more than one cost objective that are not readily assignable to the cost objectives specifically benefited.

C. Administrative costs are not intended to cover direct costs of managing specific projects because these costs generally are eligible as part of the cost accounting for each project.

D. Administrative costs will be actual costs, capped at 6% of the final program costs.

E. The State must submit an administrative plan and include procedures for sub-recipient administrative costs amount or percentage determination, pass through, closeout, and audit. The State will submit this initial administrative cost funding request/invoice before any administrative fees for the direct housing program can be disbursed.

F. An initial 25% of the State's total projected administrative cost amount will be disbursed upon the submission and approval of the plan with additional funds obligated and released as program requirements stabilize. The State may submit a funding request for additional administrative costs, upon a showing of need and a revised administration plan. FEMA's Assistant Administrator for Recovery may approve or deny such request at his discretion.

G. Final administrative costs accounting will be verified upon agreement closeout, and based on actuals, not initial projection amounts. Any surplus is subject to reimbursement to FEMA.

X. Program Funding

A. FEMA will obligate funds to the State upon approval and issuance of project orders under Section VI. This money will be drawn down upon via the invoicing procedures contained herein.

B. Approved proper invoices will draw down against obligated projects on a reimbursable basis.

C. If the State requires additional funding to ensure compliance with the Prompt Payment Act requirements, Tex. Govt. Code 2251, are being met, it shall submit a written request to the Contracting Officer detailing the need and proposed solution.

XI. Invoicing and Payment:

A. Subject to the availability of funds from the Disaster Relief Fund (DRF), FEMA will provide funding to the State in accordance with this Agreement.

B. The State shall submit a project management plan package to include performance schedule and cost estimates for work to be performed under each program, as outlined in Attachment 1. The package will be reviewed by FEMA for acceptance. Upon determination of acceptance, a proper invoice for the amount accepted by FEMA will be submitted by the State for payment. The original invoice payment request shall be submitted via email as provided in the attached invoice instructions below. The FEMA Point of Contact for payment issues is Dennis C. Clements.

C. Each invoice submitted shall contain the following information:

1. The date of invoice submission;
2. Invoice date and number;
3. Agreement number;
4. Detail of the Services provided and work completed;
5. Breakdown of the political subdivisions at which services were provided;

6. Breakdown by service and associated CLIN;
7. Itemized listing of all other charges;
8. Supporting documentation;
9. Name, title, and phone number of person to notify in event of defective invoice;
10. Taxpayer Identification Number (TIN).

D. Attachments 3 and 4 are the approved and required Invoice templates for use by the State in submitting for payment.

E. FEMA shall review the invoice and make payment on a proper invoice within 10 business days of receipt.

F. For any improper or questioned invoice, FEMA will review and deny or resubmit with 14 business days.

G. Payment will be made by electronic funds transfer.

H. The following FEMA individual (in addition to the Contracting Officer) is hereby delegated authority to accept goods and services and to review and approve invoices for this contract:

Authorized Invoice Approver
Name: William P. Gardner
Title: Contracting Officer Representative (COR)
Email: william.gardner3@fema.dhs.gov
Phone: 202-738-0875

Name: Carl Kahn
Title: Contracting Officer Representative (COR)
Email: carl.kahn@fema.dhs.gov
Phone: 225-910-5244

XII. Audits:

The State is responsible for obtaining audits in accordance with the Single Audit Act Amendments of 1996 (31 U.S.C. §§ 7501-7507); 31 U.S.C. § 503, 1111; Executive Order 8248; Executive Order 11609; Executive Order 11717; and 2 CFR Part 200, Subpart F (Audit Requirements).

XIII. Liability Provisions:

A. The parties each agree to be responsible for the negligent or wrongful acts or omissions of their respective employees.

B. FEMA liability for any injury, damage, or loss to persons or property arising in the performance of this Agreement and caused by the negligence of its own officers, employees, agents and representatives shall be governed by the Federal Tort Claims Act, 28 U.S.C. § 2691 *et seq.* The State shall promptly notify FEMA of any claims or lawsuits filed against any FEMA employees of which the State is notified.

C. State liability, if any, for any injury, damage or loss to persons or property arising out of the performance of this Agreement and caused by the negligence of its own officers, employees, agents, and representatives shall be governed by the laws of the State of Texas. FEMA shall promptly notify the State of any claims filed against any of State employees of which FEMA is notified. **NOTHING HEREIN THIS AGREEMENT SHALL BE CONSTRUED AS A WAIVER OF SOVEREIGN IMMUNITY BY THE STATE**.

XIV. Financial Records:

A. Retention of Records. All Agreement and financial records including, but not limited to, supporting documents, statistical records, and other records, pertinent contracts, or subordinate agreements under this Agreement shall be retained by the State for three (3) years after the expiration of the Agreement for purposes of federal examinations and audit. If any litigation, claim, negotiation, audit, or other action involving the records is initiated before the expiration of the three (3) year period, the records must be retained until completion of the action and resolution of all issues which arise from it or until the end of the regular three (3) year period, whichever is later.

B. Access to Records. FEMA and the Comptroller General of the United States, or any of their authorized representatives, shall have the right of access to any pertinent books, documents, papers or other records of the State, its sub-recipients or its sub-contractors, which are pertinent to this Agreement, in order to make audits, examinations, excerpts, and transcripts. The rights of access must not be limited to the required retention period, but shall last as long as the records are retained.

C. Delinquent Debt Collection. FEMA will hold the State accountable for any overpayment, or any breach of this Agreement that results in a debt owed to the federal government. FEMA shall apply interest, penalties, and administrative costs to a delinquent debt owed to the federal government by the State pursuant to the Debt Collection Improvement Act of 1982, as amended.

XV. Labor Standard and Wage Determination:

The Service Contract Act, 41 U.S.C. § 351 *et seq*., Title 29, Part 4 Labor Standards for Federal Service Contracts, is hereby incorporated into this Agreement by reference.

These standards and provisions are included in every contract over $2,500, or in an indefinite amount, that is entered into by the United States, the principal purpose of which is to furnish services through the use of service employees.

XVI. Disputes:

A. The FEMA Contracting Officer and the authorized signatory of the State will settle disputes, questions and concerns arising from this Agreement. Settlement of disputes shall be memorialized in a written modification between the FEMA Contracting Officer and authorized signatory of the State. In the event a dispute is not able to be resolved between the State and the Contracting Officer, the Contracting Officer will make a decision, which may be appealed by the State to the FEMA Head of the Contracting Activity (HCA).

B. The FEMA HCA may employ all methods available to resolve the dispute including alternative dispute resolution techniques.

C. The State shall proceed diligently with performance of this Agreement pending final resolution of any dispute.

D. The HCA's decision shall be final unless the State appeals or files a suit as provided in 41 U.S.C chapter 71.

E. If the Federal Coordinating Officer or other senior FEMA official determines the services provided do not meet the operational requirement, FEMA has the right to request replacement services from the State, or to terminate this Agreement in whole or in part. Replacement services requested, due to fault or negligence of performance, in excess of the associated cap or cost-control method will be ineligible for reimbursement.

F. If this Agreement is terminated, within 4 months of the notice of termination, the State must submit a final invoice for services provided and administrative costs incurred up until the date of termination. The Federal Government shall not be liable to the State for damages incurred for early termination.

XVII. Inspection:

Work described in the Agreement is subject to inspection by FEMA and other applicable Government agencies. The State shall participate in responding to all requests for information and inspection or review findings by regulatory agencies. The State shall allow FEMA, or an entity or organization approved by FEMA, to conduct inspections of the housing units, as required, to ensure an acceptable level of services and acceptable conditions of housing as determined by FEMA. No notice to the State is required prior to an inspection. FEMA will share findings of the inspection with the State's.

XVIII. Confidentiality and Nondisclosure:

A. The State shall keep all assignment-related information strictly confidential.

B. Within 15 days of the date of this Agreement, and before any Sensitive Personally Identifiable Information (SPII) will be provided by FEMA, the State shall develop a process for receiving and securing SPII provided to the State by FEMA for the purpose of providing Direct Assistance on FEMA's behalf and providing case updates to FEMA. This process shall comply with Homeland Security Acquisition Regulations (HSAR) Class Deviation 15-01, and HSAR 3052.204-71.

C. The State shall ensure compliance with The Privacy Act of 1974 (Privacy Act), as amended, 5 U.S.C. § 552a, for the collection, maintenance, use and dissemination of information under this Agreement.

1. The State shall only collect information that is necessary to carry out this Agreement.

2. The State shall maintain the information in a secure fashion that meets Federal administrative, technical, and physical safeguards.

3. The State shall use information under this Agreement only for the purpose for which it was collected, including but not limited to, aiding in the execution of, and ensuring the prevention of duplication of benefits from, the State's Community Development Block Grant Disaster Recovery (CDBG-DR) program.

4. The State shall only permit the sharing of information with State officials and Local officials that have the need to know. No other sharing or dissemination of information is permitted without the express permission from FEMA.

D. The State is performing its responsibilities under this Agreement in support of FEMA, and any data or materials generated by the State in fulfillment of this Agreement remain the property of FEMA. Any release of information pursuant to Tex. Gov't Code § 552.021 related to this Agreement, including any data or materials generated by the State in fulfillment of this Agreement, shall be coordinated with FEMA, and together, the State and FEMA shall determine if any information is exempt from release pursuant to Tex. Gov't Code § 552.101 and/or the Federal Freedom of Information Act or Privacy Act.

E. Press releases, marketing material, and any other printed or electronic documentation related to this project shall not be publicized without coordination with FEMA. Any material containing the FEMA or DHS names or logos must be approved by FEMA before publication.

XIX. Security Requirements:

The State shall submit to the FEMA Contracting Officer a roster of names of all employees and/or contractors who will be engaged in services set forth in Paragraph V. The roster shall contain the following information about each individual:

A. Name (last, first, and middle initial), including aliases
B. Status (type of employment)
C. Home address
D. Phone number
E. Date of birth
F. Citizenship

XX. Contractor Officer's Representative:

A. The FEMA Contracting Officer may designate Government personnel to act as the Contracting Officer's Representative (COR) to perform functions under the Agreement such as review or inspection and acceptance of services. The Contracting Officer will provide a written notice of such designation to the State.

B. The FEMA Contracting Officer cannot authorize the COR or any other representative to sign documents, such as Agreement modifications, that require the signature of the FEMA Contracting Officer.

XXI. Stop Work Order:

A. The FEMA Contracting Officer may, at any time, by written order to the State, require the State to stop all, or any part, of the work called for by this Agreement for a period of 90 days after the order is delivered to the State, and for any further period to which the parties may agree. The order shall be specifically identified as a stop-work order. Upon receipt of the order, the State shall immediately comply with its terms and take all reasonable steps to minimize the incurrence of costs allocable to the work covered by the order during the period of work stoppage.

B. Within a period of 90 days after a stop-work order is delivered to the State, or within any extension of that period to which the parties shall have agreed, the Contracting Officer shall either—

1. Cancel the stop-work order; or
2. Terminate the Agreement.

XXII. Termination:

A. The terms of this Agreement, as modified with the mutual written consent of the parties, will remain in effect until February 25, 2019.

B. The parties may extend this Agreement by mutual written agreement.

C. Any party, upon a 3 day written notice to the other party, may terminate this Agreement.

XXIII. Effective Date:

This Agreement takes effect on the date when both parties have signed the Agreement.

XXIV. Modification:

A. The FEMA Contracting Officer is the only Government official authorized to make modifications to this Agreement. All modifications will be made in writing.

B. The FEMA Contracting Officer may at any time, by written order, and without notice to the State, make changes within the general scope of this Agreement in any one or more of the following:

1. Reduction in the quantity of services to be provided; and
2. Place of performance of the services.

C. The parties may modify all other terms of this Agreement upon the mutual written consent of each party.

XXV. Other Provisions:

A. Nothing in this Agreement is intended to conflict with current law or regulation or the directives of the federal government, FEMA, DHS, or the State. If a term of this Agreement is inconsistent with such authority, then that term shall be invalid but the remaining terms and conditions of this Agreement shall remain in full force and effect.

B. The State, in its completion of its responsibilities under this Agreement, shall abide by all statutes, Executive Orders, regulations, and policies governing the provision of FEMA's direct housing assistance program in the same manner and to the same extent as would be required of FEMA in its own implementation of the program. The State has no authority to waive FEMA policy.

C. Nothing in this Agreement is intended to create any right or benefit, substantive or procedural, enforceable by law or equity, by the parties or by persons who are not a party to this Agreement against the parties, their officers or employees, or any other person.

D. Prohibition on Performance of Inherently Governmental Functions: State personnel shall not perform inherently governmental functions. The term

''inherently governmental function'' means a function that is so intimately related to the public interest as to require performance by Federal Government employees. *See* FAIR Act of 1998, Public Law 105-270, 31 U.S.C. § 501 note.

E. FEMA shall provide the GLO with adequate technical assistance to GLO and Subrecipients of the GLO to facilitate effective operations of this agreement.

XXVI. Attachments

A. The following attachments are incorporated into this agreement.
   1. Program Implementation and Conditions
   2. Detailed Eligible Permanent Housing Construction-Repairs
   3. SF1034-87c
   4. SF1035-73

XXVII. Points of Contact:

A. The FEMA points of contact for this Agreement are as follows:

   1. Dennis C. Clements, dennis.clements@fema.dhs.gov

   2. Primary: William P. Gardner, william.gardner3@fema.dhs.gov

   3. Alternate: Carl Kahn, carl.kahn@fema.dhs.gov

B. The State of Texas points of contact for this Agreement are as follows:

   1. Pete Phillips, pete.phillips@glo.texas.gov

   2. Heather Lagrone, heather.lagrone@glo.texas.gov

XXVIII. Approved By:

1. Dennis C. Clements 9/22/2017

2. Anne L. Idsal 9/22/2017

SIGNATURE PAGE FOR INTERGOVERNMENTAL SERVICE AGREEMENT BETWEEN THE UNITED STATES DEPARTMENT OF HOMELAND SECURITY AND THE STATE OF TEXAS GENERAL LAND OFFICE

Texas General Land Office

Anne L. Idsal, Chief Clerk/
Deputy Land Commissioner

Date of Execution: 9/22/17

Department of Homeland Security
Federal Emergency Management Agency

Dennis C. Clements
Contracting Officer

Date of Execution: 9/22/17

Attachment 1:
Program Implementation and Conditions

This document outlines conditions related to executing an Inter-Governmental Service Agreement (IGSA) with the State of Texas:

- General Program Administration Conditions
- Duplication of Benefits
- Compliance with Environmental and Historic Preservation Laws and Executive Orders
- Direct Temporary Housing Terms and Conditions
    - General Eligibility Conditions
    - Continued Assistance Conditions
    - Termination of Assistance Conditions
    - Direct Lease Conditions
    - Multi-Family Lease and Repair (MLR) Conditions
    - Recreation Vehicle (RV) Conditions
    - Manufactured Housing Unit (MHU) Conditions
    - RV and MHU Site Conditions
- PHC Terms and Conditions
    - Eligibility Conditions
    - PHC Repair Conditions

Definitions

1. Direct Temporary Housing Assistance: A Temporary Housing Unit (THU) provided directly to eligible applicants in the form of MLR, Direct Lease, or a MHU or RV placed temporarily on a private, commercial, or group site.

2. Eligible Applicants: Individuals or households determined by FEMA to be eligible for Direct Housing Assistance under Section 408 of the Stafford Act.

3. Multi-family Housing: A building that contains three or more dwelling units, with each unit providing complete and independent living facilities for one or more persons, including permanent provisions for living, sleeping, cooking, and sanitation.

4. Recreation Vehicle: A travel trailer or fifth wheel.

5. Personally Identifiable Information (PII): Information that permits the identity of an individual to be directly or indirectly inferred, including information linked or linkable to that individual. Examples include: name, personal address, and personal telephone number.

General Program Administration Conditions

1. Once the Inter-Governmental Service Agreement (IGSA) is executed, the State shall develop and present a project management plan to FEMA. FEMA and the State must

jointly approve prior to the execution of the plan. The plan shall be completed within 10 business days after the execution of this IGSA. FEMA, at its discretion, may extend this time period. The project management plan shall include:

a. Description of processes the State shall develop and implement for managing work to provide the forms of Direct Housing Assistance FEMA has authorized and for ensuring work performed by local governments or sub-contractors is consistent with FEMA's conditions, and applicable regulations and statutes, including the Robert T. Stafford Disaster Relief and Emergency Assistance Act, Pub. L. No. 93-288, as amended, §§42 U.S.C. 5121-5207, Title 44 of the Code of Federal Regulations, and the Individuals and Household Program Unified Guidance (IHPUG), FP 104-009-3, dated September 30, 2016.
b. Description of roles and responsibilities among State and local jurisdictions, including State processes that will be implemented to prevent the award of duplicative benefits as discussed under the heading "Duplication of Benefits" and policies to avoid conflict with local land use decisions (e.g., strategic buy-outs of properties).
c. Specific timeframes, milestones, and performance goals established by the State for providing each type of authorized Direct Housing Assistance. FEMA will provide additional guidance and reporting templates to facilitate this process.
d. Communication plan describing the processes the State will develop for responding to applicants' inquires and concerns regarding assistance provided to them by the State and an implementation plan for those processes under the terms and conditions of this agreement.
e. Description of the processes the State shall develop for receiving and securing Personally Identifiable Information (PII), as defined by Department of Homeland Security Guidance, provided to the State for the purpose of providing Direct Housing Assistance on FEMA's behalf and providing weekly case updates to FEMA.
f. Quality assurance plan by which the State shall monitor the quality of work, which will also be used to facilitate FEMA's oversight of the State's performance under the IGSA.

2. The State will ensure all Direct Housing Assistance options determined by FEMA are available to eligible applicants in all counties authorized for Direct Housing Assistance, unless specifically prohibited by local laws and ordinances.

3. In implementing this IGSA, the State shall abide by all applicable statutes, regulations, Executive Orders, and policies governing the provision of FEMA's direct housing assistance program, including but not limited to:
    a. The Robert T. Stafford Disaster Relief and Emergency Assistance Act (Stafford Act), as amended, 42 U.S.C. §§ 5121 – 5207;

b. 44 C.F.R. §§ 206.110 – 206.118, Federal Assistance to Individuals and Households;
c. Individuals and Household Program Unified Guidance (IHPUG), FP 104-009-3, Federal Emergency Management Agency, September 30, 2016;
d. 44 CFR part 9, Floodplain Management and Protection of Wetlands;
e. Executive Order 11990, Protection of Wetlands, 42 FR 26961 (1977);
f. Executive Order 11988, Floodplain Management, 42 FR 26951 (1977);
g. DHS Directive 023-01, Rev. 01 and Instruction Manual 023-01-001-01, Rev.01, 81 FR 56682 (2016), implementing the National Environmental Policy Act (NEPA), with component supplemental instructions in FEMA Directive 108-1 and FEMA Instruction 108-1-1 (2016);
h. 24 C.F.R. Part 3280, Manufactured Home Procedural and Enforcement Regulations; and
i. The Privacy Act of 1974 (Privacy Act), as amended, 5 U.S.C. § 552a.

4. FEMA is responsible for compliance with a number of environmental and historic preservation laws. These responsibilities cannot be delegated to the State. FEMA will work with the State to gather the necessary information to ensure compliance.

5. FEMA will provide all necessary forms to the State and detail when each form is required for use within 15 days of the execution of the IGSA.

6. FEMA is responsible for making all applicant eligibility determinations for Direct Temporary Housing and Permanent Housing Construction under section 408 of the Stafford Act and notifying the applicant of their approval for Direct Temporary Housing Assistance or PHC. Based upon the casework being performed by the State, any requested changes to the eligibility determined by FEMA must be reviewed and approved by FEMA. FEMA will retain determinations in the National Emergency Management Information System (NEMIS) and provide eligibility determinations to the State. The State or local jurisdiction will be responsible for working with the applicant to implement or update the Direct Housing option, with approval from FEMA.

7. FEMA will provide the State with a daily list of applicants approved for Direct Temporary Housing or PHC in a password protected Microsoft Excel format which will be transmitted to FEMA via AMRDEC Aviation and Missile RDEC Unclassified LAN Infrastructure (AMRULI) utilizing its Safe Access File Exchange (SAFE) system or, if not available, via email. Password must be transmitted out-of-band via separate email message. Each list will contain the following information:
    a. Applicant's Registration Identification (Reg ID) number;
    b. Primary and Co-applicant's First and Last Name;

c. Primary and Co-applicant's current mailing address and telephone number, and any reasonable accommodation to ensure effective communication;
d. Primary and Co-applicant's pre-disaster residence address;
e. The number of bedrooms required;
f. Initial approved type of Direct Housing Assistance
g. Determination on whether individuals eligible for Direct Housing Assistance are located in Special Flood Hazard Area (SFHA);
h. Specific information on members of the household with a disability or other access and functional need, including any modification or reasonable accommodations required.

8. FEMA will initially provide the State with the recommended direct housing solution for each applicant. The State, upon working with the applicant, will consider the below criteria and inform FEMA if the recommended Direct Housing solution has changed. After reviewing the State's proposal, FEMA will provide final approval of updated Direct Housing determinations for applicants. The criteria are:
    a. Timeliness, availability, and cost;
    b. Suitability for the applicant's household, including members of the household with disabilities or other access and functional needs;
    c. Location of available option, and
    d. Environmental and Historic Preservation compliance requirements, including consideration of options available outside the SFHA.

9. The State shall provide weekly reports to FEMA identifying for each applicant referred to the State by FEMA:
    a. The housing option recommended for each applicant;
    b. Justification for any change to FEMA's initial determination using the criteria identified above;
    c. The date the applicant begins occupying temporary housing provided by the State or repairs are complete;
    d. Any accessibility modification or other reasonable accommodations provided for applicants with disability or other access and functional need; and
    e. The continued Direct Temporary Housing Assistance eligibility recommendation for applicants placed in Direct Temporary Housing Assistance.
    f. Reports shall be organized by county and provided using templates agreed upon by FEMA and the State.

10. The State shall develop a strategy for regular maintenance and repair for all forms of Direct Temporary Housing Assistance.

11. Direct Temporary Housing Assistance is limited to 18 months following the date of the disaster declaration. The period of assistance for this disaster began on August 25, 2017, and will end on February 25, 2019. At the State's request, FEMA may extend the period of assistance if FEMA's Assistant Administrator for Recovery determines that due to extraordinary circumstances an extension would be in the public interest.

12. The State shall work with applicants to establish a permanent housing plan to transition them from Direct Temporary Housing Assistance in anticipation of the program's termination.

13. FEMA will monitor the State based on the following established performance standards.
    a. The State will make initial contact with an applicant within 10 business days of the referral from FEMA.
    b. The State will inform FEMA within 30 business days of contact with the applicant of any required changes to FEMA's initial eligibility determination or housing solution.
    c. FEMA will approve any recommended changes to the eligibility determination or housing solution as soon as possible, and no later than 5 days after receiving the change request from the State.
    d. The State will ensure any applicant placed into Direct Lease will be provided temporary housing within 30 business days of FEMA approval of the final housing solution for each applicant.
    e. The State will identify, assess, make final selection, and begin the process to contract with eligible MLR properties within 60 days of execution of IGSA, unless extended by FEMA.
    f. The State will ensure any applicant placed into an MLR unit will be provided temporary housing within 120 days of FEMA approval of the final housing solution for each applicant.
    g. On commercial park locations or private sites, upon approval of the EHP review by FEMA, the State within 15 days of receipt will place and make ready for occupancy the RV or MHU. The State will then have 5 days to license the applicant into the unit.
    h. The State will ensure any applicant provided with Permanent Housing Construction in the form of repairs will have all repairs complete within 90 days from start of repair work for each applicant.
    i. The State will begin to conduct continued assistance verifications within 30 days of providing the applicant with temporary housing for submission to FEMA.
    j. The State will begin to coordinate with FEMA on the end of program or potential need for an extension of the program within 90 days of February 25, 2019.

Duplication of Benefits

1. A duplication of benefit (DOB) may occur when an insured direct temporary housing occupant receives Additional Living Expense (ALE) or Loss of Use (LOU) insurance benefits that cover the cost of renting alternative housing. When FEMA identifies a DOB with ALE or LOU while making an eligibility determination, FEMA will initiate steps to collect the ALE or LOU benefits for housing costs. FEMA will base the amount of the monthly payment on the ALE or LOU amount not to exceed the Fair Market Rent (FMR) rate established by the U.S. Department of Housing and Urban Development (HUD) for the size (number of bedrooms) and location of the housing unit. FEMA will only collect payments until the total amount of the ALE or LOU insurance has been exhausted or the occupant vacates the direct THU, whichever is first. The State will inform FEMA when an applicant with ALE is placed in and vacates a direct temporary housing assistance option.

2. PHC represents a DOB with financial housing assistance: Applicants determined eligible for PHC who choose to receive PHC must provide documentation of the use of any previously provided FEMA financial housing assistance for Repair, and return all unused, previously provided financial housing assistance for Repair or Replacement to FEMA.

3. Right of Recoupment: The State agrees that FEMA may seek reimbursement for any identified DOB, including through the reduction of future disaster relief awards to applicants, the State, or other parties to this agreement.

Compliance with Environmental and Historic Preservation Laws and Executive Orders

1. FEMA will provide the State a matrix of Environmental and Historic Preservation Compliance requirements, including the National Environmental Policy Act (NEPA), the National Historic Preservation Act, and Executive Order 11988 Floodplain Management (44 CFR Part 9) to help inform the choice of best housing option for the applicant's location.

2. FEMA is responsible for compliance with a number of environmental and historic preservation laws. These responsibilities cannot be delegated to the State. FEMA will work with the State to gather the necessary information to ensure compliance.

Direct Temporary Housing Terms and Conditions

Eligibility Conditions

1. All eligibility determinations by FEMA for Direct Temporary Housing Assistance and continued Direct Temporary Housing Assistance will be made by FEMA in accordance with the Stafford Act, and implementing regulations, and IHPUG.

Continued Direct Temporary Housing Assistance Conditions

1. The State will monitor the progress that Direct Temporary Housing occupants are making towards obtaining and occupying permanent housing within the 18 month period of assistance, based on the conditions outlined by FEMA's regulations at 44 C.F.R § 206.117(b)(1)(ii)(G).

2. The State will provide FEMA with a recommendation for continued Direct Temporary Housing Assistance to individuals and households based on these conditions until February 25, 2019.

3. FEMA will make the final determination on an applicant's eligibility for continued Direct Temporary Housing Assistance based on the State's recommendation.

Termination of Direct Temporary Housing Assistance Conditions

1. The State may recommend to FEMA to terminate an occupant's Direct Temporary Housing Assistance for any reason not prohibited by the Stafford Act, FEMA's regulations at 44 C.F.R § 206.117(b)(1)(ii)(G), or IHPUG.

2. FEMA must approve all terminations and appeal decisions in a timely manner before the applicant is notified.

3. The State shall utilize FEMA templates to notify the applicant of the termination and provide FEMA with copies of all termination notices, appeals, and appeal decisions within seven days of the date issued to ensure FEMA is able to record these documents in NEMIS.

Direct Lease Conditions

1. The State may lease to Eligible Applicants, existing residential property, not typically available to the general public, for use as temporary housing for eligible individuals and households.

2. The State may lease properties that comply with Housing Quality Standards (HQS) established by the U.S. Department of Housing and Urban Development (HUD), to provide complete and independent living facilities for one or more persons, including permanent provisions for living, sleeping, cooking, and sanitation. All utilities, appliances, and other furnishings must be functional.

3. The State shall evaluate properties according to the following factors:
    a. Cost to the federal government: The State shall lease properties with per-unit rent at or below the Fair Market Rent (FMR) established by HUD. If the State is unable to obtain sufficient rental resources, the State shall conduct an analysis of

prevailing market rates and may increase leases to properties with per-unit rent of up to 125% of FMR. Properties with per-unit rent above 125% of the Fair Market Rate established by HUD must be approved by FEMA;

b. Landlord's demonstrated ability to manage and provide maintenance services;
c. Proximity to community and wrap-around services, such as accessible public transportation, schools, fire and emergency services, grocery stores, health care services, etc.;
d. When selecting available properties, the State may prioritize properties that are already accessible, include accessibility features, or can be easily made accessible; and are in proximity to accessible public transportation.

4. The estimated monthly cost per unit is up to $1,300 unless approved by FEMA.
    a. The State can also provide one month's cost for a security deposit for each unit.

5. Within 7 business days of completion, the State must provide FEMA the following documentation:
    a. A copy of the inspection record confirming the property complies with HQS;
    b. A copy of the lease contract specifying the monthly rent rates.
    c. A copy of the lease agreement signed between the applicant and the property and the applicant and the State, for each applicant.

Multi-Family Lease and Repair (MLR) Conditions

1. The State may enter into lease agreements with owners of multi-family rental properties located in Individual Assistance designated counties to house Eligible Applicants and make repairs or improvements to existing multi-family housing units in order to provide temporary housing to Eligible Applicants.

2. Per the Stafford Act, under the terms of any lease agreement for property entered into under MLR, the value of the improvements or repairs shall be deducted from the value of the lease agreement and may not exceed the value of the lease. To determine the cost-effectiveness of the potential MLR property, the State will deduct the estimated cost of repairs and improvements from the value of the lease as follows:
    a. The State will determine the estimated cost of repairs or improvements by performing an independent cost estimate for the necessary repairs and improvements, or receive an estimated cost for repairs and improvements from the building contractor.
    b. The State will determine the value of the lease agreement by multiplying the monthly FMR by the number of units, and then multiplying the number of months remaining between the date the repairs are completed and the end of the 18 month period of assistance, which is February 25, 2019.
    c. The estimated total cost per unit is up to $21,000 unless approved by FEMA.

i. This includes a minimal monthly maintenance cost per unit for the operation of the property.
ii. The State can also provide one month's cost for a security deposit for each unit.
iii. FEMA may approve an increase to the cap up to 25% for access and functional needs-related costs.

3. Properties located within a floodway, coastal high-hazard area, or Coastal Barrier Resource Unit are not eligible for this program.

4. Prior to leasing a property, the State shall provide for each property an initial inspection report to include:
    a. Location, physical address and latitude and longitude;
    b. Date of construction, and
    c. An exterior photo.

5. The State shall provide the following documentation to FEMA within 7 days of leasing a property for temporary housing:
    a. Completed property inspection report;
    b. Itemized repair cost estimate;
    c. The state or local government's valuation of the lease, including methodology used;
    d. Copy of the tenant lease and application requirements; and
    e. A copy of the executed lease agreement and repair contracts, specifying the expenditures for repairs, rent, property management, and maintenance.

6. Within 14 days of completion, the State must provide FEMA the following documentation:
    a. Paid invoices documenting the expenses incurred for repairs and improvements;
    b. A copy of the occupancy certificate issued by the local government; and
    c. A copy of the lease agreement signed between the applicant and the property and the applicant and the State, for each applicant.

7. All repairs shall be made in a manner consistent with current local building codes, standards, permitting, inspection requirements, and all applicable environmental planning and historic preservation (EHP) laws and regulations. Items will be repaired when feasible, but may be replaced when cost-effective to the government or when necessary to ensure the health and safety of the occupant. The State will be responsible for obtaining local permits, but can delegate this responsibility.

RV Conditions (currently only approved for DR-4332-TX)

1. The State may provide and place RVs certified to comply with the Recreation Vehicle Industry Association (RVIA) standards established on July 1, 2012.

2. The State will notify disaster survivors with access and functional needs who request a RV that a reasonable modification may be available upon request. If survivors are unable to occupy an RV due to access and functional needs:
    a. The State, with approval from FEMA, may make other forms of direct temporary housing assistance available, which meets the survivor's access and functional needs, including Uniform Federal Accessibility Standards (UFAS)-compliant MHUs if needed.
    b. Should the State require UFAS-compliant MHUs, FEMA will provide them on behalf of the State.

3. Any RVs the State procures must meet current California Air Resource Board (CARB) standards or are certified compliant with the Toxic Substances Control Act (TSCA) Title VI requirements for formaldehyde emissions from composite wood products found in RVs.[1]

4. The estimated cost per unit is up to $55,000 unless approved by FEMA. This cost includes procurement, hauling and installing the unit, and any maintenance and deactivation costs.

5. The State shall provide, on a weekly basis, the following documentation for RVs procured for use as temporary housing:
    a. A copy of Purchase Order and Bill of Sale.

6. The State shall be responsible for disposing of RVs provided under this IGSA in accordance with Section 408(d)(2) of the Stafford Act. The State must provide documentation of the method of disposal for all units. The State shall return the proceeds from any sale of the units to FEMA.

MHU Conditions

1. The State may procure, haul, and install MHUs as a form of Direct Temporary Housing Assistance.

[1] On December 12, 2016, the EPA issued a final rule mirroring the CARB standards as required by the Formaldehyde Standards for Composite Wood Products Act, Pub. L. 111-199 (2010), 15 U.S.C. § 2601 *note*. The rule will take effect in December 2017; however regulated entities may voluntarily label compliant products as soon as compliance can be achieved. *See* 40 CFR Part 770.

2. The number of bedrooms in the MHU must accommodate the applicant's household composition, as recorded during the FEMA inspection.

3. Units must comply with 24 C.F.R. Part 3280 Manufactured Home Construction and Safety Standards ("HUD code").

4. The estimated cost per unit is up to $92,000 unless approved by FEMA.
    a. This cost includes procurement, hauling and installing the unit, and any maintenance and deactivation costs.
    b. FEMA may approve an increase to the cap up to 25% for access and functional needs-related costs.

5. Any UFAS MHU provided for an Eligible Applicant with a disability or other access and functional needs will be provided by FEMA, and must be installed with a functioning Tank and Pump System prior to occupancy.

6. Any FEMA-sourced MHU provided for an eligible applicant must be installed with a functioning Tank and Pump System prior to occupancy except where to do so would cause a delay in allowing the applicant to take occupancy, in which case the Tank and Pump System shall be installed at the earliest possible date after occupancy. This requirement for the installation of a Tank and Pump System does not apply to any state-sourced MHU provided to an Eligible Applicant.

7. The State shall provide FEMA, on a weekly basis, the following documentation for MHUs procured for use as temporary housing:
    a. A copy of Purchase Order and Bill of Sale.

8. The State shall be responsible for disposing of MHUs provided under this IGSA in accordance with Section 408(d)(2) of the Stafford Act. The State must provide documentation of the method of disposal for all units. The State shall return the proceeds from any sale of the units to FEMA.

<u>RV and MHU Site Conditions</u>

1. The State may provide RVs and MHUs to eligible applicants and place them on private and commercial sites.
    a. The estimated monthly cost per pad lease is up to $600 unless approved by FEMA.

2. Placement of RVs and MHUs as post-disaster temporary housing in a SFHA/1-percent annual chance year floodplain must comply with 44 C.F.R. Part 9 and FEMA Directive/Instruction 108-1, Environmental Planning and Historic Preservation

Responsibilities and Program Requirements, and the abbreviated decision-making process under 44 C.F.R. §9.13 when considering the placement of RVs and MHUs on private and commercial sites in a floodplain.

a. Pursuant to 44 CFR §9.13 (d)(2), no MHUs or other readily-fabricated dwellings can be placed within a floodway, coastal high-hazard area, even under the abbreviated decision-making process. No MHUs or other readily-fabricated dwellings can be placed within a Coastal Barrier Resource Unit.
b. In accordance with 44 C.F.R. §9.13(d)(4)(i), MHUs placed on a private or commercial site in a SFHA must be elevated to the fullest extent practicable up to the Base Flood Elevation (BFE) and adequately anchored.
    i. The State shall evaluate RV and MHU placement sites individually, and make a determination regarding a site's suitability for RV or MHU placement based on the best available flood hazard information for that site.
c. RVs will not be placed in the regulatory Floodway or Coastal High Hazard Areas.
d. RVs will only be placed in the SFHA if no other housing options are available. In order to reduce the risk of loss of life of the occupants, RVs may be placed in the SFHA only where base flood depths are sufficiently shallow to allow for timely and safe evacuation from the RV on foot. RVs placed in the SFHA will be adequately anchored.
e. Prior to placement, the State shall provide for each RV and MHU a completed Request for Site Inspection Report (FEMA form 010-0-9), to include, latitude and longitude of the proposed location.
f. Placement of MHUs or other readily fabricated dwellings must be in accordance and compliance with Texas Manufactured Housing Division regulations.
g. Repairs to commercial sites shall be limited to reasonable and cost-effective repairs or improvements necessary to make the site functional (such as an electrical service upgrade), including those necessary to meet reasonable accommodations for people with disabilities.
    i. The estimated cost per pad improvement is up to $7,500 unless approved by FEMA.

3. Prior to building a MHU Group Site, the State must request and receive approval from FEMA's Assistant Administrator for Recovery.
    a. The development of a MHU Group Site(s) is authorized only when the placement of MHUs on private sites are not feasible or if the use of existing commercial sites are not feasible for the eligible applicant.
    b. The State will prioritize sites provided by the State and local government at no cost before leasing a site from a private party.
    c. When considering the placement of MHU at potential group sites, the State must coordinate with the Environmental Planning and Historic Preservation Program.

d. FEMA, including Environmental Planning and Historic Preservation, approval must be obtained prior to any site lease and site construction activity.
e. The estimated cost per pad is up to $50,000 unless approved by FEMA.

Permanent Housing Construction Repairs: Terms and Conditions

Eligibility Conditions

1. Applicants may be eligible for PHC assistance after a FEMA determination that all other forms of temporary housing are not available, feasible, or cost effective.

2. PHC assistance shall only include repairs (PHC-Repairs) not PHC-Replacement. Reference "Attachment 2: Detailed Eligible Permanent Housing Construction-Repairs," for eligible repair items.

3. At the State's recommendation, FEMA may approve PHC Repair for eligible applicants whose homes are feasible to repair when:
    a. The repairs are estimated to be completed within 90 days or less from the start of the repair work;
    b. The damages are less than fifty percent of the market value prior to the disaster; and
    c. The estimated labor and materials costs are up to $60,000 unless approved by FEMA. FEMA generally will not approve a total price that exceeds this amount.
        i. FEMA may approve an increase to the cap up to 25% for access and functional needs-related costs.

4. PHC-Repair is not eligible when the State identifies:
    a. The home requires repairs to structural elements (e.g. foundation, frame) or other items requiring architectural or engineering services;
    b. The home requiring repairs with estimated costs that exceed fifty percent of the market value of the structure before the damage occurred; or
    c. The home is determined to be "repetitive loss or severe repetitive loss", as identified by the National Flood Insurance Program, and the cost to be brought into compliance with the local floodplain exceeds the maximum allowable costs for PHC-Repair.

5. Any home located within a SFHA shall not be considered for PHC repairs unless in accordance with applicable federal, and local laws, regulations, and ordinances, and can be repaired within the PHC cost limits.

6. Applicants determined eligible by FEMA for PHC may choose either to:
    a. Receive PHC, provide documentation of the use of any previously provided financial housing assistance for Repair, and return all unused, previously provided financial housing assistance for Repair or Replacement to FEMA; OR

b. Receive Direct Temporary Housing Assistance, if available, and keep any financial housing assistance for Repair or Replacement that FEMA previously provided.

7. In order to be referred to the State for PHC, eligible applicants who choose to receive PHC assistance must sign an acknowledgement of the following terms and conditions:
    a. The applicant agrees to participate in the State program, including right of entry;
    b. The applicant agrees to obtain and maintain flood insurance coverage on the home for at least the value of the repairs provided the home is located in an SFHA. FEMA will not contribute to the cost of flood insurance premiums; and
    c. An applicant's decision to accept or decline PHC shall be considered final; FEMA will not re-consider an applicant for Direct Temporary Housing Assistance or PHC after they have declined either form of assistance. Applicants who accept PHC will not be considered for any additional FEMA Housing Assistance, including financial Temporary Housing Assistance.

8. The State and FEMA agree that applicants for PHC-Repair should not include those applicants whose properties may eventually be eligible for elevation or a buy-out. The State and FEMA will work together to ensure applicants eligible for PHC-Repair are reviewed for potential future mitigation, elevation, or home buy-out programs and, to the maximum extent possible, minimize PHC-Repair approval for those applicants.

9. The State and FEMA's responsibility to provide Direct Housing Assistance to the applicant ends once the completed PHC-Repairs are accepted by the applicant.

PHC Repair Conditions

1. Under PHC, the State will not repair or replace items eligible under Other Needs Assistance for Personal Property, such as furnishings and appliances.

2. The State will need to ensure that there is no duplication of benefits between emergency work provided under the Sheltering and Temporary Essential Power (STEP) program and PHC-Repair assistance, and report to FEMA on the mechanism for doing so within thirty (30) days of initiating the PHC-Repair program. FEMA will only reimburse for specific line items repairs for a property under PHC or STEP, not under both options.

3. PHC-Repairs are limited to real property components eligible under FEMA Housing Assistance that were damaged by the disaster and functional before the declared event. The State shall only perform repairs necessary to restore the pre-disaster residence to a habitable condition. The completed repairs shall ensure the pre-disaster residence is restored to a safe, sanitary, and functional condition.

4. All repairs shall be made in a manner consistent with current local building codes, standards, or minimal acceptable construction industry standards by the area, permitting, inspection requirements, and all applicable environmental planning and historic preservation (EHP) laws and regulations. Items will be repaired when feasible, but may be replaced when cost-effective to the government or when necessary to ensure the health and safety of the occupant. The State will be responsible for obtaining local permits, but can delegate this authority.

5. Prior to repairing a property, the State shall provide for each property an initial inspection report to include:
    a. Location, physical address and latitude and longitude;
    b. Date of construction, and
    c. An exterior photo.

6. Repairs shall be made using materials of average quality used in new construction, in accordance with 44 C.F.R. § 206.117(b)(4)(iii), and taking into account the accessibility needs of the occupant.

7. Repairs to accessibility features and accessible routes will be guided by the Americans with Disabilities Act Accessibility Guidelines (ADAAG) and HUD Design Details for Accessible Disaster Relief Housing.

8. The State shall provide to FEMA the following documentation within 7 business days of completing PHC Repairs for an applicant:
    a. Completed property inspection report;
    b. Itemized repair cost estimate;
    c. Executed repair contract or work order, including itemized list of repairs performed;
    d. A copy of the occupancy certificate issued by the local government.

Attachment 2:

Detailed Eligible Repairs for Permanent Housing Construction – Repairs

Interior Repairs

- Debris removal
- Clean and sanitize damaged materials
- Interior wall cover, to include drywall
- Floor, subfloor and floor covering
- Interior doors
- Cabinet
- Bathroom vanity
- Bathroom exhaust fan

Exterior Repairs

- Windows
- Exterior doors
- Ceiling/wall insulation
- Siding
- Roof covering
- Roof sheathing

Electrical/HVAC

- Furnace
- Exterior electrical work, to include weather, head, cable, and meter
- Wiring
- Electric panel, 200 amp main breaker – 18 circuit
- Outlets or switches
- Central air conditioner
- Duct work
- Smoke Detector
- Carbon Monoxide Detector
- Light fixtures

Plumbing

- Water heater
- Water lines
- Well pump

- Pressure tank
- Decontaminate water supply
- Septic tank
- Distribution box
- Drain field
- Sewer lines
- Gas lines
- Sump pump
- Kitchen sink
- Bathroom sink
- Faucets
- Tub
- Fiberglass Shower Replacement
- Tank and toilet

Accessibility Related Repairs

- Grab bars around toilet, tub, shower stall, and shower seat
- Ramp
- ADA compliant toilets
- Faucet with single-lever faucet controls
- Lever-type door knobs and handles
- Single-push door locks
- Drawers and cabinets with D-loop or other easy to use handle pulls
- Low-pile carpet or smooth anti-slip flooring

From: Kelley, Michael J
Sent: Tuesday, September 26, 2017 9:00 AM
To: Farrar-Wilson, Loualice
Cc: Appleton, Seth D; Dendas, Michael W
Subject: FW: Letter to Secretary Carson HUD re Federal Records Act
Attachments: 2017-09-25 TG EEC to Carson-HUD - Federal Records Act due 10-9.pdf

Loualice- please send to ExecSec/CTS.

Thank you!

From: Casey, Sharon [mailto:Sharon.Casey@mail.house.gov]
Sent: Monday, September 25, 2017 7:00 PM
To: Appleton, Seth D <Seth.D.Appleton@hud.gov>; Kelley, Michael J <Michael.J.Kelley@hud.gov>
Cc: Baney, Drew <Drew.Baney@mail.house.gov>; Dunne, Julie <julie.dunne@mail.house.gov>; McKenna, Liam <Liam.McKenna@mail.house.gov>
Subject: Letter to Secretary Carson HUD re Federal Records Act

Good Afternoon,

Attached please find a letter from the U.S. House of Representatives Committee on Oversight and Government Reform. Please note the letter requests a response by October 9, 2017.

Please acknowledge receipt of this letter.

Thank you,
Sharon Casey

Sharon Ryan Casey
Deputy Chief Clerk
Committee on Oversight and Government Reform
2157 Rayburn Building, Washington, DC 20515
202-593-8219 sharon.casey@mail.house.gov

TREY GOWDY, SOUTH CAROLINA
CHAIRMAN

ONE HUNDRED FIFTEENTH CONGRESS

ELIJAH E. CUMMINGS, MARYLAND
RANKING MINORITY MEMBER

Congress of the United States

House of Representatives

COMMITTEE ON OVERSIGHT AND GOVERNMENT REFORM

2157 RAYBURN HOUSE OFFICE BUILDING

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MAJORITY (202) 225-5074
MINORITY (202) 225-5051

http://oversight.house.gov

September 25, 2017

The Honorable Benjamin S. Carson
Secretary
U.S. Department of Housing and Urban Development
451 7th Street, S.W.
Washington, D.C. 20410

Dear Mr. Secretary:

Congress passed the Federal Records Act of 1950 to provide the framework for records management for federal government agencies. Many emails from federal employees are considered records under the Act and therefore subject to certain recordkeeping requirements. This Committee has legislative jurisdiction over the Federal Records Act, as well as the Presidential Records Act and Freedom of Information Act.[1] As technology has changed and the use of email and other modern forms of electronic communication have become ubiquitous, the Committee has been active in updating portions of these laws. These updates include the Presidential and Federal Records Act Amendments of 2014 and the FOIA Improvement Act of 2016.[2]

As part of our regular oversight duties, the Committee, from time to time, inquires of the Executive Branch departments and agencies about their compliance with these federal laws.[3] With numerous public revelations of senior executive branch employees deliberately trying to circumvent these laws by using personal, private, or alias e-mail addresses to conduct official government business, the Committee has aimed to use its oversight and investigative resources to prevent and deter misuse of private forms of written communication.[4] Based on yesterday's *Politico* reporting regarding private email use for official government business by a senior member of the President's staff,[5] today we write towards a similar end.

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[1] U.S. House of Rep's, Rule X(n)(10).
[2] Pub. L. No. 113-187 (2014); Pub. L. No. 114-185 (2016).
[3] *See, e.g.*, Letter from Henry Waxman, Chairman, H. Comm. on Oversight and Gov't Reform, to Michael Astrue, Comm'r, U.S. Soc. Sec. Admn., *et al.* (Apr. 12, 2007).
[4] *See* Letter from Darrell Issa, Chairman, H. Comm. on Oversight and Gov't Reform, to Jeffrey Zients, Acting Dir., Office of Mgmt. & Budget, *et al.* (Dec. 13, 2012); Letter from Jason Chaffetz, Chairman, H. Comm. on Oversight and Gov't Reform, to Kathleen McGettigan, Acting Dir., Office of Personnel Mgmt., *et al.* (Mar. 8, 2017).
[5] Josh Dawsey, *Kushner used private email to conduct White House business*, POLITICO (Sept. 24, 2017), *available at* http://www.politico.com/story/2017/09/24/jared-kushner-private-email-white-house-243071.

As a follow-up to the Committee's request to your agency on March 8, 2017, please provide the following documents and information by October 9, 2017:

1. Have you or any non-career official at your agency ever used a personal email account to conduct official business? If so, please identify the individual and the account used, and provide evidence of measures to ensure compliance with federal law.

2. Have you or any non-career official at your agency ever used an alias email account to conduct official business? If so, please identify the individual and the account used, and provide evidence of measures to ensure compliance with federal law.

3. Have you or any non-career official at your agency ever used text messages, phone-based message applications, or encryption software to conduct official business? If so, please identify the individual, cellular number and account used, and provide evidence of measures to ensure compliance with federal law.

4. Please identify any changes to the agency's policies or directives for any of the following areas since January 1, 2017:

    a. Policies referring or relating to the use of non-official electronic messaging accounts, including email, text message, messaging applications, and social media platforms to conduct official business, including but not limited to archiving and recordkeeping procedures;

    b. Policies referring or relating to the use of official text message or other messaging or communications applications, and social media platforms to conduct official business, including but not limited to archiving and recordkeeping procedures; and

    c. Policies and procedures to ensure all communications related to the creation or transmission of federal records on official electronic messaging accounts other than email, including social networking platforms, internal agency instant messaging systems and other communications applications, are properly captured and preserved as federal records.

An attachment to this letter provides additional instructions about responding to this request. Thank you in advance for responding fully and in a timely manner. If you have any questions about this request, please contact Drew Baney of the Majority staff on the Committee at (202) 225-5074 and Krista Boyd of the Minority staff on the Committee (202) 225-9493.

Sincerely,

Trey Gowdy

Elijah E. Cummings

Enclosures

Responding to Committee Document Requests

1. In complying with this request, you are required to produce all responsive documents that are in your possession, custody, or control, whether held by you or your past or present agents, employees, and representatives acting on your behalf. You should also produce documents that you have a legal right to obtain, that you have a right to copy or to which you have access, as well as documents that you have placed in the temporary possession, custody, or control of any third party. Requested records, documents, data or information should not be destroyed, modified, removed, transferred or otherwise made inaccessible to the Committee.

2. In the event that any entity, organization or individual denoted in this request has been, or is also known by any other name than that herein denoted, the request shall be read also to include that alternative identification.

3. The Committee's preference is to receive documents in electronic form (i.e., CD, memory stick, or thumb drive) in lieu of paper productions.

4. Documents produced in electronic format should also be organized, identified, and indexed electronically.

5. Electronic document productions should be prepared according to the following standards:

   (a) The production should consist of single page Tagged Image File ("TIF"), files accompanied by a Concordance-format load file, an Opticon reference file, and a file defining the fields and character lengths of the load file.

   (b) Document numbers in the load file should match document Bates numbers and TIF file names.

   (c) If the production is completed through a series of multiple partial productions, field names and file order in all load files should match.

   (d) All electronic documents produced to the Committee should include the following fields of metadata specific to each document;

   BEGDOC, ENDDOC, TEXT, BEGATTACH, ENDATTACH, PAGECOUNT,CUSTODIAN, RECORDTYPE, DATE, TIME, SENTDATE, SENTTIME, BEGINDATE, BEGINTIME, ENDDATE, ENDTIME, AUTHOR, FROM, CC, TO, BCC, SUBJECT, TITLE, FILENAME, FILEEXT, FILESIZE, DATECREATED, TIMECREATED, DATELASTMOD, TIMELASTMOD, INTMSGID, INTMSGHEADER, NATIVELINK, INTFILPATH, EXCEPTION, BEGATTACH.

6. Documents produced to the Committee should include an index describing the contents of the production. To the extent more than one CD, hard drive, memory stick, thumb drive, box or folder is produced, each CD, hard drive, memory stick, thumb drive, box or folder should contain an index describing its contents.

7. Documents produced in response to this request shall be produced together with copies of file labels, dividers or identifying markers with which they were associated when the request was served.

8. When you produce documents, you should identify the paragraph in the Committee's schedule to which the documents respond.

9. It shall not be a basis for refusal to produce documents that any other person or entity also possesses non-identical or identical copies of the same documents.

10. If any of the requested information is only reasonably available in machine-readable form (such as on a computer server, hard drive, or computer backup tape), you should consult with the Committee staff to determine the appropriate format in which to produce the information.

11. If compliance with the request cannot be made in full by the specified return date, compliance shall be made to the extent possible by that date. An explanation of why full compliance is not possible shall be provided along with any partial production.

12. In the event that a document is withheld on the basis of privilege, provide a privilege log containing the following information concerning any such document: (a) the privilege asserted; (b) the type of document; (c) the general subject matter; (d) the date, author and addressee; and (e) the relationship of the author and addressee to each other.

13. If any document responsive to this request was, but no longer is, in your possession, custody, or control, identify the document (stating its date, author, subject and recipients) and explain the circumstances under which the document ceased to be in your possession, custody, or control.

14. If a date or other descriptive detail set forth in this request referring to a document is inaccurate, but the actual date or other descriptive detail is known to you or is otherwise apparent from the context of the request, you are required to produce all documents which would be responsive as if the date or other descriptive detail were correct.

15. Unless otherwise specified, the time period covered by this request is from January 1, 2009 to the present.

16. This request is continuing in nature and applies to any newly-discovered information. Any record, document, compilation of data or information, not produced because it has not been located or discovered by the return date, shall be produced immediately upon subsequent location or discovery.

17. All documents shall be Bates-stamped sequentially and produced sequentially.

18. Two sets of documents shall be delivered, one set to the Majority Staff and one set to the Minority Staff. When documents are produced to the Committee, production sets shall be delivered to the Majority Staff in Room 2157 of the Rayburn House Office Building and the Minority Staff in Room 2471 of the Rayburn House Office Building.

19. Upon completion of the document production, you should submit a written certification, signed by you or your counsel, stating that: (1) a diligent search has been completed of all documents in your possession, custody, or control which reasonably could contain responsive documents; and (2) all documents located during the search that are responsive have been produced to the Committee.

Definitions

1. The term "document" means any written, recorded, or graphic matter of any nature whatsoever, regardless of how recorded, and whether original or copy, including, but not limited to, the following: memoranda, reports, expense reports, books, manuals, instructions, financial reports, working papers, records, notes, letters, notices, confirmations, telegrams, receipts, appraisals, pamphlets, magazines, newspapers, prospectuses, inter-office and intra-office communications, electronic mail (e-mail), contracts, cables, notations of any type of conversation, telephone call, meeting or other communication, bulletins, printed matter, computer printouts, teletypes, invoices, transcripts, diaries, analyses, returns, summaries, minutes, bills, accounts, estimates, projections, comparisons, messages, correspondence, press releases, circulars, financial statements, reviews, opinions, offers, studies and investigations, questionnaires and surveys, and work sheets (and all drafts, preliminary versions, alterations, modifications, revisions, changes, and amendments of any of the foregoing, as well as any attachments or appendices thereto), and graphic or oral records or representations of any kind (including without limitation, photographs, charts, graphs, microfiche, microfilm, videotape, recordings and motion pictures), and electronic, mechanical, and electric records or representations of any kind (including, without limitation, tapes, cassettes, disks, and recordings) and other written, printed, typed, or other graphic or recorded matter of any kind or nature, however produced or reproduced, and whether preserved in writing, film, tape, disk, videotape or otherwise. A document bearing any notation not a part of the original text is to be considered a separate document. A draft or non-identical copy is a separate document within the meaning of this term.

2. The term "communication" means each manner or means of disclosure or exchange of information, regardless of means utilized, whether oral, electronic, by document or otherwise, and whether in a meeting, by telephone, facsimile, email (desktop or mobile device), text message, instant message, MMS or SMS message, regular mail, telexes, releases, or otherwise.

3. The terms "and" and "or" shall be construed broadly and either conjunctively or disjunctively to bring within the scope of this request any information which might otherwise be construed to be outside its scope. The singular includes plural number, and vice versa. The masculine includes the feminine and neuter genders.

4. The terms "person" or "persons" mean natural persons, firms, partnerships, associations, corporations, subsidiaries, divisions, departments, joint ventures, proprietorships, syndicates, or other legal, business or government entities, and all subsidiaries, affiliates, divisions, departments, branches, or other units thereof.

5. The term “identify,” when used in a question about individuals, means to provide the following information: (a) the individual's complete name and title; and (b) the individual's business address and phone number.

6. The term “referring or relating,” with respect to any given subject, means anything that constitutes, contains, embodies, reflects, identifies, states, refers to, deals with or is pertinent to that subject in any manner whatsoever.

7. The term “employee” means agent, borrowed employee, casual employee, consultant, contractor, de facto employee, independent contractor, joint adventurer, loaned employee, part-time employee, permanent employee, provisional employee, subcontractor, or any other type of service provider.

COMMITTEE ON OVERSIGHT AND GOVERNMENT REFORM
U.S. HOUSE OF REPRESENTATIVES
115TH CONGRESS

NOTICE OF APPEARANCE OF COUNSEL

Counsel submitting: _____

Bar number: _____ **State/District of admission:** _____

Attorney for: _____

Address: _____

Telephone: (_____ **)** _____ **-** _____

Pursuant to Rule 16 of the Committee Rules, notice is hereby given of the entry of the undersigned as counsel for _____ **in (select one):**

- (●) **All matters before the Committee**
- ( ) **The following matters (describe the scope of representation):**

_____

_____

All further notice and copies of papers and other material relevant to this action should be directed to and served upon:

Attorney's name: _____

Attorney's email address: _____

Firm name (where applicable): _____

Complete Mailing Address: _____

_____

I agree to notify the Committee within 1 business day of any change in representation.

_____ _____
Signature of Attorney **Date**

From: Hughes, Andrew
Sent: Tuesday, September 26, 2017 8:11 AM
To: John.K.Mashburn@who.eop.gov; Flynn, Matthew J. EOP/WHO; Paranzino, Anthony M. EOP/WHO; Kaelan.K.Dorr@who.eop.gov; Rateike, Bradley A. EOP/WHO
Subject: HUD Daily Briefing (9-26-17)
Attachments: HUD Hurricane Irma SITREP 25 Sept 2017 Puerto Rico and USVI.pdf; HUD Hurricane Irma SITREP 25 Sept 2017 Continental US.pdf

Good Morning,

Below is Secretary Carson's outlook for today. I have also attached the latest hurricane situational reports (as of 9-25-17).

This evening, we will turn-in the WH 30-Day Outlook Report. Have a great day. Thanks. -Andrew

STATUS OF THE SECRETARY
The Secretary is traveling today.

TODAY (9/26-10/4 The Secretary will be out of the country on personal travel)

- **Secretary Personal Travel – Out of Country**
  - September 26, 2017 – October 5, 2017
  - Secretary Carson will be out of the country on personal travel.
  - POC: Allison Mills, Executive Assistant, Allison.F.Mills@hud.gov
  - POC: Sheila Greenwood, Chief of Staff, Sheila.m.greenwood1@hud.gov

Key Events for Upcoming 30-Days

- **Secretary Personal Travel – Out of Country**
  - September 26, 2017 – October 5, 2017
  - Secretary Carson will be out of the country on personal travel.
  - POC: Allison Mills, Executive Assistant, Allison.F.Mills@hud.gov

- **HUD Secretary's Awards Ceremony**
  - October 10, 2017
  - Secretary Carson will present annual awards to HUD staff to highlight the significant accomplishments of their program offices over the past year.
  - POC: Raffi Williams, Communications Director; raphael.l.williams@hud.gov

- **Feds Feed Families Campaign Closing Comments**
  - October 13, 2017
  - This is an end-of-campaign congratulatory speech to applaud the generosity of federal employees who have made food, monetary, or similar donations.
  - POC: Raffi Williams, Communications Director; raphael.l.williams@hud.gov

- **Family Practice of St. Tammany**
  - October 16, 2017
  - Secretary Carson will speak at the 15th Family Promise National Conference at the Crystal Gateway Marriott, Arlington, VA. Their mission is to help homeless and low-income families achieve sustainable independence through a community-based response.
  - POC: Claas Ehlers; cehlers@familypromise.org, 908-273-1100

- **WH Event – American Dream: Homeownership**
  - August 3, 2017 (POSTPONED – Date TBD)
  - POTUS will host the Secretary at the White House for an event highlighting homeownership as a pillar of the American Dream, and the government programs and services that support homebuyers.
  - POC: Amy Thompson, Assistant Secretary for Public Affairs; amy.c.thompson@hud.gov

- **SOHUD Trip to Charlotte, NC**
  - August 31 - September 1, 2017 (POSTPONED – Date TBD)
  - Secretary Carson will travel to Charlotte to visit various HUD-assisted properties, and discuss public-private partnerships, homelessness, and housing finance reform.
  - POC: Amy Thompson, Assistant Secretary for Public Affairs; amy.c.thompson@hud.gov

ADDITIONAL ONGOING POLICY INITIATIVES & UPDATES

- **Congressional Hearing on HUD Priorities**
  - Description: Secretary Carson is scheduled to testify before the House Financial Services Committee for the first time on October 12. The committee has expressed interest in the Secretary testifying on his vision and priorities for HUD, though the ongoing Hurricane Harvey response efforts might impact the subject of hearing.
  - POC: Seth Appleton, Acting Assistant Secretary for Congressional and Intergovernmental Relations, seth.d.appleton@hud.gov; Mike Dendas, Senior Advisor for Congressional and Intergovernmental Relations; michael.w.dendas@hud.gov
  - Anticipated Date of Action: October 12, 2017
  - Anticipated Process: CIR will work internally at HUD and with OMB and the House Financial Services Committee in preparation for this hearing.

- **Nomination of Brian Montgomery to be HUD Assistant Secretary for Housing and FHA Commissioner.**
  - Description: The White House nominated Brian Montgomery to be HUD Assistant Secretary for Housing and FHA Commissioner on Tuesday, September 12.
  - POC: Seth Appleton, Acting Assistant Secretary for Congressional and Intergovernmental Relations, seth.d.appleton@hud.gov; Amy Thompson, Assistant Secretary for Public Affairs, amy.c.thompson@hud.gov; Mike Dendas, Senior Advisor for Congressional and Intergovernmental Relations; michael.w.dendas@hud.gov
  - Anticipated Process: Brian is completing his questionnaire. Following clearance of questionnaire for transmittal to the Senate, after which CIR will work with the nominee to meet with Senators in advance of a hearing by the Senate Banking, Housing, and Urban Affairs Committee.

- **Nomination of Hunter Kurtz to be HUD Assistant Secretary for Public and Indian Housing.**
  - Description: The White House nominated Hunter Kurtz to be HUD Assistant Secretary for Public and Indian Housing on Friday, September 15.
  - POC: Seth Appleton, Acting Assistant Secretary for Congressional and Intergovernmental Relations, seth.d.appleton@hud.gov; Amy Thompson, Assistant Secretary for Public Affairs, amy.c.thompson@hud.gov; Mike Dendas, Senior Advisor for Congressional and Intergovernmental Relations; michael.w.dendas@hud.gov
  - Anticipated Process: Hunter is completing his questionnaire. Following clearance of questionnaire for transmittal to the Senate, after which CIR will work with the nominee to meet with Senators in advance of a hearing by the Senate Banking, Housing, and Urban Affairs Committee.

- **SOHUD Meetings with Members of Senate Banking and House Financial Services Committees**
  - Description: Secretary Carson will be meeting with Senate Banking and House Financial Services Committee members on housing finance reform.
  - POC: Mike Dendas, Senior Advisor for Legislative Affairs; michael.w.dendas@hud.gov
  - Anticipated Date of Action: Meetings are currently underway.

- **Streamlining Administrative Regulations for Public Housing, Housing Choice Voucher, Multifamily Housing, and Community Planning and Development Programs**
  - Description: The 2014 HUD Appropriations Act made statutory changes to ease administrative burdens on public housing agencies (PHAs) and certain multifamily owners. HUD issued a proposed rule on January 6, 2015, to implement these statutory changes and to make additional regulatory changes arising out of stakeholder input asking for additional flexibilities in many HUD programs. In addition, the 2015 HUD Appropriations Act made statutory changes to how PHAs determine flat rents in public housing. HUD issued a September 8, 2015, interim rule to implement these changes. This final rule makes changes to the regulatory text as presented in the January 2015, proposed rule, and finalizes the regulatory changes contained in the September 2015 interim final rule.
  - POC: Danielle Bastarache, Deputy Assistant Secretary for Policies, Programs and Legislative Initiatives, Office of Public and Indian Housing; danielle.l.bastarache@hud.gov
  - Anticipated Date of Action: The rule was cleared by the Office of Management and Budget on August 31, 2017. The rule is circulating within HUD for final approvals. The next step will be submission to HUD's Congressional authorizing committees for pre-publication review. Publication is anticipated in late September.
  - Anticipated Process: Federal Register publication.

- **Rule to Amend the Federal Manufactured Home Construction and Safety Standards**
  - Description: This proposed rule would amend the Federal Manufactured Home Construction and Safety Standards (the Construction and Safety Standards) by adopting recommendations made to HUD by the Manufactured Housing Consensus Committee (MHCC). The National Manufactured Housing Construction and Safety Standards Act of 1974 (the Act) requires HUD to publish in the Federal Register any proposed revised Construction and Safety Standard submitted by the MHCC. The MHCC has prepared and submitted to HUD its third group of recommendations to improve various aspects of the Construction and Safety Standards. HUD has reviewed those proposals and has made editorial revisions to several of the proposals. (b) (5)

    As agreed upon, these recommendations are being published here to provide notice of the proposed revisions and an opportunity for public comment.
  - POC: Pamela Beck Danner, Administrator, Office of Manufactured Housing Programs, Office of Housing; pamela.b.danner@hud.gov
  - (b) (5)
  - (b) (5)

- **Notice Announcing the Housing Counseling Federal Advisory Committee Appointment of Members and Notice of Public Meeting**

- Description: This notice announces the appointment of the Housing Counseling Federal Advisory Committee (HCFAC) members, gives notice of a one-day meeting and sets forth the proposed agenda of the first HCFAC meeting. The Committee meeting will be held on Tuesday, November 1, 2016. The meeting is open to the public and is accessible to individuals with disabilities.
- POC**:** Marjorie George, Housing Program Technical Specialist, Office of Housing Counseling, marjorie.a.george@hud.gov
- Anticipated Date of Action: The Office of Housing has decided to postpone publication of this notice until November.
- Anticipated Process: Federal Register publication.

- **East St. Louis Housing Authority (ESLHA) Receivership**
  - Description: The draft transition was sent to OGC for concurrence on July 11, 2017. Advisory Committee will receive final training on Resident Services on July 20, 2017.
  - POC: Andrew Hughes, White House Liaison, andrew.hughes@hud.gov
  - Anticipated Date of Action: A RAD conversion feasibility assessment is underway. Physical Inspections for the PHA are scheduled for July and August with an expedited PHAS score expected to be issued prior to transition. The next regular monthly meetings will be held at the ESLHA July 19 - 21, 2017. Proposed return to local governance: September 2017.

- **FY 2017 Continuum of Care (CoC) Program Notice of Funding Availability (NOFA)**
  - Description: On July 14, the SNAPS Office published its FY 2017 CoC Program NOFA, which announced $2 billion available for the CoC Program along with the application process and scoring criteria that HUD will use to select applications for funding. CoCs will be able to submit applications for the following types of projects: new and renewal permanent housing, including rapid re-housing and permanent supportive housing, renewal transitional housing, safe haven projects, new and renewal dedicated Homeless Management Information System, new and renewal coordinated entry, renewal supportive service only.
  - POC: Andrew Hughes, White House Liaison, andrew.hughes@hud.gov
  - Anticipated Date of Action: Applications are due on September 28, 2017.

- **Notice Announcing Statutorily Mandated Designation of Difficult Development Areas and Qualified Census Tracts for 2018**
  - Description: This document designates "Difficult Development Areas" (DDAs) and "Qualified Census Tracts" (QCTs) for purposes of the Low-Income Housing Tax Credit (LIHTC) under Internal Revenue Code (IRC) Section 42, as enacted by the Tax Reform Act of 1986. The United States Department of Housing and Urban Development (HUD) makes new DDA and QCT designations annually.
  - POC: Michael K. Hollar, Senior Economist, Office of Policy Development and Research, michael.k.hollar@hud.gov
  - Anticipated Date of Action: The notice was published on September 11, 2017.
  - Anticipated Process: Federal Register publication.

- **Section 108 Loan Guarantee Program: Announcement of Fee to Cover Credit Subsidy Costs**
  - Description: This notice announces the fee that HUD will collect from borrowers of loans guaranteed under HUD's Section 108 Loan Guarantee Program (Section 108 Program) to offset the credit subsidy costs of the guaranteed loans pursuant to commitments awarded in FY 2018.
  - POC: Paul Webster, Director, Financial Management Division, Office of Community Planning and Development, paul.webster@hud.gov
  - Anticipated Date of Action: The package for final HUD approvals is circulating. Publication is anticipated in September.

- Anticipated Process: Federal Register publication.

- **Puerto Rico Public Housing Authority**
  - Description: HUD is planning to invoke paragraph 5 of its General Depository Agreement with Puerto Rico Public Housing Authority (PRPHA) banks, whereby HUD approval is required prior to any withdrawals. This action is designed to mitigate risk associated with the PROMESA bankruptcy-like proceedings, and has received concurrence from the Secretary's working group.
  - POC: Andrew Hughes, White House Liaison, andrew.hughes@hud.gov

- **Navajo Housing Authority**
  - Description: After multiple offers and counteroffer's, Navajo Housing Authority (NHA) has offered to repay $26 million from current funds (HUD's previous offer was $31 million, to be repaid from future funds, over a 5-year period). NHA has appealed the administrative law judge's decision to have NHA return $96M in unspent funds to the 9th Circuit Court of Appeals in San Francisco. A decision from the 9th Circuit would not be expected until FFY 2018. The Court requested mediation discussions.
  - POC: Andrew Hughes, White House Liaison, andrew.hughes@hud.gov

- **HUD-Veterans Affairs Supportive Housing (HUD-VASH) Notice**
  - Description: Public and Indian Housing published the HUD-Veterans Affairs Supportive Housing (HUD-VASH) Notice on September 1, 2017 allowing PHAs partnering with their local VA facilities to register their interest in receiving $40M in new awards (approximately 5,500 new HUD-VASH vouchers).
  - POC: Becky Primeaux, Director, Public Housing Management and Occupancy Division, becky.l.primeaux@hud.gov
  - Anticipated Date of Action: PHAs must express interest by October 31, 2017. Awards are expected in December 2017.
  - Anticipated Process: Vouchers will be allocated to registered PHAs based on their local need and program capacity.

HUD News and Opinion

Housing groups urge Senate to confirm HUD general counsel (National Mortgage News)

Ben Carson Weighs In On Anthem Controversy (KMJQ-FM Magic 102.1, TX)

Senators Introduce Legislation to Protect Children from Lead Poisoning (National Low Income Housing Coalition)

HUD Funding, By the Numbers (LeadingAge)

Trump admin stonewalls on release travel records for HUD Secretary Ben Carson (Daily Kos)

[NH] HUD's New England director will be former Ben Carson campaign official (Boston Business Journal, MA)

[NH] Carson's former NH campaign director named region's top federal housing official (Boston Globe, MA)

[NH] Former congressional staffer David Tille named HUD New England regional administrator (WMUR 9, NH)

[NY] Donovan hosts tour of HUD-funded Superstorm Sandy recovery projects in Staten Island (The Ripon Advance, NY)

[NJ] New HUD Regional Administrator Speaks in Atlantic City (SNJ Today, NJ)

[PA] Regional business update, Sept. 26, 2017 (Pottsville Republican, PA)

[MD] Van Hollen to touch on HUD budget cuts in east Baltimore (Maryland Daily Record, MD)

[GA] Dougherty County looks for $100 million in federal disaster aid (WALB-TV NBC 10 Albany, GA)

[AL] White House: No Problem with Carson Supporting Roy Moore (NewsMax)

[AL] Ben Carson takes risks with Alabama Senate race endorsement (MSNBC)

[AL] Ben Carson, former Sen. Jim DeMint, Americans for Legal Immigration, Women for Trump all endorse Roy Moore (Alabama Political Reporter, AL)

[OH] What Went Wrong at the Alms? (Cincinnati CityBeat, OH)

[IL] IL Senators write to President Trump addressing crisis in Cairo (KFVS-TV 12, MO)

[IL] Feds to watch city's public housing? Problem solved. (Belleville News-Democrat, IL)

[TX] Congresswoman Sheila Jackson Lee Urges HUD to Quickly Disburse Community Development Block Grant Disaster Relief Funds to Help the Most Vulnerable Victims of Hurricane Harvey Victims (Houston Style Magazine, TX)

[TX] Former HUD Secretary Cisneros Offers Advice On Rebuilding Houston Infrastructure (Houston Public Radio, TX)

[TX] Hurricane Harvey: Who Pays for Damage? (KXAS-TV NBC 5, Dallas - Fort Worth, TX)

[CO] Local housing authority comments on proposed HUD cuts (Aspen Public Radio, CO)

[CA] North Fork tribe gets HUD grant for museum work (The Mdera Tribune, CA)

[HI] Missed deadlines leads the city to lose millions in federal housing funds (KFVE-TV 5 The Home Team, HI)

[PR] FEMA has money to spend in Puerto Rico, but Congress will need to act soon (McClatchy Washington Bureau, DC)

Federal Housing Administration (FHA)

Reverse mortgage reforms create stampede among would-be borrowers (Orange County Register, CA)

Reverse Mortgages and Hurricanes: How to Handle a Natural Disaster (Reverse Mortgage Daily)

[TX] Acquisition makes Dallas firm largest FHA lender for senior living (Dallas Business Journal, TX)

Ginnie Mae

Watchdog: Ginnie Mae wasn't ready for nonbank mortgage lending boom (HousingWire)

U.S. Government Increasingly on Hook for Non-Bank Mortgages, Despite Lack of Regulators and Preparedness (The District Sentinel, DC)

Another Ginnie Mae MSR Package Hits the Market (Inside Mortgage Finance)

Home Ownership

Down payments cast a big shadow, real and imagined, over home buyers (MarketWatch)

How to find a contractor after a hurricane (MarketWatch)

Unison Survey Reveals 4 in 10 Americans Find Saving for a Down Payment the Biggest Financial Barrier to Home Ownership (Riverside Press-Enterprise, CA)

[FL] Cape Coral eyes loan program to help pay for sea wall repairs (Fort Myers News-Press, FL)

[TX] That dream home will cost more and take longer to build, thanks to Harvey (Fort Worth Star-Telegram, TX)

[TX] D-FW homebuilders offering more affordable new models to millennials (Dallas Morning News, TX)

[WA] 'Dreamers' own homes in WA, across U.S. despite unclear future (seattlepi.com, WA)

Affordable Housing

NLIHC and PAHRC Launch Updated National Housing Preservation Database (National Low Income Housing Coalition)

New National Housing Preservation Database (NHPD) Data Released Today (PR Web)

[CT] Bridgeport factory conversion on track (Connecticut Post, CT)

[NY] Historic Brooklyn armory has a political role (AM New York, NY)

[NY] Occupy Trump! Don re-energizes Zuccotti vets (New York The Villager, NY)

[NY] Affordable housing forum planned for Wednesday (Dunkirk Observer, NY)

[NY] Hip-hop museum and affordable housing complex to rise in the South Bronx (Architect's Newspaper)

[NY] New luxury apartment complex coming to Jamaica by 2019 (Times Ledger, NY)

[NJ] New developer expected to take over D'Angelo Farms construction (NorthJersey.com, NJ)

[NJ] Newark development-oriented rezoning fiercely disputed in public meetings (Architect's Newspaper)

[NJ] Beck & Rice: We Support Class Action Suit Against 'Renter Hell' Property Owners (New Jersey Senate Republicans, NJ)

[PA] Affordable housing complex in Swatara Township sold for $6.9M (Central Penn Business Journal, PA)

[PA] Allentown zoners strike down Abe Atiyeh's Union Terrace apartment plan (Allentown Morning Call, PA)

[DE] THEMAL: Counties should work with Woodlawn Trustees to preserve land (Wilmington News Journal, DE)

[NC] City recognizes desegregation legacy, ballots cast, forums set (Durham Herald-Sun, NC)

[NC] How LGBT elders and their advocates are keeping the closet door open in retirement (Durham Herald-Sun, NC)

[GA] Building Affordable Housing Communities Discussed at Event Moderated by Arnall Golden Gregory Partner Orlando Cabrera (Citybizlist, NY)

[FL] Hurricane Irma shuts the door on Keys' most affordable housing -- RVs and trailer parks (USA Today)

[LA] Louisiana affordable housing properties change hands (Baton Rouge Advocate, LA)

[IL] Critics hammer Emanuel's affordable housing plan; aldermen advance it (Chicago Tribune, IL)

[IL] Emanuel's affordable housing pilot plan clears key committee hurdle (Chicago Sun-Times, IL)

[SD] Letter: Affordable housing 'a reality' for city growth (Sioux Falls Argus Leader, SD)

[CO] Affordable housing planned for Colorado Springs-area homeless veterans (Colorado Springs Gazette, CO)

[CO] City plans Truscott buyout (Aspen Public Radio, CO)

[CO] Denver city government is five years into a hiring blitz. Can taxpayers afford it? (Denver Post, CO)

[NM] $9.9M Rental Community Opens After $287K Grant from FHLB Dallas and Century Bank (Business Wire)

[WA] Vancouver City Council talks affordable housing, Prop 1 (Vancouver Columbian, WA)

[CA] Economic growth in Bay Area, Sacramento far outstrips that of the nation (Sacramento Bee, CA)

[CA] Opportunity for Comment: The City of Los Angeles Permanent Supportive Housing Ordinance (City Watch LA, CA)

[CA] Housing crisis: See how state lawmakers are putting more teeth — and more money — into reform (Ontario Inland Valley Bulletin, CA)

[CA] Large swath of empty land could be annexed into Mission Trails park (San Diego Union-Tribune, CA)

[CA] L.A.'s New Transit Oriented Communities Guidelines Are a Boost for Affordable Housing (PLANetizen)

[HI] Affordable housing crisis: Hopeful suggestions for the government (The Garden Island, HI)

Fair Housing

'Snob zoning' is racial housing segregation by another name (Washington Post)

Takeaways from Undesign the Redline (Consumer Health Foundation)

Homelessness

[NY] Community rails against proposed Bedford Parkshelter (Bronx Times, NY)

[NY] Utica breaks ground on housing for homeless veterans (WRVO Public Media, NY)

[DC] The homeless and the hungry will get a boost from this year's Helping Hand (Washington Post)

[MD] Kirk Stepping Down as Head of Bethesda Cares (Bethesda Magazine, DC)

[FL] Editorial: Addressing the homeless issue (Ocala Star-Banner, FL)

[LA] Caddo Courthouse needs outdoor loos, not a fence: (Shreveport Times, LA)

[WI] From the Field: Wisconsin Biennial Budget Includes Rare Increase for Homeless Services (National Low Income Housing Coalition)

[CO] Pikes Peak United Way to open permanent housing facility for homeless vets in El Paso Co. (KRDO-TV ABC 13 Colorado Springs, CO)

[NV] Homeless are part of solution to Nevada's skill gap, some say (Las Vegas Review-Journal, NV)

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[CA] California's hepatitis A outbreaks: Why is the virus spreading? (Fox News)

[CA] The best way to help the homeless (Sacramento Bee, CA)

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[CA] Fed office eyeing Solutions for Change as model to replicate (San Diego Union-Tribune, CA)

[CA] Effort revived to expand convention center with June citizens initiative (San Diego Union-Tribune, CA)

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House Subcommittee to Hold Hearing on HUD's Family Self-Sufficiency Program (National Low Income Housing Coalition)

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[PA] EPD Quebec Unit receives award from Housing Authority (WJET-TV YourErie.com, PA)

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[MD] Financing options for redevelopment of Perkins Homes include controversial incentives (Baltimore Sun, MD)

[MD] At City Council meeting, citizens plead for crime solutions following Eastport shooting (Baltimore Sun, MD)

[VA] Region has critical lack of cheap housing (Bristol Herald Courier, VA)

[MI] Boys & Girls Clubs of Southeastern Michigan CEO to retire (Crain's Detroit Business, MI)

[TX] Assisted Living Residents Sue Houston Housing Authority Over Post-Harvey Evictions (Houston Public Radio, TX)

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3 Ways the UN Can Keep Cities at the Center of Sustainability Goals (Next City)

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[NY] Schumer, Gillibrand announce $200,000 in federal funding to Center for Youth (Rochester First,1: NY)

[DC] Philanthropy Fights Gentrification Around D.C.'s Planned Bridge Park (PLANetizen)

[DC] Big philanthropists flock to D.C.'s Bridge Park project to battle gentrification (Washington Post)

[DC] JPMorgan Chase & Co. Announces $10 Million Investment to Drive Inclusive Growth in Underserved Washington, D.C. Neighborhoods (MarketWatch)

[VA] Newport News to hold public hearing on revitalization proposals (Newport News Daily Press, VA)

[VA] Trade Names: Henrico-based JLJ Construction focuses on government, business and university contracts (Richmond Times-Dispatch, VA)

[GA] Dougherty County still working to secure millions in storm recovery funds (WFXL-TV Fox 31 My SouthWestGA.com, GA)

[OH] City Council backs grant for renovation of Cleveland's Variety Theatre (Cleveland Plain Dealer, OH)

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[MI] Panel won't probe job transfer by Warren Mayor Fouts' assistant (Macomb Daily, MI)

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Steven Mnuchin, a Newcomer, Tilts at Washington's Hardest Target: The Tax Code (Wall Street Journal)

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GSE Seller Buybacks Edged Higher in 2Q17, but YOY… (Inside Mortgage Finance)

High home prices may be hitting their limit (CNBC)

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Dream rental turns into house of horror for woman conned by bogus landlord (USA Today)

[NY] Housing market near Indian Point shows positive (Journal News, Westchester, NY)

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[NC] Wells Fargo in settlement talks in Charlotte class-action case, filing says (Charlotte Observer, NC)

[FL] How Florida heeded building codes - until now (Fort Lauderdale Sun-Sentinel, FL)

[IL] Rockford's housing market doing better than Illinois overall (Rockford Register Star, IL)

[CA] Mid-year housing report: Fewer home listings, new price peaks (Los Angeles Times, CA)

[PR] Desperation In Puerto Rican Town Where 60 Percent Are Now Homeless (National Public Radio)

[PR] Hurricane Maria Caused as Much as $85 Billion in Insured Losses, AIR Worldwide Says (Wall Street Journal)

[PR] In Battered Puerto Rico, Governor Warns of a Humanitarian Crisis (New York Times)

[PR] Maria Cripples Puerto Rico's Main Airport, Leaving Thousands Stranded (Wall Street Journal)

[PR] Trump declares Puerto Rico is in 'deep trouble' as questions mount about his commitment (Washington Post)

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Editorial Note: This Brief represents summarized content - click on the hyperlink to access full-text articles for these news summaries.

HUD News and Opinion

Housing groups urge Senate to confirm HUD general counsel (National Mortgage News)
National Mortgage News
(9/25/2017 6:17 PM, Brian Collins)
Nearly 30 housing groups are urging the Senate to move more quickly to confirm Paul Compton to be the new general counsel at the Department of Housing and Urban Development. President Trump nominated the Alabama attorney nearly six months ago. It is crucial for HUD to have a general counsel in place to deal with the ongoing "disaster relief efforts" in Texas, Florida and the Caribbean, according to the signers of a Sept. 25 letter to Senate leaders. "The aftermath of hurricanes Harvey and Irma require strong leadership from HUD. And the general counsel plays a critical role in creating and approving disaster relief programs and coordination between federal agencies," the joint letter said.

Compton, who would serve as the top lawyer for Secretary Ben Carson at HUD, is a partner in the Birmingham law firm of Bradley Arant Boult Cummings LLP. He has served as general counsel to the Alabama Affordable Housing Association and is a member and former state chairman of the American Bar Association Forum on Affordable Housing and Community Development. He is familiar with the Community Development Block Grant program and the HOME program, which provides housing for low- and very low-income Americans. Congress recently appropriated $7.4 billion to fund HUD's Community Development Block Grant disaster recovery programs. "His familiarity with HOME and CDBG make him a perfect candidate to serve as General Counsel," the letter said.

Ben Carson Weighs In On Anthem Controversy (KMJQ-FM Magic 102.1, TX)
KMJQ-FM Magic 102.1
(9/25/2017 10:43 PM, Nigel Roberts, Newsone)
It's no surprise that Carson sides with his boss, saying football fields on Sunday is neither the time nor place for protest.

On Sunday many NFL players, teams and owners displayed unity—in defiance of President Donald Trump—by kneeling or locking arms on football fields across the nation.

HUD Secretary Ben Carson backed his boss in the controversy, after the president used an obscenity against players who protest police brutality against Blacks by kneeling during the national anthem.

In a Facebook post, Carson reminisced fondly about NFL Sundays that were "a time of fun, games and unity." In his view, the national anthem is played before games as a symbol of national unity.

He acknowledged that all Americans have a right to protest. But quoting the Bible, he said there's an appropriate time and place for demonstrations.

Carson is shocked to see 8-year-old boys kneeling during the national anthem on the football field before their game.

Senators Introduce Legislation to Protect Children from Lead Poisoning (National Low Income Housing Coalition)
National Low Income Housing Coalition
(9/25/2017 1:01 PM, NLIHC)
Senators Richard Durbin (D-IL), Tim Scott (R-SC), Bob Menendez (D-NJ) Todd Young (R-IN), Joe Donnelly (D-IN) and Tammy

Duckworth (D-IL) introduced the "Lead-Safe Housing for Kids Act of 2017" (S. 1854) to protect children living in federally assisted housing from lead poisoning. While lead poisoning rates have fallen since the federal government enacted lead polices in the 1990s, the problem persists. Lead poisoning disproportionately impacts the children of minority and low income families. NLIHC has endorsed the bill.

The bill would require HUD to issue rules that mandate an initial risk assessment for lead-based hazards in low income housing constructed prior to 1978 before a family moves in. More rigorous examination than a mere visual inspection would be required for an initial risk assessment. The bill also provides an emergency transfer process for families without penalty or loss of assistance if a lead hazard is found in the home and the landlord fails to control the hazard within 30 days of being notified. Landlords would also have to disclose the presence of lead if lead hazards are found in the home.

HUD Funding, By the Numbers (LeadingAge)
LeadingAge
(9/22/2017, Linda Couch)
Keep track of funding for the federal housing programs you rely on with LeadingAge's new budget chart for selected programs.

The House's HUD funding bill for FY18 passed the House in mid-September and the Senate bill came out of the Senate Appropriations Committee in late July. Both bills provide sufficient, and significantly increased compared to FY17 enacted levels, for the Section 202 account. But, not all HUD programs fared so well, especially in the House bill. Both bills also include the expansion of HUD's successful Rental Assistance Demonstration preservation program to include Section 202s with Project Rental Assistance Contracts (RAD for PRAC), a key LeadingAge priority.

But, we need to continue to push for Congress to enact a final FY18 funding bill into law. Right now, absent appropriations bills completed by October 1 (the first day of FY18), Congress is operating under a continuing funding resolution until December 8.

Trump admin stonewalls on release travel records for HUD Secretary Ben Carson (Daily Kos)
Daily Kos
(9/26/2017 5:40 AM, Jen Hayden)
We know Treasury Secretary Steve Mnuchin has been jetting off to eclipse watch parties and requested a $25,000 per hour taxpayer-funded jet for his European honeymoon (request denied). We know Health and Human Services Secretary Tom Price has used taxpayer-funded private jets at least 24 times, something none of his predecessors did, and Price's trips itinerary included a trip to a retreat in Aspen, where he got his marching orders from the billionaire Koch brothers to repeal Obamacare or else they'll quit pumping money into the Republican party.

Given the Trump administration's unprecedented use of private taxpayer-funded jets stands to reason that the travel records of all Trump's cabinet members would be subject to scrutiny. The Citizens for Responsibility and Ethics (CREW) organization submitted a Freedom of Information Act (FOIA) request for the public travel records of Housing and Urban Development Secretary Ben Carson and they got a surprising reply. They are stonewalling the release of the Carson's travel records, rebuffing the FOIA request by claiming CREW's request for a fee reduction or waiver for the records is "not in the public interest." HUD sent their first letter rejecting the request on August 31 and again rejected the request a month later.

[NH] HUD's New England director will be former Ben Carson campaign official (Boston Business Journal, MA)
Boston Business Journal
(9/25/2017 8:38 PM, Catherine Carlock)
The U.S. Department of Housing and Urban Development has named longtime Republican political consultant David Tille as New England Regional Administrator overseeing Connecticut, Maine, Massachusetts, New Hampshire, Rhode Island and Vermont.

Tille was previously New Hampshire state director for Dr. Ben Carson's presidential campaign. Carson, a neurosurgeon, now serves as HUD secretary.

For close to five years, Tille has served as Northeast Regional Director of the Job Creators Network in New Hampshire, a "pro-free enterprise organization of business owners, entrepreneurs and employers," HUD said in a release.

Tille also served as senior adviser former U.S. Sen. Robert Smith, who served from 1990 to 2003; U.S. Rep. Frank Guinta, who served from 2011 to 2013 and 2015 to 2017; and Jeb Bradley, the current Majority Leader of the New Hampshire Senate.

"This is a tremendous honor," Tille said in a statement. "I look forward to working with Sec. Carson, the HUD Region I team and our dedicated community partners across New England, to listen to and explore innovative ways to best meet the housing and community development needs of our region."

Tille is a U.S. Army veteran who served in active duty as a Russian linguist and analyst on Russia and Eastern Europe, according to his LinkedIn profile. He has a bachelor's degree in economics, political science and international administration from New England College in Henniker, New Hampshire and an associate of arts degree and certification as a Russian linguist from the Defense Institute in Presidio of Monterey, California.

[NH] Carson's former NH campaign director named region's top federal housing official (Boston Globe, MA)
Boston Globe
(9/26/2017 5:40 AM, Tim Logan)
A veteran New Hampshire political operative who ran Ben Carson's presidential campaign in that state has been named New England's top federal housing official.

David Tille was sworn in Monday as regional administrator for the New England office of the Department of Housing and Urban Development. Previously the regional director of a free-market small business advocacy group, Tille has worked as an aide to three Republican members of Congress from New Hampshire and on various political campaigns in the state. In 2016 he ran campaign operations there for Carson, who is now HUD Secretary.

"This is a tremendous honor," Tille said in a statement. "I look forward to working with Secretary Carson, the HUD Region I team, and our dedicated community partners across New England, to listen to and explore innovative ways to best meet the housing and community development needs of our region."

Tille will take over a Boston-based office that oversees the six New England states for HUD, working with local governments and housing authorities on federal grants, economic development and housing programs.

HUD plays a key role overseeing vouchers and other low-income housing programs and local development block grants, and needs to approve large-scale projects to redevelop public housing in Boston. Earlier this year, the Trump administration proposed sharp cuts to HUD's budget, but has received pushback from Congress.

[NH] Former congressional staffer David Tille named HUD New England regional administrator (WMUR 9, NH)
WMUR 9
(9/26/2017 5:40 AM, John DiStaso)
Concord resident was HUD secretary Carson's NH presidential campaign director

MANCHESTER, N.H. — Former congressional policy staffer and longtime Republican strategist David Tille of Concord is the Trump administration's new New England Regional Administrator of the U.S. Department of Housing and Urban Development.

Tille, 51, was sworn in to the post Monday morning by Gregory Carson, HUD's New Hampshire field office director, after being designated for the post in recent weeks. The regional position did not require U.S. Senate confirmation.

Tille was the New Hampshire state director of the presidential campaign of the current HUD secretary, Dr. Ben Carson. During the 1990s, he worked in former Sen. Bob Smith's office with Pamela Patenaude, who was confirmed as deputy HUD secretary – the No. 2 post in the agency – on Sept. 14.

According to an announcement from HUD, Tille, as Region 1 administrator, will oversee HUD's operations in the six New England states, serving as the department's liaison to mayors, city managers, state and local officials, members of Congress, private and non-profit developers, stakeholders and customers. Tille is one of 10 HUD regional administrators nationally.

"This is a tremendous honor," Tille said in an official statement. "I look forward to working with Secretary Carson, the HUD Region 1 team and our dedicated community partners across New England to listen to and explore innovative ways to best meet the housing and community development needs of our region."

Prior to joining HUD, Tille was Northeast regional director of the Job Creators Network, a self-described "pro-free enterprise organization of business owners, entrepreneurs and employers."

[NY] Donovan hosts tour of HUD-funded Superstorm Sandy recovery projects in Staten Island (The Ripon Advance, NY)
The Ripon Advance
(9/26/2017 5:40 AM, Ripon Advance)
U.S. Rep. Dan Donovan (R-NY) led a tour of projects that are part of the Department of Housing and Urban Development's (HUD) ongoing efforts to rebuild storm-damaged areas in Staten Island, New York, in the aftermath of Superstorm Sandy in 2012.

Donovan hosted Lynne Patton, the administrator of HUD Region II, in visiting a house elevation project supported by HUD's Build it Back program and the Living Breakwaters project supported by Rebuild by Design, a HUD resiliency competition program.

"I'm glad Regional Administrator Patton accepted my invitation to spend a day on Staten Island," Donovan said. "Her commitment to personally visiting projects critical to Staten Island's future emphasizes her focus and determination at the helm of HUD's regional office."

Donovan's office has worked with hundreds of home elevation projects in Staten Island. He and Patton learned about the challenges and complications from local homeowner Lori Widlund on Thursday. Wildlund's elevation project is expected to mitigate future flood risks and help reduce flood insurance costs.

"It's no secret that New York City's recovery from Superstorm Sandy was too slow, too bureaucratic and too expensive," Donovan said. "There's plenty of blame to go around, including how Congress wrote the Sandy aid bill and how the city implemented it, and I hope we can learn from our mistakes. I'm confident Regional Administrator Patton will do a fantastic job, and I look forward to a productive and collaborative relationship."

[NJ] New HUD Regional Administrator Speaks in Atlantic City (SNJ Today, NJ)
SNJ Today
(9/26/2017 5:40 AM, SNJ Today)
ATLANTIC CITY, N.J. - The New Jersey Association of Housing and Redevelopment Authority held its annual housing conference in Atlantic City on Monday, September 25th, to discuss the work being done in the housing area.

This year's keynote speaker for the event was newly-appointed U.S. Department of Housing and Urban Development Region II Regional Administrator Lynne Patton.

Patton spoke to housing stakeholders about the work she has been doing in New Jersey, and draw focus to important housing priorities in New Jersey, and throughout the region.

"It's great to see the change in a lot of different communities that you've been able to see firsthand how they've transitioned from urban, and maybe gritty, to mixed income and affordable, it's fantastic," said Patton.

Patton hopes under the new leadership, the department will spend more time and focus more attention to New Jersey, who she said had been forgotten about in the region over the years.

Patton joined Housing and Urban Development after nearly 10 years of public liaison experience as vice president for a non-profit, and senior aide and advisor to the Trump family at the Trump Organization.

[Editorial note: VIDEO at source].

[PA] Regional business update, Sept. 26, 2017 (Pottsville Republican, PA)
Pottsville Republican
(9/26/2017 5:26 AM, Pottsville Republican)
CRESSONA — The Schuylkill County Board of Realtors will host a housing summit from 9:15 a.m. to noon Oct. 3 at Alvernia University Schuylkill Center, Cressona Mall.

The purpose of the summit is to promote home ownership and economic development with federal and state officials as well as to

eliminate blight from the region.

Participants will learn about existing federal and state housing programs that can be used to revitalize the Berks, Carbon, Dauphin, Lebanon, Lehigh, Luzerne, Northumberland and Schuylkill counties.

Speakers will include Joseph DeFelice, U.S. Department of Housing and Urban Development; Kathy Possinger, Pennsylvania Department of Community and Economic Development; and David Corwin, U.S. Department of Agriculture. State Sen. David G. Argall, R-29, Rush Township, will open the program.

The event is for elected leaders, planning and zoning officials, developers, realtors, nonprofit leaders, home builders and "all those looking to better the community," organizers said in the release.

[MD] Van Hollen to touch on HUD budget cuts in east Baltimore (Maryland Daily Record, MD)
Maryland Daily Record
(9/25/2017 4:53 PM, Daily Record)
U.S. Sen. Christopher Van Hollen, D-Md., will deliver the keynote address at the Community Development Network of Maryland's annual meeting and awards luncheon Friday. Van Hollen is expected address potential U.S. Department of Housing and Urban Development budget cuts at the event. Expected to join Van Hollen are Maryland Sen. Adelaide Eckardt, R-Caroline, Dorchester, Talbot and Wicomico, ...

[GA] Dougherty County looks for $100 million in federal disaster aid (WALB-TV NBC 10 Albany, GA)
WALB-TV NBC 10 Albany
(9/25/2017 5:18 PM, Amanda Hoskins)
DOUGHERTY CO., GA (WALB) - Dougherty County is asking for millions of dollars in disaster relief assistance from the federal government.

Now, the county is getting closer to receiving that assistance because of the help from a government affairs agency and its lobbyists.

The state has asked the federal government for $200 million for the state of Georgia. Half of that is for Dougherty County, according to lobbyists.

The money would come from the disaster relief sector of the U.S. Department of Housing and Urban Development, also known as HUD.

Right now HUD has a specific formula it goes by in order to allow cities and counties to apply for the money.

It's current formula only protected Dougherty County under flood disasters, not wind.

Lobbyists are working to change that formula to make Dougherty County eligible to receive money.

Lobbyists and Dougherty County Commission Chairman Chris Cohilas said the state government is on board and have already requested the funds.

"We have different damage here in this community. We have been working with our federal delegation to make sure that the requirements that are there actually coincide with the type of damage that we had. And a wind event is much different than a water event," explained Cohilas.

Cohilas said the money would help with long-range projects that will make the community more resilient, like reinvesting in Radium Springs, improving roads and burying power lines.

[AL] White House: No Problem with Carson Supporting Roy Moore (NewsMax)
NewsMax
(9/26/2017 1:20 AM, John Gizzi)
Three days ago, U.S. Secretary of Housing and Urban Development Ben Carson made national news by stating his choice for

the Republican U.S. Senate nomination in Alabama was not the candidate backed by the president or the vice president.

But while some may consider it insubordination by a Cabinet member, the White House made clear to Newsmax on Monday it had no problem with Carson making known his preference for former Alabama Chief Justice Roy Moore over Trump-backed Sen. Luther Strange.

Asked by Newsmax if Carson's blessing of Moore meant that members of the president's Cabinet and official family are free to disagree with him on matters such as a political contest, Press Secretary Sarah Sanders replied that "the president has a lot of people with a variety of backgrounds and certainly with a variety of opinions. He always welcomes them voicing those."

But Sanders stopped short of saying Carson had a free license to speaking out on the Alabama contest between Moore and Strange (which will be decided on Tuesday).

[AL] Ben Carson takes risks with Alabama Senate race endorsement (MSNBC)
MSNBC
(9/25/2017 2:07 PM, Steve Benen)
On Friday night, Donald Trump traveled to Alabama in the hopes of giving appointed Sen. Luther Strange (R) an 11th-hour boost ahead of tomorrow's primary runoff. Shortly before the president spoke, however, one of the president's high-profile cabinet secretaries announced his support for Strange's rival. The Washington Post reported:

> Housing and Urban Development Secretary Ben Carson issued a statement Friday supporting Roy Moore's candidacy for the Republican Senate nomination in Alabama, breaking with President Trump's endorsement of the establishment-backed incumbent Sen. Luther Strange.

Though Carson did not explicitly use the word "endorse" in his written statement, he didn't leave any doubts about whom he wants Alabama voters to support. "Judge Moore is a fine man of proven character and integrity, who I have come to respect over the years," Carson said. "He is truly someone who reflects the Judeo-Christian values that were so important to the establishment of our country.

"It is these values that we must return to make America great again. I wish him well and hope everyone will make sure they vote on Tuesday."

For now, let's put aside the bizarre belief that Roy Moore's theocratic vision and multiple ethical violations that forced him from the bench will "make America great." Instead, let's focus on the angles that make this story so problematic for Carson.

The first is the fact that a sitting president is publicly supporting one Senate candidate while one of his current cabinet secretaries is effectively telling voters, "Don't listen to my boss; vote for the other candidate." This kind of split within an administration is practically unheard of.

The second is that cabinet secretaries cannot legally intervene in ongoing political races. Ben Carson should know this – because it was just last year that his immediate predecessor got in trouble for running afoul of this prohibition.

[AL] Ben Carson, former Sen. Jim DeMint, Americans for Legal Immigration, Women for Trump all endorse Roy Moore (Alabama Political Reporter, AL)
Alabama Political Reporter
(9/25/2017 7:50 AM, Brandon Moseley)
Roy Moore continues to rake in endorsements both in Alabama and from outside of the state. Even though President Donald Trump has endorsed his opponent, U.S. Sen. Luther Strange, R-Ala.; Trump's Housing and Urban Development head, Ben Carson, announced his support of Moore on Friday.

"Judge Moore is a fine man of proven character and integrity, who I have come to respect over the years. I was delighted to hear he is running for the US Senate," Carson said. "He is truly someone who reflects the Judeo-Christian values that were so important to the establishment of our country. It is these values that we must return to in order to make America great again. I wish him well and hope everyone will make sure they vote on Tuesday."

“The American people are tired of the lack of leadership on Capitol Hill,” former U.S. Sen. Jim DeMint, R-S.C., said. “They want people who are willing to fight to save our country. Judge Moore has proven he has the courage and the commitment to stand up to the Washington establishment and help President Trump implement a positive agenda. That’s why the Kings of the Washington Swamp are working so hard to keep Judge Moore from becoming the next U.S. Senator from Alabama, and why conservatives are supporting him.”

[OH] What Went Wrong at the Alms? (Cincinnati CityBeat, OH)
Cincinnati CityBeat
(9/25/2017 4:04 PM, Nick Swartsell)
Owners didn’t pay for upkeep. HUD didn’t pay attention. Now residents may have to leave.

For the last three decades, 76-year-old Aaron Jamison has lived in The Alms, a sprawling former luxury hotel at 2525 Victory Parkway. He and his late wife moved there in the 1980s, right around the time the U.S. Department of Housing and Urban Development signed a contract to provide Housing Assistance Payments for its low income residents.

He doesn’t want to leave, but he may have to soon as HUD pulls out of the building.

Over the years, longtime residents at the Alms witnessed the grand, red brick structure slowly sink like an unmanned ship. They navigated gloomy, under-lit hallways. They got trapped in its malfunctioning elevators. Bedbugs and roaches infested some of their units; others went without heat for months at a time.

Now, after decades of neglect by a succession of owners, HUD is acting to end its subsidies on the building — though it ignored warnings from city officials and its inspections just a few years ago didn’t detect the declining conditions there. Ironically, HUD’s move comes right as the Alms might be turning a corner.

[IL] IL Senators write to President Trump addressing crisis in Cairo (KFVS-TV 12, MO)
KFVS-TV 12
(9/25/2017 4:41 PM, Jasmine Adams)
VIDEO. CAIRO, IL (KFVS) - The town of Cairo, Illinois is getting support from Illinois officials.

U.S. Senators Tammy Duckworth (D-IL) and Dick Durbin (D-IL) are asking President Trump to form a Cabinet-level task force to address the housing, health and economic crises in Cairo.

According to the Senators, because the Federal government played a significant role in the city’s economic decline, it should also play an active role in its revival and recovery.

“Cairo was once home to bustling industries that supported local communities but, over the past century, has suffered a steady economic decline,” wrote the Senators. “Unlike many similarly situated communities, the U.S. Department of Housing and Urban Development (HUD) had a role in Cairo’s economic decline, and therefore, the federal government should play an active role in its recovery and revival… We hope that convening a new task force of relevant Cabinet members focused on the needs of Cairo will result in a plan to achieve our shared goals, as it is vital that the federal government does everything it can to promote the revitalization of this community.”

[Editorial note: consult source for additional details].

[IL] Feds to watch city’s public housing? Problem solved. (Belleville News-Democrat, IL)
Belleville News-Democrat
(9/26/2017 4:42 AM, Belleville News-Democrat Editorial Board)
After 32 years, the federal government decided to return the East St. Louis Housing Authority to local control, an occasion so momentous that it drew U.S. Department of Housing and Urban Development Secretary Ben Carson.

There will be a local board overseeing the authority whose members received “extensive training” in what to look for, meaning the kind of political high jinks and contract padding that turned the city’s housing projects into crumbling hellholes to lead to the federal takeover. There will be a HUD oversight monitor and an oversight committee advising for two years.

Which might explain Carson's quote: "I don't think we're going to see any of those problems anytime soon."

We'll generously interpret that as the two years of oversight.

[TX] Congresswoman Sheila Jackson Lee Urges HUD to Quickly Disburse Community Development Block Grant Disaster Relief Funds to Help the Most Vulnerable Victims of Hurricane Harvey Victims (Houston Style Magazine, TX)
Houston Style Magazine
(9/25/2017 3:48 PM, Style Magazine Newswire)
Washington, D.C. – Congresswoman Sheila Jackson Lee, a senior member of the House Homeland Security and Judiciary Committees, issued the following statement about her letter urging the Department of Housing and Urban Development to quickly disburse Community Development Block Grant disaster relief funds to help seniors and low income Hurricane Harvey victims secure housing:

"This month, the United States Congress took a significant step toward helping the victims of Hurricane Harvey recovery from catastrophe, when it passed legislation providing $15 billion in emergency relief funds including $7.4 billion in Community Development Block Grant funds. While the state of Texas and local governments are eager to begin the process of restoration, the funds have been slow to materialize.

"That is why I have sent a letter to Secretary Ben Carson of the Department of Housing and Urban Development, requesting that HUD immediately disburse the Community Development Block Grant funds to help those victims most vulnerable after the storm; seniors and low to moderate income individuals and families.

"I have also asked that the secretary provide maximum flexibility to recipients so that the funds typically earmarked for housing, can also be spent on infrastructure and mitigation projects to defend against future catastrophic events. I believe this will help to ensure the fullest possible recovery and the resiliency these communities will need moving forward.

[TX] Former HUD Secretary Cisneros Offers Advice On Rebuilding Houston Infrastructure (Houston Public Radio, TX)
Houston Public Radio
(9/25/2017 6:26 PM, Abner Fletcher)
AUDIO. One of the biggest challenges Greater Houston faces post-Harvey is rebuilding housing and infrastructure damaged by flooding. Henry Cisneros knows a thing or two about urban planning and infrastructure. He served as Housing and Urban Development Secretary and mayor of San Antonio. Now he's a partner at the infrastructure firm, Siebert Cisneros Shank, and he's helped finance some of the nation's most prominent public infrastructure projects. Cisneros joins us to talk about the immediate and long-term needs in Houston and the surrounding area, as well as how to better prepare for future storms and other disasters.

[TX] Hurricane Harvey: Who Pays for Damage? (KXAS-TV NBC 5, Dallas - Fort Worth, TX)
KXAS-TV NBC 5
(9/25/2017 8:01 AM, Ben Russell)
An assortment of government agencies, insurance companies and private property owners will foot the $180+ billion bill

VIDEO. One of the many questions to emerge after Hurricane Harvey made landfall nearly one month ago is the matter of the bill – who pays to repair the damage?

The answer to the question is complicated because it involves an assortment of government agencies, insurance companies and private money.

Texas Gov. Greg Abbott has estimated the cost for cleanup after Hurricane Harvey will exceed $180 billion, which would make Harvey one of the costliest natural disasters in the history of the United States.

The state can only bear so much of the burden for Harvey recovery, according to the Governor's press office.

There is a $100 million Texas Disaster Relief Fund that will be tapped into, as well as the $4 billion 'Rainy Day Fund,' according to Governor Abbott's office. Money pulled from the Rainy Day Fund must be for a specific purpose, a representative for the Governor said, and cannot be a "blank check."

Earlier this month, Congress passed a $15 billion disaster aid package specific to Hurricane Harvey expenses.

The bulk of the money from the federal government will come from FEMA, which provides financial assistance to people who live in a federally-declared disaster area whose property has sustained damage.

The Department of Housing and Urban Development provides longer-term housing assistance to people who sustained damage in the 18 counties that are part of the Harvey disaster declaration.

[CO] Local housing authority comments on proposed HUD cuts (Aspen Public Radio, CO)
Aspen Public Radio
(9/25/2017 11:18 PM, Wyatt Orme)
AUDIO. The Trump administration's budget proposes deep cuts to the Department of Housing and Urban Development (HUD). Kate Gazunis, executive director of the Garfield County Housing Authority, has something to say about it.

Gazinus and her colleagues primarily provide money to those in need of rental assistance in the form of "section 8 vouchers." She recently sat down with reporter Wyatt Orme to discuss what the proposed cuts could mean going forward.

[CA] North Fork tribe gets HUD grant for museum work (The Mdera Tribune, CA)
The Madera Tribune
(9/26/2017 5:40 AM, The Madera Tribune)
The North Fork Rancheria of Mono Indians has been awarded a $605,000 U.S. Department of Housing and Urban Development (HUD) Indian Community Development Block Grant (ICDBG) Program grant to undertake expansion and renovation of the Sierra Mono Museum located in North Fork.

The grant is part of a program that supports a wide range of community development and affordable-housing activities, from new housing for individual families to community amenities like recreation centers or water lines.

The North Fork Rancheria is among a small number of federally recognized tribes to receive a HUD grant in this round of funding.

"These grants will support Native American communities as they work to improve housing conditions and neighborhoods," said HUD Secretary Ben Carson. "HUD will continue to be a steadfast partner to tribes as they design and execute their community development plans."

"The North Fork Rancheria is acting like all good governments," said Tribal Chairman Gary Walker. "Our first priority is to protect people, property and culture, and this summer we've worked all sides of the equation, from protecting our community against wildfires to preserving our cultural artifacts in partnership with the Sierra Mono Museum."

According to Paul Irwin, North Fork Rancheria Indian Housing Authority's director, who prepared the grant application, the grant will greatly enhance the Museum's ability to preserve its extensive catalog of Mono items and artifacts. Most of the Museum revenues are currently derived from private donations, museum entrance and membership fees, and proceeds from its annual event, the Indian Fair and Pow Wow Day, said Irwin.

[HI] Missed deadlines leads the city to lose millions in federal housing funds (KFVE-TV 5 The Home Team, HI)
KFVE-TV 5 The Home Team
(9/25/2017 11:45 PM, Shawn Ching)
HONOLULU (HawaiiNewsNow) - Mayor Kirk Caldwell says dealing with Honolulu's housing crisis is one of his top priorities. But at the same time, the city just lost millions of dollars for housing programs and need-based rental assistance.

Hawaii News Now has learned the city missed deadlines to spend almost $10 million, and the federal government has already taken some of it back.

Federal officials say over $2 million has already been lost in federal funds, and another $7.5 million is at risk. All the federal money is intended to serve Oahu's low to moderate income population.

"The objective I think for just about every government agency is to receive the money, put it to good use, and expend it before you lose it, so any time we see loss of federal funds in particular, it's surprising to us," Ryan Okahara, the Honolulu Field Office Director for the U.S. Department of Housing and Urban Development, said.

Each year the city receives millions in federal grants from the U.S. Department of Housing and Urban Development (HUD). There's a deadline to spend that money under the HOME program, which HUD says, the city missed this year.

The money could've gone to for affordable housing or rental assistance, like Section 8.

Okahara says the city only spent four percent of the money it was given.

"The city has had challenges from time to time on spending money on initiatives that require close and significant coordination with the private sector. This occurs when there are delays in getting projects started, especially when third parties are involved," city Managing Director Roy Amemiya Jr. said.

HUD officials also say the city missed another critical deadline for HUD's Community Development Block Grant (CDBG) program that could lead to another $7.5 million being lapsed.

[Editorial note: VIDEO at source].

[PR] FEMA has money to spend in Puerto Rico, but Congress will need to act soon (McClatchy Washington Bureau, DC)
McClatchy Washington Bureau
(9/26/2017 1:23 AM, Alex Daugherty)
Rubio's office will have two or three staffers on the island to assist Puerto Ricans with disaster claims, and the senator said he's exploring the possibility of low-interest loans to help Puerto Rico rebuild.

Puerto Rico's power utility declared a form of bankruptcy in July and the Puerto Rican government sought bankruptcy relief in exchange for supervised fiscal belt-tightening in May, further underscoring the need for federal assistance.

But the Trump administration isn't making any promises on the size and scope of long-term hurricane relief. The Department of Housing and Urban Development manages long-term disaster relief funding through the Community Development Block Grant Program. Trump wanted to eliminate that program earlier this year and some conservatives have voted against hurricane relief bills with long-term HUD funding in the past.

"Once we have a greater insight into the full assessment of damage, then we'll be able to determine what additional funds are needed," Huckabee Sanders said.

Federal Housing Administration (FHA)

Reverse mortgage reforms create stampede among would-be borrowers (Orange County Register, CA)
Orange County Register
(9/25/2017 2:31 PM, Jeff Collins)
A rules change that will raise fees and reduce loan amounts for reverse mortgages apparently has created a nationwide rush to get new loans completed before the reforms take effect Monday, Oct. 2.

Agencies providing financial counseling needed for such loans have been swamped, and a leading industry group has appealed for waivers and extensions so more borrowers will qualify under the old rules.

"Our industry is currently inundated," said Julie Martinez, a reverse mortgage housing counselor at the nonprofit HomeStrong USA housing agency in Rancho Cucamonga. "We have an enormous influx of calls and requests for appointments that's unprecedented."

Another agency, NeighborWorks Orange County, reported that calls requesting counseling jumped to 100 or more from 20 calls a day since rule changes were announced Aug. 29.

"It was just an all-of-a-sudden rush," said Helen O'Sullivan, NeighborWorks-OC chief executive. "It's possible most of them looked at the (new) terms and said, 'I don't want to pay more and get less.' "

The U.S. Department of Housing and Urban Development sent emails last week to its network of counseling agencies to see if any of them has "capacity to take up additional clients for (reverse mortgage) counseling" before Friday, Sept. 29.

Reverse Mortgages and Hurricanes: How to Handle a Natural Disaster (Reverse Mortgage Daily)
Reverse Mortgage Daily
(9/26/2017 1:46 AM, Alex Spanko)
Damage to existing properties, meanwhile, is more of a servicing issue, and Linger advised anyone with extensive damage to contact their servicing company to start the process of dealing with the insurance company and the lender.

Major HECM servicer Champion Mortgage told RMD that while it's still early to assess the full extent of the damage, the company has sent employees to a variety of industry events to help affected homeowners.

"We have also assigned one-on-one support for customers through single points of contact," a Champion spokesperson told RMD. "In addition, foreclosures in the Houston impacted area are on pause."

"Our hearts go out to all who have been affected by the devastation of these storms, and we look forward to learning more from HUD on their guidelines for offering additional support for impacted customers."

[TX] Acquisition makes Dallas firm largest FHA lender for senior living (Dallas Business Journal, TX)
Dallas Business Journal
(9/25/2017 4:54 PM, Jon Prior)
ORIX USA, the stateside outpost of the Japanese banking giant, acquired Lancaster Pollard Holdings, which is based in Columbus, Ohio. The deal marks a rush of banks eager to get in on the business of housing an aging population in the U.S.

Ginnie Mae

Watchdog: Ginnie Mae wasn't ready for nonbank mortgage lending boom (HousingWire)
HousingWire
(9/26/2017 6:00 AM, Ben Lane)
OIG report notes that Ginnie Mae made progress on oversight, but issues remain

As readers of HousingWire are likely well aware, over the last few years, there's been a shift in the mortgage business, with nonbanks significantly increasing their share of mortgage originations as the big banks dialed back in the wake of the financial crisis.

This shift was noted in a recent report from the Urban Institute, which showed that the nonbank origination share rose from 30% in 2013 to 60% in July 2017.

Over that same time period, Ginnie Mae experienced the largest shift, with its share of nonbank originations rising from 37% in 2013 to 75% this year. In 2011, nonbanks made up only 11% of Ginnie Mae's originations. Ginnie Mae is the arm of the federal government that securitizes federally insured mortgages.

And, according to a new report from a government watchdog, Ginnie Mae was not prepared for the rise of nonbank mortgage lending and "did not adequately respond" to the changes in its lender base.

The report, published late last week by the Department of Housing and Urban Development Office of the Inspector General, states that over the last few years, Ginnie Mae "did not implement policies and procedures in a timely manner for its account executives to follow in managing issuers, did not develop a written default strategy, and did not assess and address the risks posed by nonbanks in a timely manner."

U.S. Government Increasingly on Hook for Non-Bank Mortgages, Despite Lack of Regulators and Preparedness (The District Sentinel, DC)
The District Sentinel
(9/26/2017 6:00 AM, Sam Knight)
Ginnie Mae has struggled to keep tabs on the rapid growth of the lightly-regulated non-bank mortgage market.

The wholesale mortgage guarantor's unpreparedness may leave it struggling "to immediately respond to increased risks posed" by recent industry changes, according to a report published Monday by the Department of Housing and Urban Development (HUD) inspector general.

"As a result, Ginnie Mae may not identify problems with issuers in time to prevent default," the report warned.

Ginnie Mae guarantees payments by issuers of certain mortgage-backed securities (MBS) to institutional investors, as part of government efforts to subsidize homeownership.

Financial institutions that don't engage in traditional retail banking activities have been increasingly active in the mortgage market, since the financial collapse and the subsequent enactment of Dodd-Frank financial regulations.

Another Ginnie Mae MSR Package Hits the Market (Inside Mortgage Finance)
Inside Mortgage Finance
(9/25/2017 3:50 PM, Paul Muolo)
Phoenix Capital, Denver, is in the market with a $616.4 million package of bulk Ginnie Mae servicing rights that are top-heavy with VA loans.

According to the offering circular, 52 percent of the collateral is fixed-rate with ARMs accounting for most of the balance. The average FICO score is 686, and the average loan-to-value ratio weighs in at 99.0 percent.

Investors are also notified that 82 percent of the VA-backed mortgages are interest rate reduction refinance loans or IRRRLs. Also, 60 percent were sourced through the correspondent channel.

The name of the seller was not disclosed. Bids are due Oct. 3

Home Ownership

Down payments cast a big shadow, real and imagined, over home buyers (MarketWatch)
MarketWatch
(9/25/2017 11:33 AM, Andrea Riquier)
Would-be buyers may think that the down payment is a bigger hurdle to homeownership than it really is

Saving for a down payment remains one of the toughest nuts for would-be home buyers to crack, but many Americans may be making that hurdle even higher than it really is, according to survey data.

More than one-third of respondents to the National Association of Realtors' Housing Opportunities and Market Experience survey, out Monday, said saving for a down payment would be "very difficult."

As might be expected, respondents with higher incomes and higher levels of education thought it would be somewhat less challenging. (Saving would be "very difficult" for 47% of those with no college education, and for 32% of those with at least some college education.)

It's perhaps a little less intuitive that the youngest age group surveyed, 34 or under, was far more bullish about saving than the next segment, those aged 35 to 44.

How to find a contractor after a hurricane (MarketWatch)
MarketWatch
(9/25/2017 6:47 AM, Jacob Passy)

How to find a contractor after a hurricane

Hurricanes Harvey, Irma and Maria have left thousands of homeowners across the U.S. scrambling to fix their properties and return to a sense of normalcy. Choosing the right contractor is just the first step in that long process.

Residents across the U.S. are still in the process of assessing the damage wrought by storms this hurricane season. In Texas and Louisiana, around 100,000 homes were affected by Hurricane Harvey and the flooding it caused, according to White House estimates. Hurricane Irma destroyed nearly 25% of the homes in the Florida Keys and damaged even more, according to the Federal Emergency Management Agency. The hurricane caused damage throughout the Sunshine State, as well as in coastal communities in Georgia and South Carolina. Residents of Puerto Rico and the U.S. Virgin Islands are still reeling from Hurricane Maria, having already been struck by Irma.

Given how devastating the recent spate of storms were, it's likely that homeowners who don't act soon could be left high and dry. "It's going to be a big challenge rebuilding based on the number of houses affected," said Scott Norman, executive director of the Texas Association of Builders. "In Texas, we had a labor shortage before the storm and that makes it a challenge."

Unison Survey Reveals 4 in 10 Americans Find Saving for a Down Payment the Biggest Financial Barrier to Home Ownership (Riverside Press-Enterprise, CA)
Riverside Press-Enterprise
(9/26/2017 4:48 AM, PR.com)
Unison Home Ownership Investors, the leading provider of home ownership investments, today announced findings from its survey of 2,018 Americans, conducted by Atomik Research, on the biggest barriers to home ownership. The findings reveal that there are significant generational and regional differentiators when it comes to housing, including how much is being spent on rent, flexibility in budget and compromises for the ideal home location. While majority of Americans agree that buying a home is a good financial decision, saving enough money for a down payment and the process of getting approved for a loan are the major financial barriers.

The New York Fed's recent Household Debt and Credit Report shows total consumer debt in Q2 2017 has increased by $114 billion to $12.84 trillion and student loan debt alone reached $1.3 trillion. Between skyrocketing rents, student loans and debt to pay off, many Americans have a hard time budgeting for a down payment. To understand changes in home purchasing behavior and industry perceptions, Unison's survey dove deep into the decision-making process to understand barriers of entry, impact on monthly financials and accessibility to additional funds.

The Decision-Making Process to Buy or Not to Buy a Home

Although the majority of Americans understand that owning a home is a sound investment and are willing to make sacrifices for the ideal place, they are not ready to follow through with a purchase. Part of this is a result of not fully understanding the financial benefits or trusting the credibility of information available.

[FL] Cape Coral eyes loan program to help pay for sea wall repairs (Fort Myers News-Press, FL)
Fort Myers News-Press
(9/25/2017 8:31 AM, Bill Smith)
With scores of Cape Coral homeowners facing big bills to repair or replace hurricane-damaged sea walls, the city may turn to a program created by the state Legislature that could help homeowners finance the work.

At the suggestion of City Council member John Carioscia, city officials went looking for ways to help people faced with replacing or repairing sea walls.

Sea walls cost thousands of dollars to repair or replace and usually aren't covered by insurance.

City leaders found an answer in a program they had already been considering of adopting.

"That would be PACE, a statewide program," city spokeswoman Connie Barton said. "It provides professional third parties and lenders that work with the residents to provide low-interest loans to make those repairs."

[TX] That dream home will cost more and take longer to build, thanks to Harvey (Fort Worth Star-Telegram, TX)
Fort Worth Star-Telegram
(9/25/2017 9:54 AM, Andrea Ahiles)
If you're planning to build a new home, be prepared to pay more and wait longer for it to be completed.

Hurricane Harvey, which devastated Houston and Beaumont with floodwaters, is expected to swamp home builders throughout the state as well, including in North Texas, where a lingering labor shortage and rising lumber prices already had new home prices creeping up.

Now, with months of reconstruction work just starting along the Gulf Coast, it may take even longer for new homes in the Metroplex to go up, experts say.

"There is a labor shortage all around and generally Harvey did not help," said Scott Jacobsen, purchasing manager at Riverside Home Builders, which builds communities in Fort Worth and Dallas. While his company has contracts in place to keep prices fixed for supplies like lumber, Jacobsen said he wouldn't be surprised to see overall material prices increase.

[TX] D-FW homebuilders offering more affordable new models to millennials (Dallas Morning News, TX)
Dallas Morning News
(9/22/2017, Steve Brown)
Builder Gehan Homes' newest model houses come with four bedrooms, granite countertops in the kitchen and a covered patio out back.

But it's the price tag that's likely to catch buyers' attention.

Gehan's new lines of starter houses are priced from about $220,000. That's about a third less than most of the company's standard homes. Starting at less than the median cost of a preowned North Texas house, these houses are aimed at young buyers who've been priced out of the new home market.

"We are going after that millennial market that we know is ready to buy," said Gehan marketing director Christine Lombardo, showing off one of the company's new houses in Forney, east of Dallas. "This price point we have found is moving a lot faster than we anticipated."

Median new home prices in Dallas-Fort Worth have jumped to record levels of more than $350,000. A mid-priced new house will run you about $100,000 more than a preowned property — the biggest spreads ever between new and existing homes.

[WA] 'Dreamers' own homes in WA, across U.S. despite unclear future (seattlepi.com, WA)
seattlepi.com
(9/25/2017 11:58 PM, Daniel DeMay)
Thousands of so-called "Dreamers" across the U.S. have bought homes and paid property taxes since getting protection from deportation under a federal program.

In a recent report, Zillow found that an estimated 123,000 recipients of Deferred Action for Childhood Arrivals (DACA) have bought homes in the U.S., nearly 3,000 of those in Washington.

In Washington, those homeowners pay nearly $9 million in property taxes each year, according to Zillow's report. Nationally, they pay about $380 million in taxes annually.

The DACA program was created in 2012 under executive order by President Barack Obama as a protection for those undocumented immigrants who were brought to the U.S. illegally as children. Immigrants approved for the program (often called "Dreamers" in reference to never-passed federal immigration reform) are granted work permits and deferred from deportation. Since the program's inception, roughly 800,000 immigrants have been approved for DACA status.

Affordable Housing

NLIHC and PAHRC Launch Updated National Housing Preservation Database (National Low Income Housing Coalition)
National Low Income Housing Coalition
(9/25/2017 1:01 PM, NLIHC)
NLIHC and the Public and Affordable Housing Research Corporation (PAHRC) released a major update to the National Housing Preservation Database (NHPD) on Friday, September 22. The update includes new data and a new user interface, as well as profiles of the federally funded affordable housing preservation needs for all 50 states and the District of Columbia.

There are almost 5 million federally assisted rental homes nationally. Nearly 500,000 of these rental homes will reach the end of their current subsidy contracts and affordability restrictions for low income families in the next five years. About one in four of these homes are funded by Low Income Housing Tax Credits (LIHTCs), and three-fifths are funded by HUD Project Based Rental Assistance (Section 8) contracts.

New National Housing Preservation Database (NHPD) Data Released Today (PR Web)
PR Web
(9/25/2017 9:35 AM, PR Web)
Data indicates that 488,332 Affordable Housing Units are At Risk of Loss in the Next Five Years

New data released today in the National Housing Preservation Database (NHPD) shows that nearly 500,000 federally-assisted apartments or rental homes will reach the end of their current subsidy contracts and affordability restrictions for low-income families in the next five years. Nearly one in four of these units are funded by Low Income Housing Tax Credits (LIHTC). Previous experience suggests that as many as 8% (or 39,066) of these units could be permanently lost from the publicly-assisted and affordable housing stock, because their current owners could opt for the private market. President Trump's proposed budget cuts to rental programs managed by the US Department of Housing and Urban Development (HUD) could potentially result in even more rental homes being lost due to insufficient funding.

The NHPD supports affordable housing preservation efforts by giving users the information they need to create strong plans for the preservation of publicly-assisted housing. Recently updated, the database allows users to estimate the size of the affordable housing stock in local areas and identify properties at risk of leaving the publicly-assisted housing stock, and develop preservation strategies.

Failing to preserve our nation's publicly-assisted affordable housing stock will further hurt the nation's lowest-income families at a time of unprecedented need. According to research by the National Low Income Housing Coalition (NLIHC), the nation already has a shortage of 7.4 million homes for extremely low-income renters. Failing to preserve the publicly-assisted affordable housing stock will also cost more money in the long-run. The Public and Affordable Housing Research Corporation (PAHRC) recently noted that the cost to rebuild and maintain these lost homes would be $6.4 billion over 50 years, compared to $4.8 billion to preserve and maintain the already-existing homes for 50 years.

NLIHC's CEO and President, Diane Yentel, noted that "we cannot afford to lose any of the federally-assisted housing stock. The rental housing crisis is hitting the lowest-income renters particularly hard, while federal resources for new subsidized housing is insufficient. Maintaining our current stock is critical."

[CT] Bridgeport factory conversion on track (Connecticut Post, CT)
Connecticut Post
(9/25/2017 2:55 PM, Hugh Bailey)
During a lunch Monday held in appreciation of union construction workers building the new Cherry Street Lofts, a train would periodically rush past on the elevated tracks next to the site and force everyone to raise their voices or wait for it to pass.

Once the apartments are completed, the development's new windows, which are being installed this week, are designed to keep the noise to a minimum even as they help recreate the building's historic look.

"We used a historical consultant, and it took about a year to match those windows," said Gary Flocco, managing partner of Corvus Capital Management, who is leading the development team. "And they have to limit the sound that comes through."

Work is well underway on the project that is transforming a block of former industrial buildings in plain view of passers-by on Interstate 95 into hundreds of housing units, with the first residents expected to move in next spring. The project, which is using

all union labor, is financed in part by $35 million from the AFL-CIO Housing Investment Trust in its first Connecticut project.

Officials with the Housing Investment Trust said the project meets its goals in a variety of ways, providing union jobs that will produce affordable housing while also bringing in a solid return on its investment.

[NY] Historic Brooklyn armory has a political role (AM New York, NY)
AM New York
(9/25/2017 10:15 AM, Liza Featherstone)
Its brick facade reminiscent of a pretentious European castle, the Bedford-Union Armory looks comically out of place in the bustling urban neighborhood of Crown Heights.

The armory was erected in the wake of the violent Civil War draft riots of 1863, the economic depression set off by the Panic of 1873 financial crisis, and the rise of socialist and anarchist organizing. Some in NYC feared violence from the working class.

It is fitting, given its history, that the armory, built in the early 1890s, should now be used to organize and inspire working-class politics in the neighborhoods that surround it.

Much of the armory's 138,000 square feet sits vacant, while some is used to house homeless people. Now, there's a plan by a city developer to turn the piece of public property into luxury housing — with some set aside for affordable housing and other public purposes, including basketball courts and a community center.

Initially, City Councilwoman Laurie Cumbo, who like many NYC politicians receives donations from real estate interests, supported the plan. But area activists called attention to the project's likely impact: more luxury housing in a gentrifying neighborhood would make the area more expensive for local residents in the long run.

[NY] Occupy Trump! Don re-energizes Zuccotti vets (New York The Villager, NY)
New York The Villager
(9/25/2017 4:03 PM, Levar Alonzo)
Miss K, an activist who was also inspired by Occupy, has attended every anniversary since police raided the park and booted out the protesters. She came this year to offer insight on her fight for affordable housing and the homeless.

"I was there to let people know that finding affordable housing is a crisis and homelessness is on the rise," she said.

She is a part of the organization Picture the Homeless, which is fighting against landlords who hold onto vacant property or space until they can rent them for a huge profit. The organization is also fighting for the city to develop a publicly accessible database that lists all vacant properties throughout the city.

"Many of the groups that you see protesting are from people that learned from Occupy, that were there during the protest, they watched and learned," Halasa said. "I must say the legacy of Occupy Wall Street will forever live on."

[NY] Affordable housing forum planned for Wednesday (Dunkirk Observer, NY)
Dunkirk Observer
(9/26/2017 12:45 AM, Dunkirk Observer)
County agencies have collaborated on a resource forum focused on affordable housing programs available to residents and families in Chautauqua County. Hosted by the Chautauqua County Land Bank Corporation (CCLBC), this forum will provide information regarding programs and services available from the participating agencies, including Chautauqua Opportunities Inc. (COI), Chautauqua Housing Rehab and Improvement Corporation (CHRIC), Southern Tier Environment for Living (STEL and Legal Assistance of WNY.

Additionally, the city of Dunkirk will providing some opening remarks regarding housing initiatives underway in the city.

Affordable housing programs typically are income-based, where participants cannot show a household income over a specified amount, e.g. $50,000 for a four-person household. Program criteria may vary per program and/or agency. The participating agencies provide programs and services varying from first-time homebuyers programs, to assistance with rehabilitation projects, to rental or rent-to-own housing.

Although the Land Bank's mission does not focus on affordable housing, it collaborates with these agencies to serve the needs of the lower income population. Executive Director, Gina Paradis, explained, "This is an opportunity for us to help familiarize the community with the resources available locally, and support our partner agencies with their mission to provide quality affordable housing."

[NY] Hip-hop museum and affordable housing complex to rise in the South Bronx (Architect's Newspaper)
Architect's Newspaper
(9/26/2017 4:42 AM, Jackson Rollings)
Last Friday, the New York City Economic Development Corporation (NYCEDC), along with the Departments of Housing Preservation and Development (HPD) and Parks and Recreation (DPR), announced a massive new project in the South Bronx spearheaded by L+M Development Partners.

Dubbed Bronx Point, the project is located on city-owned land on the waterfront of the Harlem River, and will include about 600 units of affordable housing in phase one (1,045 units total) as well as the nation's first brick-and-mortar hip-hop museum, officially called the Universal Hip Hop Museum.

Among the founding members of the museum are recording legends Kurtis Blow and Rocky Bucano; its cultural ambassadors include Big Daddy Kane, Rakim, LL Cool J, and many other recognizable names. Law and Order: SVU's Ice T is on the board of directors.

Executive Director Rocky Bucano said the museum's goal was to bring "hip-hop back to the Bronx where it originated from […] it's gonna be a complete history of hip-hop."

[NY] New luxury apartment complex coming to Jamaica by 2019 (Times Ledger, NY)
Times Ledger
(9/26/2017 4:50 AM, Naeisha Rose)
Members of the different associations accused Zara representatives of "harassment, undue rent increases, and frivolous lawsuits," and called them "predatory landlords."

"Zara Reality has a track record of tenant harassment and contributing to the displacement of low-income residents," said Jagpreet Singh, a spokesman for Chhaya, a community development corporation. "Jamaica needs affordable housing and responsible landlords.

"This development will make it hard for long-time residents and their families to stay in their community. Chhaya is committed to working with community members that will be impacted by this new development and ensure that private developers are held accountable for predatory practices."

Zara Realty spokesman Jason Fink found Singh's accusations to be baseless.

"Zara has invested millions of dollars in improvements and modernizations to buildings throughout Queens to create high-quality affordable housing," Fink said. "We are a long-term investor in neighborhoods, particularly Jamaica, and have created thousands of units of affordable housing, while continuously making critical upgrades to buildings so that tenants can stay in their communities.

[NJ] New developer expected to take over D'Angelo Farms construction (NorthJersey.com, NJ)
NorthJersey.com
(9/25/2017 7:42 AM, Philip DeVencentis)
VIDEO. The project will feature 146 apartments at the 7-acre farm. Approval was granted for 124 market-rate units on a 6-acre tract on the west side of Washington Avenue and 22 affordable-housing units on a 1-acre plot at the corner of Delong and Washington avenues.

Loventhal said every aspect of Landmark's settlement with the borough, and the approved site plan, would remain as is. He said even the name of the project — Washington Promenade at D'Angelo Farms — would be the same.

Isolation of low- to moderate-income households from market-rate apartments became a sore spot for some residents, who said such segregation would alienate tenants of the affordable units.

In response, Loventhal said, "We don't want to disturb any of the approvals. We're being very respectful of the approvals as they were granted."

[NJ] Newark development-oriented rezoning fiercely disputed in public meetings (Architect's Newspaper)
Architect's Newspaper
(9/25/2017 4:54 PM, Jackson Rollings)
At a Newark City Council meeting last Wednesday, tensions ran high as residents loudly protested the Council's discussion of new zoning proposals intended to increase density in the city.

Among the measures on the table was a riverfront rezoning proposal that would allow for developments up to 40 stories high in some areas. Another would allow construction in the Ironbound (an unincorporated community near Penn Station) to rise to 12 stories. Both areas include a good deal of vacant property that would be redeveloped as high-rise buildings if these proposals pass. By the end of the meeting, the riverfront zoning proposal was moved to the next step of approval, while the Ironbound proposal was deferred.

A separate inclusionary zoning ordinance devoted to incorporating low- to middle-income housing in new developments was also deferred, despite Newark Mayor Ras Baraka's months-long pursuit to push it forward. It would require buildings with 30 or more units to devote 20 percent or more for low- and middle-income residents, or contribute the funds required to build those units in other projects.

Mayor Baraka expressed his concerns that the two separate measures – the go-ahead for new development and the ordinance promoting affordable housing – would be passed at separate times, allowing developers to forgo any responsibility to set aside affordable housing in the new buildings. "I do not think we should pass anything if we can't pass everything," he remarked at the meeting.

[NJ] Beck & Rice: We Support Class Action Suit Against 'Renter Hell' Property Owners (New Jersey Senate Republicans, NJ)
New Jersey Senate Republicans
(9/25/2017 12:08 PM, Emily Everson)
Senator Jennifer Beck (R-Monmouth) and Senator Ron Rice (D-Essex) today pledged their unwavering support for tenants at Pueblo City, as they file a class action lawsuit against the owners of the Newark housing complex. Pueblo City was one of the properties visited by the senators and featured in the Asbury Park Press investigative series: "Renter Hell."

The main plaintiff in the class action lawsuit is Yanira Cortes, a Pueblo City tenant who has been actively working alongside the senators as they fight to advance their "Safe Sanitary Subsidized Rental Housing Bill of Rights." Other plaintiffs include Pueblo City residents who have lived in the complex within the last 6 years. The suit, which was filed on Sept. 22, 2017, claims "breach of warrant of habitability" and "consumer fraud." The suit also requests that the building be put into receivership.

"Pueblo City was arguably one of the worst subsidized housing complexes we have seen," Senator Beck said. "Families were living among rats and in cramped spaces with mold crawling up the walls. I commend Yanira and her fellow tenants for having the courage to file a class action suit. They deserve justice and a safe place to live, as do all tenants who are forced to live in such horrific conditions. We will continue to fight for our legislation, so that no one ever has to live through this hell again."

Beck and Rice sponsor S-3270, the "Safe Sanitary Subsidized Rental Housing Bill of Rights," to hold negligent landlords accountable for dangerous, unsanitary, and unsafe conditions in subsidized housing.

[PA] Affordable housing complex in Swatara Township sold for $6.9M (Central Penn Business Journal, PA)
Central Penn Business Journal
(9/25/2017 10:50 AM, Jason Scott)
A Washington-based investment company has bought Eastridge Apartments, an affordable housing complex in Swatara Township, for $6.9 million.

Commercial real estate investment services firm Marcus & Millichap announced the sale. Ridge MacLaren, Andrew Townsend and Clarke Talone, investment specialists in the firm's Philadelphia office, had the exclusive listing to market the property on behalf of the seller.

Eastridge, which sits on seven acres along Worcester Avenue, has 108 apartments. It was owned by a Montgomery County-based limited partnership tied to Altman Management Co. principal Brett Altman, according to Dauphin County deed records.

The buyer is a limited liability company connected to Viking Companies in Washington, property records show.

[PA] Allentown zoners strike down Abe Atiyeh's Union Terrace apartment plan (Allentown Morning Call, PA)
Allentown Morning Call
(9/26/2017 12:20 AM, Emily Opilo)
Citing a traffic study presented by representatives for Atiyeh at an August meeting, zoners said traffic would increase significantly compared to that generated by self-storage units currently on the site -- a legal basis for denying such an application, they said.

That study projected that there would be 868 average daily trips to the site if apartments were built. Currently, the property averages 119 daily trips. When it housed a concrete plant in the past, it averaged 244 trips, said board member Scott Unger, quoting the study.

Robert Knauer, board chairman, said the change to the neighborhood would be anything but minor.

"The traffic generated is substantially more," he said. "You would add significant population to the area."

Atiyeh had hoped to build affordable housing or "workforce housing" on the site, designed for blue-collar residents. Rents would have ranged from $695 for a studio to $995 for a two-bedroom.

[DE] THEMAL: Counties should work with Woodlawn Trustees to preserve land (Wilmington News Journal, DE)
Wilmington News Journal
(9/25/2017 12:50 PM, Harry Themal)
According to savethevalley.org, there are still 321 other unprotected acres in Delaware, just south of the state line, also to the west of U.S. 202. Much land is still owned by Woodlawn Trustees, which is certainly no friend of the Beaver Valley folks. Here's what it says on its savethevalley.org website:

"The Woodlawn Trustees, the folks who were appointed by William Bancroft [in 1901] to preserve the thousands of acres he left for public enjoyment, are welcoming more development in the pristine Beaver Valley. The trustees must figure that their reputation can't get any worse, so they continue to haggle with those who would desire to take away public open space for personal gain."

Woodlawn explains it needs a flow of funds for such other community activities as its 450 units of affordable housing now being redeveloped in the Flats on Wilmington's west side.

Developers are always looking for land to meet what they perceive as a need for more housing and commercial development, and the Woodlawn land certainly looks tempting. Look at the existing or potential disputes in New Castle County over other threatened easy-to-build-on sites, such as the golf courses and country clubs of Brandywine, Cavaliers, National (Hercules), Three Little Bakers and now DuPont.

[NC] City recognizes desegregation legacy, ballots cast, forums set (Durham Herald-Sun, NC)
Durham Herald-Sun
(9/25/2017 8:44 AM, Dawn Baumgartner Vaughan and Tammy Grubb)
Housing forum

The Chapel Hill Alliance for a Livable Town – CHALT – will hold a housing forum from 7 to 8:45 p.m. Monday, Oct. 2, in the council chamber at Chapel Hill Town Hall.

The public forum, "A Place to Call Home: Making Housing Available for all Income Levels," will explore how to create and

maintain housing for families with low and moderate incomes. The format will include presentations and time for questions and comments from attendees.

“There is a need to address affordable housing so that town staff, including police and fire department employees, teachers as well as UNC and hospital employees are able to live in the town to which they contribute so much,” the group said in a news release.

Speakers will include Town Council member Nancy Oates; Tim Jezisek, vice president for developer Grubb Properties; Hudson Vaughan, senior director of the Marian Cheek Jackson Center; and Mai Thi Nguyen, associate professor in UNC’s Department of City and Regional Planning.

[NC] How LGBT elders and their advocates are keeping the closet door open in retirement (Durham Herald-Sun, NC)
Durham Herald-Sun
(9/25/2017 8:44 AM, Cliff Bellamy)
In January 2016, SAGE Raleigh, an affiliate of SAGE and a program of the Raleigh LGBT Center, started the SAGE Raleigh Housing Initiative. The program is exploring buying or building affordable housing and market-rate units for seniors, Geller said. The center conducted a feasibility study and found the need for 200 affordable housing units and 700 market-rate units, Geller said. The area in that study included Durham and Orange counties, he said.

The Raleigh center has been offering training to nursing homes and other facilities for about six months. Some facilities welcome the training, some do not, Geller said. No organization can build enough affordable housing, but SAGE Raleigh wants to make sure staff in retirement facilities have some training in dealing with elder members of the LGBT community, he said.

McAulay said she and her wife came out in their 40s and do not relish having to go back into the closet because “we took so long to come out.” With Village Hearth Cohousing, “we want to be proactive about our aging situation. ... So we’re creating this community that will have elements that will help us stay in our homes longer than if we were in a single-family home, isolated from the community,” McAulay said.

Ross and Keech are looking forward to moving into a place where they have a sense of community and autonomy. “I am going there to live,” Keech said. “I am not going there to die.”

[GA] Building Affordable Housing Communities Discussed at Event Moderated by Arnall Golden Gregory Partner Orlando Cabrera (Citybizlist, NY)
citybizlist
(9/26/2017 5:40 AM, citybizlist)
Arnall Golden Gregory partner Orlando Cabrera moderated the panel discussion “Macro Outlook: Development and Building Communities” at a recent Bisnow Atlanta Affordable Housing event.

Atlanta has a severe affordable housing shortage. Panelist Sara Haas, director at the nonprofit Enterprise Community Partners, said 73 percent of extremely low-income Atlanta residents spend more than 50 percent of their income on rent, which means they are severely cost burdened.

Rent and home-ownership costs have risen significantly but income has not kept pace, Ms. Haas said. She added that up to 20,000 income-restricted units could be lost in the next five years due to demand for market-rate housing.

During his 31 years in affordable housing Mr. Cabrera has served as Assistant Secretary for Public and Indian Housing at HUD and as Executive Director and Chief Executive Officer of the Florida Housing Finance Corporation. He also was president and CEO of a major affordable housing developer.

Mr. Cabrera, a member of Arnall Golden Gregory’s Housing Team, asked City Councilman Andre Dickens about his vision for the city with another 2 million people expected to move to Atlanta in the next 20 years. Mr. Dickens said Atlanta’s diverse workforce requires diverse housing options and that housing for all income levels near employers would lessen the city’s traffic congestion. Teachers who could live close to their schools, he said, would interact with their students as neighbors, strengthening the community.

[FL] Hurricane Irma shuts the door on Keys' most affordable housing -- RVs and trailer parks (USA Today)
USA Today
(9/25/2017 1:37 PM, Alan Gomez)
BIG PINE KEY, Fla. — As Hurricane Irma bore down as a Category 4 behemoth, Kevin McNamara evacuated his trailer home on this island in the Florida Keys.

The storm passed, but a frantic text message rolled in. There was a letter taped to his door advising McNamara to clear out and find new housing, his sister wrote in the text. Irma had caused massive damage to the Sea Horse RV Park and crews would sweep out the debris and damaged trailers "within the week."

The only offer of help: the phone number and website for FEMA.

The roughly 50 residents who live in the Sea Horse RV Park remained on edge this weekend, wondering when they would be kicked out of the only homes they could afford on this increasingly-expensive chain of islands.

To the residents, the letter represented the latest affront in what has been a decades-long trend throughout the Keys: expensive hotels, ritzy resorts and fancy homes replacing simple, affordable Keys bungalows.

Keys authorities severely restrict new development. Monroe County's Rate of Growth Ordinance sets number of housing units allowed. But developers can transfer units they own from island to island: If they remove one home in Big Pine Key, for example, they can build a new one in Key West.

[LA] Louisiana affordable housing properties change hands (Baton Rouge Advocate, LA)
Baton Rouge Advocate
(9/25/2017 6:27 PM, Timothy Boone)
Boston-based Beacon Communities said it has acquired National Development Corp., which has a portfolio of nearly 60 affordable housing properties in 10 states and the District of Columbia. A spokeswoman for Beacon said the deal includes nearly 2,700 housing units in Louisiana and Florida, but did not provide a breakdown. According to the NDC website, the company has 10 properties in Baton Rouge. NDC also has two properties in Westwego: Beechgrove Homes and Claiborne Homes, both at 804 Sherry Lane. The company also has four properties in Lake Charles. No financial details were released on the sale, but the value of the housing that changed hands was placed at more than $250 million. With the deal, Beacon now has 17,500 apartment units.

[IL] Critics hammer Emanuel's affordable housing plan; aldermen advance it (Chicago Tribune, IL)
Chicago Tribune
(9/25/2017 5:17 PM, John Byrne)
Mayor Rahm Emanuel's proposal to increase affordable housing options in a handful of hot neighborhoods west of downtown and through part of the Northwest Side drew fire Monday from critics who contend it would do too little to stem gentrification.

Housing groups and some aldermen said the mayor needs to do more to keep rents down for working-class families in the Near West Side, Logan Square and other areas that have seen recent spikes in housing construction aimed at wealthy, single people.

Emanuel introduced a proposal this month that would create stricter affordable housing rules for developers in two stretches of the city. It would require those constructing bigger projects within the boundaries to include affordable units equaling at least 15 percent of the total number of units in the buildings.

Developers instead could build affordable units elsewhere in the boundaries, but then they would need to include enough to equal 20 percent of the overall size of the development. The mayor's program would apply to developments of 10 units or more.

[IL] Emanuel's affordable housing pilot plan clears key committee hurdle (Chicago Sun-Times, IL)
Chicago Sun-Times
(9/25/2017 4:58 PM, Fran Spielman)
Mayor Rahm Emanuel's plan to create affordable housing in gentrifying neighborhoods — on the Near North and Near West Sides and along the Milwaukee Avenue corridor — cleared a key hurdle Monday, despite fears that rents are too high for families to afford and the area covered is too small.

The voice vote by the City Council's Housing Committee followed a marathon meeting that featured a shouting match between aldermen Walter Burnett (27th) and John Arena (45th).

Arena wanted to expand the plan's boundaries farther north, to include Jefferson Park and Portage Park. Burnett didn't want to complicate the issue.

"When I'm dealing with developers who bring belligerence to the table and find every single way to get around doing affordable units on site … why wouldn't you give us a hand in fighting that fight when you have the legal defensible position to do it in this case?" Arena asked.

[SD] Letter: Affordable housing 'a reality' for city growth (Sioux Falls Argus Leader, SD)
Sioux Falls Argus Leader
(9/25/2017 7:50 PM, Greg Neitzert, City Councelor)
In reference to the recent article [HERE] in the Argus Leader, "Councilor says it's time to make pace with apartments in Sioux Falls," in which I was quoted, I wanted to add context to my statement. First, the vast majority of citizens who bring concerns forward regarding any rezoning or redevelopment do so in good faith and have valid concerns. Those usually revolve around traffic, drainage and parking. Whenever you propose to place two uses that are not the same against or near each other, there are impacts that must be mitigated so that the lower intensity use is not negatively impacted by the higher density use (i.e. an apartment or a retail store). That's why we have zoning regulations. I honor those concerns and they are appreciated. I also appreciate that if you have previously been impacted negatively by a "bad neighbor," you are naturally going to be concerned that history will repeat itself with any new development. Good landlords and property managers are punished for the bad acts of the few. Those few bad actors create a perception for some that apartments are a nuisance.

This is particularly true if you attach the word "affordable" to the project. Many have a perception of what an affordable project looks like or means. Here in Sioux Falls, those living in affordable housing developments are hardworking citizens, many working multiple jobs, who simply can't afford a market rate unit or a home. As councilors, we unfortunately do hear feedback from a minority that calls into question the character of those who live in multi-family developments. That unfortunate commentary is what I was addressing in my quote. Simply put, we need to address the stigma that some have with multi-family housing, particularly affordable housing. The best way we can address this is through education and communication. We need to discuss what affordable housing really means here in Sioux Falls. With our population growth, as well as the incomes of many of our hard working citizens compared to housing costs, the need is only growing and not going away. Multi-family is growing very quickly and even outpacing single family growth. Housing of various types near each other will be an increasing occurrence and reality going forward. It is this reality that we have to deal with going forward.

[CO] Affordable housing planned for Colorado Springs-area homeless veterans (Colorado Springs Gazette, CO)
Colorado Springs Gazette
(9/25/2017 4:55 PM, Jakob Rodgers)
A 50-unit affordable housing project catering to homeless veterans is being planned for the Cimarron Hills area, the Pikes Peak United Way announced.

Construction on the three-story apartment complex, called Freedom Springs, is slated to begin in spring 2018 at 850 Western Drive, north of Peterson Air Force Base. It is expected to open in spring 2019.

Freedom Springs aims to address a dire shortage of affordable housing in El Paso County, which has left homeless advocates struggling to help people off the streets.

"We're excited that this will address a need for those who fought for us - they certainly deserve it," said Annie Snead, spokeswoman for the United Way, which is spearheading the project.

[CO] City plans Truscott buyout (Aspen Public Radio, CO)
Aspen Public Radio
(9/25/2017 10:55 PM, Alycin Bektesh)
AUDIO. Aspen's Truscott II affordable rental buildings were built through a partnership with the the Aspen Pitkin County Housing Authority (APCHA) and private partners. The contracts expire this year, which leaves room for new opportunities.

The private funders joined APCHA in order to collect tax credits that come from building affordable units. Those credits are only good for 15 years. The City of Aspen will now spend $350,000 to buy out the private sector partners and put majority ownership with the housing authority.

From here, the city may decide to again pursue selling to private equity partners. This would generate money for maintenance on the property. There is also potential for a remodel that would create additional units, or an entire scrape-and-replace of the apartments. City staff is presenting the deal to the Aspen City Council in a work session Tuesday afternoon.

[CO] Denver city government is five years into a hiring blitz. Can taxpayers afford it? (Denver Post, CO)
Denver Post
(9/26/2017 4:57 AM, Jon Murray)
City plans increase in budgeted positions again next year, pushing projected growth since 2012 to nearly 20 percent

"Denver just seems to be a place that, whenever some new thing comes along, (officials) never seem to say: 'If you want to do B, let's do less of A to pay for it,' " said Mike Krause, the director of the Local Colorado Project at the libertarian-leaning Independence Institute. "You can only do it so long before you have to pay the piper."

Such disagreements often hinge on whether city leaders, in new ventures such as a recent 10-year, $150 million affordable-housing funding initiative, are straying beyond the proper role of city government.

Hancock and the council may have drawn the ire of conservatives — who are in short supply in liberal Denver — as they also have looked to expand the city's involvement in transit, social problems and other issues. But they have been pushed to take action by a range of urban activists.

Initially, with voters' approval, the city hiring surge reflected a reversal of a few years of belt-tightening during the Great Recession and its lingering aftermath, including employee furloughs.

[NM] $9.9M Rental Community Opens After $287K Grant from FHLB Dallas and Century Bank (Business Wire)
Business Wire
(9/25/2017 10:57 AM, Business Wire)
1:00 a.m., Tuesday, September 26, Santo Domingo Pueblo, New Mexico

Thanks in part to a $287,000 Affordable Housing Program (AHP) grant from Century Bank and the Federal Home Loan Bank of Dallas (FHLB Dallas), WaDi Housing, a 41-unit rental community for very low- and low-income residents in Santo Domingo Pueblo in New Mexico, has opened. The grant was awarded to Santo Domingo Tribal Housing Authority and provided gap funding for the construction of the community.

The media is invited to join project and bank representatives at a grand opening event at 11:00 a.m. on Tuesday, September 26 at 35.509902, -106.317988 (follow link to open in Google Maps) outside of Santo Domingo Pueblo, New Mexico.

FHLB Dallas annually returns 10 percent of its profits in the form of AHP grants to the communities served by its member institutions, like Century Bank. AHP grants fund a variety of projects, including home rehabilitation and modifications for low-income, elderly and special-needs residents; down payment and closing cost assistance for qualified first-time homebuyers; and the construction of low-income, multifamily rental communities and single-family homes.

[WA] Vancouver City Council talks affordable housing, Prop 1 (Vancouver Columbian, WA)
Vancouver Columbian
(9/25/2017 11:33 PM, Katy Sword)
The Vancouver City Council gained a little more insight into the Vancouver Affordable Housing Fund at a workshop Monday evening.

The housing fund is the result of Proposition 1, which approved a $6 million annual levy for the next seven years.

The fund currently has about $5 million in its coffers.

A total of 237 new units will be built in Vancouver, with 80 of those reserved for affordable housing. Funds will be distributed to seven projects, with awards ranging from $250,000 to $850,000.

Peggy Sheehan, Community Development Program manager, said the city didn't develop specific guidelines for projects allowing developers to ask for what they needed. The city then recommended award amounts based on available funds. Four of the seven projects will receive what was requested.

[CA] Economic growth in Bay Area, Sacramento far outstrips that of the nation (Sacramento Bee, CA)
Sacramento Bee
(9/25/2017 5:17 PM, Mark Glover)
Specific Golden State metropolitan areas seeing strong year-over-year growth included San Jose (5.9 percent), San Francisco-Oakland (5.4 percent), Fresno (3.4 percent), Sacramento (3.1 percent) and Riverside-San Bernardino (2.6 percent).

Statewide growth was 2.9 percent in 2016, with a GDP total of nearly $2.5 trillion.

The center noted that the five-county Los Angeles Basin – which had 2 percent growth last year – amassed a 2016 GDP of $1.2 trillion. That alone would have ranked it fourth among states behind only California, Texas and New York.

The Bay Area's GDP was put at $781 billion.

Stephen Levy, CCSCE's director, said that the strong numbers were accompanied by a downside related to affordable housing: "Despite job growth, falling unemployment and the return of some workers to the work force, poverty adjusted for housing costs remained above 20 percent in California.

[CA] Opportunity for Comment: The City of Los Angeles Permanent Supportive Housing Ordinance (City Watch LA, CA)
City Watch LA
(9/25/2017 3:35 PM, CityWatch)
Opportunity for Comment: The City of Los Angeles

Permanent Supportive Housing Ordinance

The City of Los Angeles' Planning Department has released a draft ordinance to improve the permitting process for permanent supportive housing (PSH) developments and is seeking comment and feedback from the public. The Planning Department will be holding two public hearings on the following dates and your support for this ordinance will be vital.

Voters in the City of Los Angeles approved Measure HHH in November 2016, which will raise $1.2 billion to construct 10,000 PSH units over the next decade. As the City begins to deploy the resources to construct these units, a PSH ordinance to improve the permitting and zoning processes will be instrumental in ensuring the City meets its goals. Your comments and support as service providers, housing developers, and community members are critically important in supporting the PSH ordinance.

[CA] Housing crisis: See how state lawmakers are putting more teeth — and more money — into reform (Ontario Inland Valley Bulletin, CA)
Ontario Inland Valley Bulletin
(9/26/2017 5:05 AM, Jeff Collins)
Millions, if not billions, in new dollars will flow to housing programs under a host of housing bills adopted in the final hours of the California Legislature. New rules will make it harder for local governments to block developments.

And lawmakers put some teeth into weak, often ignored laws mandating that cities approve more housing.

On Sept. 15, the last day to approve new laws, the legislature passed 15 housing bills aimed at easing a statewide housing shortage that's fueling skyrocketing rents and home prices.

Gov. Jerry Brown said he plans to sign them.

“For millions of people it is next to impossible to buy a house or even find an apartment they can afford,” Brown said in a statement. “These 15 bills will spur the building of more housing and increase the number of Californians who can actually afford to buy or rent.”

[CA] Large swath of empty land could be annexed into Mission Trails park (San Diego Union-Tribune, CA)
San Diego Union-Tribune
(9/26/2017 4:56 AM, David Garrick)
San Diego officials want to annex into Mission Trails Regional Park a giant swath of open land called East Elliott, where previous proposals have included large housing subdivisions and a new city dump.

East Elliott’s 2,300 acres of barren hillsides and flatlands are adjacent to the north boundary of Mission Trails, a 7,200-acre open space preserve that’s popular with hikers and serves as prime habitat for endangered species.

The annexation would increase the size of the park by 31 percent, allowing additional trail connections and giving hikers and mountain bikers new areas to explore.

But unlike the park, much of East Elliott is privately owned by hundreds of different investors who bought land from the federal government in the 1960s with dreams of building custom homes or selling to a large housing developer.

Some of those owners are complaining about the proposed annexation because they still would like to see housing built on the site, especially with San Diego and the region facing an affordable housing crisis.

[CA] L.A.’s New Transit Oriented Communities Guidelines Are a Boost for Affordable Housing (PLANetizen)
PLANetizen
(9/25/2017 7:04 PM, James Brasuell)
The city of Los Angeles is taking substantive action to provide incentives for affordable housing development. "After six months of revisions and deliberations, the Los Angeles Department of City Planning has released its official Transit Oriented Communities guidelines," reports Steven Sharp. The guidelines will provide incentives in exchange for affordable housing, including additional bonus floor area and reduced parking requirements. Additional incentives are also available for paying prevailing wages. Sharp provides tables of the incentives as well as a map of the areas where the new incentive system will be available. The program is a result of the Build Better L.A. initiative, or Measure JJJ, approved by Los Angeles voters in 2016.

[HI] Affordable housing crisis: Hopeful suggestions for the government (The Garden Island, HI)
The Garden Island
(9/24/2017 4:56 PM, Taylor Kaluahine Reid and Jim Edmonds)
Last month, we talked about what you can do to help with the affordable housing crisis — and now we talk politics. The majority of us have, at one time or another, experienced frustrations with state and county policies — especially in building, renting and paying taxes.

While trying hard to develop places Kauai families can afford, we have been working closely with the county and state, and we are very impressed with the many who are working diligently to address our housing need in Hawaii. We ask them to please pitch in to this effort — by making suggestions for us and helping to bring our suggestions to reality — when they ring true.

However, this is a desperate call to action, Kauai! Now. If you want to ensure that your children and their children have a future on Kauai, things need to change! With your help, we intend to do something about this.

For the county to aid houseless and struggling people, now:

> HUD voucher payments must be corrected to address the actual cost of rentals on the island. Educate the landlords about the benefits of renting to Section 8 tenants.

Fair Housing

‘Snob zoning’ is racial housing segregation by another name (Washington Post)
Washington Post

(9/25/2017 9:48 AM, Elizabeth Winkler)
It's no secret that Americans live in divided spaces. The country's cities and suburbs are segregated by race and socioeconomic status. These divides are often assumed to be a result of economics — as poor and rich families alike pick neighborhoods they can afford — and of personal choice, as Americans seek to live near people with whom they have more in common.

There's a more sinister force at work, however. In many places, economic and racial segregation goes beyond market forces or personal choices. That segregation is buttressed by local laws and ordinances that effectively exclude or discourage poor and working-class people from moving into certain communities, keeping those areas primarily the domain of the white and wealthy.

Across the country, American communities employ "snob zoning" policies that forbid builders from constructing apartment buildings or impose minimum residential lot requirements. They are often presented as driven by concerns that building smaller units could change the character of a community. Some ordinances even exclude modest single-family homes in the name of preserving a neighborhood's "aesthetic uniformity." Such rules effectively impose a price floor for the cost of housing, making it impossible for people who live below a certain means to afford them, a recent report by the Century Foundation explains.

The policies are widespread in cities and suburbs across the country, the result of a century of social engineering by federal and local governments. But a survey by the Brookings Institution found they are particularly popular in the Northeast and Midwest. Towns with the most stringent rules tend to have lower density and be wealthier than those with less regulation, according to researchers at the Wharton School at the University of Pennsylvania.

Takeaways from Undesign the Redline (Consumer Health Foundation)
Consumer Health Foundation
(9/26/2017 5:40 AM, Yanique Redwood)
Undesign the Redline is an exhibit that connects the intentional and systematic racial housing segregation of the 1930s to political and social issues of today. I spoke on a multi-sectoral panel last week on how this history of redlining connects to the inequitable health outcomes that we see today. Here are some reflections from the discussion.

What is redlining?

Redlining occurs when lenders use discriminatory and unfair lending practices that result in reduced lending accessibility for borrowers in areas that show high populations of people of color, regardless of the credit of each individual borrower. The word redlining comes from the practice of outlining in red those geographical areas that were perceived to pose a higher mortgage risk. Redlining in the U.S. was supported by the government. Old redlining maps reveal language such as "It is 100% poor class Negroes practically all on relief. A high wall, however, prevents their spread." Redlining, therefore, prevented Blacks and other people of color from purchasing homes because they could not get access to mortgages to live in the neighborhoods to which they were relegated.

What does redlining have to do with health?

At the Consumer Health Foundation, we think very broadly about health and the social factors that drive health. Redlining and its impact on housing and education segregation and unequal wealth distribution are all social factors that have had profound impacts on the health of people of color.

Homelessness

[NY] Community rails against proposed Bedford Parkshelter (Bronx Times, NY)
Bronx Times
(9/25/2017 4:07 PM, Arthur Cusano)
Bedford Park residents and students from local schools joined elected officials on Tuesday, September 19, to voice opposition to a proposed men's shelter across from a 900-student public school.

Councilman Andrew Cohen led chant of "no shelter" across the street from Sam's Floor Coverings at 3041 Webster Avenue, also known as Sam's Carpet, where a third story could be added to accommodate 200 homeless men.

Proximity to local schools is a major concern surrounding the proposed shelter, most notably its location directly across the street from the large city school building that houses both P.S. 20 and M.S. 20.

In addition to those schools, P.S. 8 and M.S. 80 are both located within walking distance of the proposed shelter.

[NY] Utica breaks ground on housing for homeless veterans (WRVO Public Media, NY)
WRVO Public Media
(9/26/2017 4:58 AM, Payne Horning)
New York state is helping build new housing units for homeless veterans in Utica.

Officials involved with the Central New York Veterans Outreach Center broke ground on the $3.2 million project last week. The funding will create 10 permanent and seven temporary housing units for homeless veterans in the center's headquarters, which is a former YMCA that already has older individual units in the upper portion of the building.

Jennifer Martin is the program director of the center, which serves dozens of homeless veterans each year in Oneida, Jefferson, Lewis, Herkimer, St. Lawrence, Otsego and Madison counties. Martin says the new housing units are greatly needed in central New York.

"Finding housing for homeless veterans around the area with rent that is reasonable is difficult," Martin said. "So having a place where they can go and get into easily is going to help us as case managers house our clients quickly and reduce the homeless numbers in the streets and the shelters."

In addition to offering housing, the center also provides services to homeless veterans, like finding work and accessing benefits available through the VA.

[DC] The homeless and the hungry will get a boost from this year's Helping Hand (Washington Post)
Washington Post
(9/25/2017 1:39 PM, John Kelly)
"The meek shall inherit the Earth," goes the Bible. "Women and children first," goes the lifeboat adage.

If only these things were always true. If you're poor in Washington, forget about expecting a whole planet. You'd be happy to inherit your next meal and a place to sleep. Things are even tougher if you're a homeless woman or child.

We are fortunate that in our area many nonprofit groups try to help. Today, we're announcing that three of them are the latest partners in The Washington Post Helping Hand: Bright Beginnings, N Street Village and So Others Might Eat.

Bright Beginnings provides day care and preschool to children in homeless families. This allows parents to work, and it helps children who have grown up under less-than-ideal circumstances get ready for kindergarten.

N Street Village works with homeless and low-income women in Washington, providing temporary shelter and permanent housing, along with medical and mental health services, employment assistance, and more.

As its name suggests, So Others Might Eat meets the immediate daily needs of the people it serves by providing meals. It also oversees hundreds of housing units around the city and offers job training, addiction treatment and counseling.

[MD] Kirk Stepping Down as Head of Bethesda Cares (Bethesda Magazine, DC)
Bethesda Magazine
(9/25/2017 3:56 PM, Andrew Schotz)
Board of nonprofit organization for homeless hopes to have replacement by end of October

The Rev. Bob Perry, who served on the board for about 20 years until he left in 2013, credited Kirk with strengthening and expanding Bethesda Cares. He said it used to be a small church-oriented organization, with volunteer leaders, a part-time director and a small budget.

Now, the organization is known throughout the county and state for its work, he said.

Bethesda Cares has 12 employees and about 600 volunteers, Kirk said.

Perry, who was a pastor at North Chevy Chase Christian Church, said Kirk's "concern, compassion and understanding of issues" are exemplary.

"She planted a lot of seeds," Petitt said.

In conjunction with the Department of Housing and Urban Development, Bethesda Cares is trying to help end chronic homelessness locally by the end of the year. Kirk thinks March of 2018 might be a more realistic goal.

[FL] Editorial: Addressing the homeless issue (Ocala Star-Banner, FL)
Ocala Star-Banner
(9/25/2017 7:43 AM, Editorial)
The PPI study follows 11 others since 2000 that have examined and thoughtfully recommended solutions to critical local issues, everything from transportation to health care to criminal justice. Homelessness is a perfect fit for PPI.

The reality is that each of the existing homeless advocacy agencies provide specific and needed services. The problem is there is too little coordination.

Another massive problem is a lack of housing for the homeless. Under the U.S. Department of Housing and Urban Development's current approach , "Housing First," the first step toward successfully helping someone out of homelessness and the accompanying issues that go with that, such as mental illness, substance abuse and unemployment, is getting them a home. Ocala/Marion County has yet to embrace, or at least enact, that plan. Without it, HUD dollars for homelessness will not come.

The keynote speaker at the PPI study kickoff breakfast was Ron Book, executive director of the Miami Homeless Trust, which has reduced homlessness there to about 1,000 people. He told the audience Ocala/Marion County needs three things to effectively address the homeless issue: leadership, a plan and money. "And if you're missing any one of the three, it will fail," Book said.

Book's right. Homelessness has been a longstanding challenge for our community. Understanding it on a deeper, statistic-driven level and investing in real answers is the only way we are going to eliminate. We tip our hats to the PPI for taking the lead on the issue and looking for real, sustainable solutions. Maintaining the status quo is simply not good for anyone.

[LA] Caddo Courthouse needs outdoor loos, not a fence: (Shreveport Times, LA)
Shreveport Times
(9/25/2017 5:44 PM, Lex Talamo)
A fence around the Caddo Parish Courthouse is temporarily on hold. Now being considered instead: outdoor public restrooms. Locations proposed for outdoor facilities have included church property and courthouse grounds, according to commission committee minutes. Caddo Parish commissioners on Sept. 21 delayed a planned vote on Sheriff Steven Prator's repeated requests for a $250,000 fence around the courthouse. The vote came at the request of Commissioner Mario Chavez, who introduced the alternative idea of building a public restroom on courthouse grounds. Chavez asked that the fence vote be delayed for three months so the commission could conduct a courthouse threat assessment - and also consider building a public restroom. Chavez said he recognizes that building outdoor restrooms would not solve the city's "homelessness problem" or resolve the public safety concerns related to people carrying or hiding weapons on courthouse grounds. It would solve sanitation concerns voiced by Prator, who has advocated since 2008 for "some kind of barrier" for the courthouse and a way to close the courthouse grounds after hours.

[WI] From the Field: Wisconsin Biennial Budget Includes Rare Increase for Homeless Services (National Low Income Housing Coalition)
National Low Income Housing Coalition
(9/25/2017 1:01 PM, NLIHC)
For the first time in more than a decade, the Wisconsin state budget includes new funding to support programs focused on ending homelessness; $2.45 million will be used for case management services, job training, and re-entry housing over the next two years. The victory this year might seem small, but considering Wisconsin's current $3.25 million in annual spending on

homelessness, the new support is a sizeable increase.

Republicans control both houses of the Wisconsin legislature as well as the governor's office, so the passage of new funding to address homelessness required cultivating support from unlikely allies. The $2.45 million was in Governor Scott Walker's (R) original budget request and remained intact when he signed the biennial budget bill on September 21. The advocacy effort to increase funding for homeless programs was led by the Wisconsin Coalition Against Homelessness (WCAH). Their work on the budget involved mobilization of advocates and service providers throughout the state, including the Wisconsin Partnership for Housing Development, an NLIHC state partner.

[CO] Pikes Peak United Way to open permanent housing facility for homeless vets in El Paso Co. (KRDO-TV ABC 13 Colorado Springs, CO)
KRDO-TV ABC 13 Colorado Springs
(9/25/2017 5:26 PM, Holly Morrison)
EL PASO COUNTY, Colo. - Pikes Peak United Way has announced that it will be building the first ever permanent supportive housing facility for homeless veterans in El Paso County.

Construction for the center is scheduled to begin in spring of 2018 in the Cimarron Hills area.

The project at 850 Western Drive should be complete by Spring 2019.

Working with Pikes Peak United Way is the Vecino Group, Volunteers of America Colorado Branch and Ross Management, and Freedom Springs.

The land where the facility will be built was donated to Pikes Peak United Way by local developer Leroy Landhuis.

[NV] Homeless are part of solution to Nevada's skill gap, some say (Las Vegas Review-Journal, NV)
Las Vegas Review-Journal
(9/25/2017 8:28 PM, Nicole Raz)
Last Friday Venson Pace, 41, spent his day at a public library filling out job applications and researching what jobs are available. He went back to the streets, where he has been living for the past year. This Friday, Pace intends to spend his day receiving free training in cybersecurity. Hero School, a local nonprofit that works to reverse and prevent homelessness, has been offering motivational multiday events for the local homeless population roughly every quarter for 22 years. This is the first time the event comes with a day of hands-on training for a new skill, he said. "The world is changing so fast that the time that we have to reach somebody is a very short," said Tiger Todd, founder of Hero School. This year, the RedFlint experience center - a skill mill, of sorts - partnered with Hero School to offer cybersecurity training and a place to do it. RedFlint, owned by the University of Phoenix, set up shop in Las Vegas last October.

Located downtown in the Bank of America Plaza building, RedFlint is a business incubator, a startup accelerator, and a community education center, offering workshops and seminars on all things business. "We're seeing a workforce shortage in high demand industries like cybersecurity with 40,000 jobs going unfulfilled each year. This is extremely important for Nevada, which ranks fifth in the country as the most vulnerable state for cybersecurity breaches," said Dennis Bonilla, executive dean of the College of Information Systems and Technology and School of Business at the University of Phoenix. "To effectively fill this job gap, we need to educate and train more than just college students and skilled workers," Bonilla said, adding that people in the homeless community can learn the foundational cybersecurity skills and knowledge that can help them start a career in 20 minutes.

[CA] Activists protest 33-story apartment tower on the edge of L.A.'s skid row (San Diego Union-Tribune, CA)
San Diego Union-Tribune
(9/23/2017 5:01 AM, Gale Holland)
Skid row residents have long feared that upscale development spilling over from other parts of downtown Los Angeles would spark rampant gentrification and pose a threat to their 50-block neighborhood, one of the city's poorest.

Downtown residents and businesses see skid row as a prime spot to build modest and workforce housing to complement the largely expensive lofts and apartments in the rest of the central core. They also want to see the booming Arts District and Historic Core, now separated by skid row, united in one resurgent downtown, with restaurants and other commercial businesses. Even as

lofts and restaurants crept into the edges of skid row, 2,000 homeless people have continued to cling to skid row streets in tents and makeshift lean-tos.

While the city and county have pledged $1.2 billion to homeless housing, and $355 million annually for services, the construction has met resistance and will take years to complete.

Now investors and developers have begun pouring hundreds of millions of dollars into skid row's southern neighbor, the scruffy-edged Fashion District , placing it next in line for the kind of growth that has transformed South Park and other downtown neighborhoods.

Tensions over competing ambitions for the area came to a head Friday, as several dozen skid row activists protested a 33-story apartment tower proposed at 7th and Maple streets, where skid row and the Fashion District meet.

The protesters say the city should house the neighborhood's homeless people before it approves another big residential development in downtown Los Angeles.

[CA] California's hepatitis A outbreaks: Why is the virus spreading? (Fox News)
Fox News
(9/25/2017 9:29 AM, Rachael Rettner)
Nearly 450 people in San Diego have become infected with hepatitis A over the last 10 months, making it the largest outbreak of the illness in California in decades.

On Tuesday (Sept. 19), officials in San Diego said the number of hepatitis cases in the city had climbed to 444, up from 421 last week. Of those infected, 305 have been hospitalized, and 16 have died. (For comparison, the city had just 22 cases of hepatitis A in 2015.)

Also this week, Los Angeles declared its own hepatitis outbreak, with 10 cases reported so far. And Santa Cruz County, in northern California, has reported 69 cases of the virus since April. The outbreaks in all three areas are occurring primarily among people who are homeless or who use illegal drugs. But what's causing hepatitis to spread in these areas?

In general, people become infected with hepatitis A through the "fecal-oral" route — that is, when small amounts of stool from an ill person contaminate objects, food or drinks that are then touched and ingested by another person, according to the Centers for Disease Control and Prevention (CDC).

[CA] The best way to help the homeless (Sacramento Bee, CA)
Sacramento Bee
(9/25/2017 8:48 AM, Michele Steeb)
Spearheaded by the federal government nearly a decade ago, "Housing First" is now statewide policy in California. Housing First emphasizes that the primary need for the homeless is housing, and prohibits the requirement of sobriety, or any form of accountability.

While this policy has worked for some, it is not working for hundreds of thousands in California. In just the last two years, homelessness has increased by 23 percent in Los Angeles and by 27 percent in San Diego and Sacramento counties. With the lack of affordable housing, homelessness will continue to grow.

We should not be surprised. There is no one-size-fits-all medication for the homeless. Poverty, alcohol and drug addiction, a lack of education and job skills, and mental illness must be treated with the same attention that "housing first" receives.

To reduce recidivism (more than 65 percent at the time), the state dramatically increased rehabilitation services for inmates and incentives for them to participate. The recidivism rate is now 45 percent. This holistic, proven approach by the California Department of Corrections and Rehabilitation should be applied to the homeless with equal vigor.

[CA] North County cities log nearly two dozen cases of hepatitis (San Diego Union-Tribune, CA)
San Diego Union-Tribune
(9/26/2017 4:43 AM, Phil Diehl and J. Harry Jones)

More than 20 cases of hepatitis A have been reported in North County cities, including 11 in Escondido and 7 in Oceanside, according to statistics released by county health officials Friday.

Both cities, each with homeless populations of roughly 525, are working with San Diego County on measures to prevent the further spread of the virus.

County foot patrols have teamed up with the Oceanside Police Department's homeless outreach team to offer vaccinations in areas where homeless people congregate, City Manager Michelle Skaggs Lawrence said in an email.

"The county is doing the vaccinations," she said.

Vaccinations also are being offered to all of Oceanside's first-responders, such as police, firefighters and paramedics, and to others such as housing and parks and recreation workers who may come in contact with the homeless.

[CA] Fed office eyeing Solutions for Change as model to replicate (San Diego Union-Tribune, CA)
San Diego Union-Tribune
(9/26/2017 5:06 AM, Teri Figueroa)
A North County-based nonprofit that works with homeless families is among a handful of programs the federal government wants to hold up as a model of how to effectively address poverty and family homelessness.

Clarence Carter, a Trump administration appointee who heads the Office of Family Assistance, said in a phone interview last week that Solutions for Change shares his focus on moving people permanently out of homelessness and emphasizing employment.

"From everything that we have been able to glean — and we did tear up the floorboards on this — it is a model that serves homeless families well," Carter said of Solutions.

Solutions works with — and provides housing for — 163 North County families. It runs what it calls Solutions University, a full-immersion, 1,000-day program designed to teach parents self-sufficiency. Solutions also runs an aquaponics farm and sells its produce to school districts, and has spread into real estate, buying or building apartment complexes that house its families.

Ironically, while Solutions showed up on Carter's radar under the flag of the Department of Health and Human Services, the nonprofit faces funding shortfalls because it refuses to meet relatively new requirements of another federal agency: Housing and Urban Development, or HUD.

Funding priorities at HUD have changed to focus on getting homeless people into housing first, then addressing substance abuse and other issues. The approach has been embraced as effective. But organizations using money from that particular pot cannot require drug testing for their clients. Solutions, which insists on sobriety, decided to turn back the roughly $600,000 it had expected.

[CA] Effort revived to expand convention center with June citizens initiative (San Diego Union-Tribune, CA)
San Diego Union-Tribune
(9/26/2017 4:59 AM, Lori Weisberg)
San Diego tourism and business leaders are working aggressively on a renewed effort to finance a convention center expansion with a hike in the hotel room tax that would be put before voters next June.

The prospect of getting what would be a citizens initiative on the ballot will depend heavily on the willingness of organized labor and community groups, including advocates for the homeless, to sign on to the effort.

The measure being considered would include funding for both an expansion of the bayfront center, as well as homeless services. It is also possible that money for road improvements would be covered but no firm decisions have been made.

Among the local stakeholders represented in multiple meetings are hotel industry executives, San Diego Building & Construction Trades Council, the hotel workers union, the San Diego Downtown Partnership and groups advocating for the homeless and social justice.

Public and Indian Housing (PIH)

House Subcommittee to Hold Hearing on HUD's Family Self-Sufficiency Program (National Low Income Housing Coalition)
National Low Income Housing Coalition
(9/25/2017 1:01 PM, NLIHC)
The House Financial Services Subcommittee on Housing and Insurance will hold a hearing on HUD's Family Self-Sufficiency (FSS) Program, which is designed to help families receiving housing assistance achieve economic stability and advancement.

Since its establishment, the FSS Program has enabled families living in public housing or using Housing Choice Vouchers to access workforce training and other resources to pursue higher paying employment opportunities. Families enrolled in the FSS Program receive an interest-bearing escrow account, empowering them to save and apply that savings to work-related purchases. Witnesses include….

The hearing will be held on September 27 at 10:30 am ET in room 2128 of the Rayburn House office building.

[NY] Bed Bug Problem Strikes Ogdensburg High-Rises (WWNY-TV 7 Fox 28, NY)
WWNY-TV 7 Fox 28
(9/25/2017 4:42 PM, WWNY-TV 7 Fox 28)
People living in the Centennial and Riverview high-rises in Ogdensburg can look out on magnificent views.

But these days, they are more likely to be looking into every corner of their apartment for bed bugs. The pests can multiply and spread rapidly.

They were discovered around the beginning of the year at the high-rises. Residents say a few people are already preparing to leave.

"They're panicked or upset about how things have been handled in the housing. And they're afraid," said Marilyn Luzinski, a resident of Riverview Towers.

Housing officials say bedbugs are not just a problem at the apartments. They say they are a problem all over the city of Ogdensburg. However, they also say they will do everything they can to eradicate them here.

"They seem to be getting less and less. We've had a couple of people that were quite infested with them. Now we get a phone call … well, we had one last week, it was just in her chair," said William Seymour, director of the Ogdensburg Housing Authority.

[NY] Lobby of Queens apartment building keeps flooding with sewage (WPIX-TV, NY)
WPIX-TV
(9/25/2017 6:10 PM, Monica Morales)
Residents of a Queens housing development have been forced to walk through a lobby flooded with sewage at least once a week for months now. Pomonok Houses resident Mecca Asia says it's a real problem. The lobby and area in front of the building also smells from the problem. Some residents call the walk through the lobby a "walk of shame." "We need a plumber," said 81-year-old Barry Ladas. A spokesperson for the New York City Housing Authority says, "This is unacceptable. We can and will do better to make sure all our residents have safe, clean homes. NYCHA staff fixed the problem and cleaned the area today. A contractor will deep clean the pipes as soon as possible to reduce reoccurrence."

[Editorial note: VIDEO at source]

[NJ] Trenton man going to prison for years of sexual abuse of young girl (Trenton Times, NJ)
Trenton Times
(9/25/2017 5:31 PM, Kevin Shea)
A Trenton man convicted of sexually assaulting a girl over several years, and who vanished from his trial in Bucks County, Pa. earlier this year, was sentenced to 11 1/2 to 23 years in state prison Friday.

Judge Diane E. Gibbons handed down the maximum sentence allowed, saying Darryl Jenkins, 53, "devastated" the young girl's

life and said he is an "an extreme danger to the community," the Bucks County District Attorney's Office said.

Jenkins was a longtime Trenton Housing Authority employee, the office said.

He was convicted by a jury on April 3 of indecent assault of a victim under 16, unlawful contact with a minor and corrupting the morals of a minor, the office said.

[PA] EPD Quebec Unit receives award from Housing Authority (WJET-TV YourErie.com, PA)
WJET-TV YourErie.com
(9/25/2017 8:12 PM, WJET-TV YourErie.com)
A special unit within the Erie Police Department is recognized for its efforts in engaging with the community. Today, the City of Erie Housing Authority presented a National Award of Merit to the Erie Police Department's Quebec Unit.

The Quebec Unit's primary function is to patrol all areas owned and operated by the Housing Authority. The National Association of Housing and Redevelopment Officials honored the Quebec Unit with the 2017 Award for its Community Engagement Initiative.

Corporal Tom Covatto of the Erie Police Department tells us, "we have a calendar with a reading program and we will read to the kids and take time during our shifts, if we can, to meet with the kids and the seniors and everyone in between".

The Quebec Unit started in 1997.

[Editorial note: VIDEO at source].

[PA] HHA joins lawsuit to recoup funding (Standard Speaker, PA)
Standard Speaker
(9/26/2017 4:56 AM, Kelly Monitz)
HAZLETON — The city Housing Authority will spend a few bucks on legal fees in hopes of gaining thousands back.

The authority received a letter from the Pennsylvania Housing and Redevelopment Agencies and the National Association of Housing and Redevelopment officials telling them they were successful in challenging the operating reserve recapture that took place in 2012.

The 309 housing authorities that participated in the lawsuit were awarded more than $135 million. The amount of damages for the Hazleton Housing Authority and other authorities that did not participate total more than $230 million, the letter states.

The agencies asked the Hazleton authority to participate in a second lawsuit in hopes of receiving $19,421 in damages, but they need to contribute $3,000 for legal fees, Dorothy George, executive director, said in her report. These funds must be non-federal funds, she said.

[MD] Financing options for redevelopment of Perkins Homes include controversial incentives (Baltimore Sun, MD)
Baltimore Sun
(9/25/2017 4:29 PM, Sarah Gantz)
City leaders are considering millions of dollars in incentives for developers to overhaul Perkins Homes, a dated public housing project.

Harbor Point developer Beatty Development was selected in August by the Housing Authority of Baltimore City to lead a team in redeveloping the 17-acre Perkins Homes site into mixed-income residential complex.

To support the project, the city and housing agency intend to apply for a $30 million federal grant. As a condition of the federal funding, the city would be required to contribute at least three times the grant amount.

To meet its obligation of $90 million or more, the housing authority is considering seeking tax increment financing for the redevelopment. The controversial method involves the city issuing bonds to pay for project-related infrastructure and paying them off with new revenue generated by property taxes on the development.

[MD] At City Council meeting, citizens plead for crime solutions following Eastport shooting (Baltimore Sun, MD)
Baltimore Sun
(9/26/2017 12:56 AM, Danielle Ohl)
VIDEO. The City Council meeting Monday night struck a solemn, fervent tone as several members of the public, with a recent Eastport shooting fresh in mind, pleaded with the mayor and aldermen to wrangle crime they say is plaguing Annapolis communities.

A packed-house of constituents listened as Police Chief Scott Baker outlined the Annapolis Police Department's response to Wednesday night's incident and their strategy going forward. The police arrested three people in connection with that shooting, which resulted in the Thursday death of Michael Covert, a 36-year-old Eastport man.

"I share your outrage," Baker said, and admitted the police department is putting resources up against crime but not getting intended results. The police department has invested in cameras and has assigned two members of the Neighborhood Enhancement Team to patrol the Eastport Terrace and Harbour House area, Baker said. After the shooting, the department developed a schedule so officers can be held accountable for what happens on their shifts. Baker also asked the Housing Authority of the City of Annapolis to change their hours so staff will be available during peak crime hours on Friday nights and weekends.

"We need a partner in paroling properties," Baker said.

[VA] Region has critical lack of cheap housing (Bristol Herald Courier, VA)
Bristol Herald Courier
(9/26/2017 3:11 AM, David McGee)
David Baldwin, executive director of the Bristol Virginia Redevelopment and Housing Authority, told the panel that he has lengthy waiting lists for both subsidized public housing and the agency's other market housing.

"Although we don't experience high vacancy rates – we maintain 97 or 98 percent occupancy – I've said a lot of times people choose where they live," Baldwin said. "Even though we have hundreds on our waiting lists, we still might go through two or three applicants for every time we turn a unit over. … There are a number of tax credit properties on both sides of the state line. If they qualify, they're going to go there."

As for the retail housing market, the Tri-Cities area has seen a 15 percent decrease in the number of people selling their homes, a lack of inventory at the lower end of the scale and rising prices, according to Eric Kistner of the Northeast Tennessee Association of Realtors.

"The houses that come on the market either need more [work] so folks don't want to buy them, they're over-priced for the condition that they're in so there's a separate challenge there," Kistner said. "If they're trying to buy a $100,000 house – and you qualify for a VHDA loan -- but the property needs $20,000 in work, whether it needs a heat pump, are you making yourself better off by buying a house or putting yourself into greater debt?"

[MI] Boys & Girls Clubs of Southeastern Michigan CEO to retire (Crain's Detroit Business, MI)
Crain's Detroit Business
(9/25/2017 2:41 PM, Annalise Frank)
The Boys & Girls Clubs of Southeastern Michigan's president and CEO of 20 years, Len Krichko, plans to retire from the nonprofit at the end of the year.

A national search is starting to find his replacement and expects to fill the position in the second quarter of 2018, Shaun Wilson, a spokesman for the organization, told Crain's in an email. An interim president and CEO will be appointed when Krichko retires, Wilson said.

During his tenure with the organization, Krichko opened the first Boys & Girls Clubs in public housing communities in Detroit and Cleveland, the release said. He helped the metro Detroit area grow from eight clubs to 10 and under his leadership it expanded from serving 7,000 children per year to about 15,000, Wilson said.

[TX] Assisted Living Residents Sue Houston Housing Authority Over Post-Harvey Evictions (Houston Public Radio, TX)
Houston Public Radio
(9/25/2017 6:26 PM, Florian Martin)
The 2100 Memorial assisted living facility just west of downtown Houston was flooded when Buffalo Bayou went over its banks. Only the first floor flooded. No apartments were affected but the floodwater temporarily shut off the electricity and tap water. More than three weeks later, all residents received notices telling them to move out within five days. Now, Lone Star Legal Aid has filed a lawsuit on their behalf. Director of litigation Rich Tomlinson doesn't buy the Housing Authority's argument that the storm rendered electrical equipment a safety threat. Numerous 2100 Memorial residents spoke out at City Council last week. In an email to News 88.7, the Housing Authority said it doesn't comment on pending litigation. On its website, it says it's helping residents move and that it understands many will not be able to make the deadline. It also says current residents will be given preference if they want to move back once the safety issues are resolved.

[Editorial note: AUDIO at source]

[CO] Loveland Housing Authority director retiring after 29 years (Loveland Reporter-Herald, CO)
Loveland Reporter-Herald
(9/25/2017 10:41 PM, Julia Rentsch)
Moofie Miller, director of housing with the Loveland Housing Authority, will retire Friday after serving 14 years in her role, according to an LHA press release.

Over the course of her career with the LHA, which totaled 29 years, Miller is estimated to have assisted more than 9,000 households — a total of approximately 18,000 seniors, adults and children — with their housing needs.

Prior to working at the LHA, Miller worked for the Metro West Housing Authority and the Colorado Division of Housing. Miller joined LHA in 1988 as an administrative assistant, and was promoted to administrator of both the Section 8 voucher program and the public housing program before becoming housing manager in 1994.

In this role, Miller and her team championed an effort for the LHA to rely less on assistance given by the United States Department of Housing and Urban Development and instead to use Low Income Housing Tax Credits as a tool to develop new affordable housing. The program encourages the construction and rehabilitation of low-income rental housing by providing a federal income tax credit as an incentive to investors, according to the Colorado Housing and Finance Authority.

[HI] Revitalizing Mayor Wright Homes could cost $1 billion (Star-Advertiser, Honolulu, HI)
Star-Advertiser
(9/25/2017 10:34 AM, Andrew Gomes)
Ten years and $1 billion.

That's what it likely will take to replace the state's aging Mayor Wright Homes low-income public housing complex in Kalihi with seven times as many rental apartments in a new high-rise community for residents earning a broad range of incomes.

The construction timetable and cost estimate are in a draft environmental impact statement published earlier this month by the Hawaii Public Housing Authority, a state agency that selected Texas- based developer Hunt Cos. in 2014 to replace Mayor Wright's 364 homes with 2,500 new apartments.

The environmental report adds details to an earlier outline of how the 15-acre Mayor Wright property dotted with two- and three-story apartment buildings should be remade through the public-private partnership.

Under the latest conceptual plan, a company called MWH Partners LLC led by Hunt would construct four towers as high as 380 feet rising out of broader midrise base buildings containing some homes and retail tenants possibly including a grocery store. A central park, a community center, rooftop recreation decks and an early childhood public school also are envisioned.

Hakim Ouansafi, HPHA executive director, said the project will catalyze public and private investment to create a vibrant mixed-income community that will revolutionize public housing as we know it.

Sustainability

3 Ways the UN Can Keep Cities at the Center of Sustainability Goals (Next City)
Next City
(9/26/2017 5:40 AM, Peter Calthorpe)
The 21st century presents us with two new and accelerating challenges: climate change and mass urbanization. The good news is they are connected in ways that solving for both can enhance our future and shape better lives for all. Livable cities lead to lower carbon emissions and dramatic improvements in social, economic and environmental impacts. Treating them and many of the other issues identified in the UN Sustainable Development Goals (SDGs) in isolation will never work; cities are the nexus of common solutions to our toughest challenges — poverty, economic development, social integration, environmental degradation, and yes, climate change.

While the UN is structured around worthy challenges — environment, water, women and poverty, to name a few — these agencies too often operate independently. The coalition created at Habitat III was a formative moment for the UN — it recognized, codified and elevated urban form to a profound, crosscutting role in the future of our global community.

The challenge is now to fulfill the vision of what's been dubbed the New Urban Agenda — to find a way to restructure UN-Habitat to become a focal organization in the effort to build better cities and ultimately better lives. The secretary general appointed me to an independent, high-level panel to evaluate the effectiveness of UN-Habitat in relation to its normative and operational work, governance structure, financial capacity and ability to work with various stakeholders across national, sub-national and local governments. At the heart of our approach were three fundamental strategies: elevate UN-Habitat, integrate its operations across the UN, and refocus its activities.

1. Elevate UN-Habitat. To take on the seminal challenge of reshaping cities around the globe, UN-Habitat must be elevated. Its governance, activities, type of support and public identity has to expand beyond its historic practice. Instead of declining budgets and limited participation by member states, it needs interaction with and support from a much larger group; hence the recommendation to shift from a governing council of 58 to universal membership and governance by the UN General Assembly. And just like cities need support from many stakeholders, the panel saw the need for expanded participation from local governments, a broader range of stakeholder groups, and a growing array of institutions. In short, UN-Habitat's role and public profile must be transformed.

Community Planning and Development (CPD)

[NY] Schumer, Gillibrand announce $200,000 in federal funding to Center for Youth (Rochester First,1: NY)
Rochester First
(9/25/2017 8:57 PM, Press Release)
ROCHESTER, N.Y. (WROC-TV) - U.S. Senate Minority Leader Charles E. Schumer and U.S. Senator Kirsten Gillibrand announced $200,000 in federal funding for Rochester's Center For Youth Services.

The funding was allocated through the Department of Health and Human Services' (HHS) Administration for Children and Families (ACYF). Specifically, the Center for Youth will use the funding to support their Youth Emergency Homeless Shelter.

"We must do all we can to prevent homelessness and to help provide those truly in need with shelter," said Senator Schumer. "I am proud to announce this federal funding and will continue to support programs that help the most vulnerable of our citizens."

"This funding will help the Center for Youth Services provide safe housing for teenagers in the community who need a place to live," said Senator Gillibrand. "I will continue working with my colleagues in the Senate to ensure funding for initiatives that provide a lifeline for young people in need of assistance."

"The awarding of this $200,000 federal grant to The Center for Youth's emergency homeless shelter makes it possible for our agency to support those young people, ages 12 – 18 years, who are without stable housing supports. It ensures that they have a safe place to live while they continue their education and re-establish more permanent housing options. Currently The Center for Youth is the only agency in Monroe County serving this younger homeless youth population; given that, this award could not be more important to the future of our younger youth struggling with homelessness," Dr. Elaine Spaull, Executive Director, The Center for Youth.

[DC] Philanthropy Fights Gentrification Around D.C.'s Planned Bridge Park (PLANetizen)
PLANetizen
(9/25/2017 7:04 PM, James Brasuell)
With lessons from high-profile urban revitalization in place, organizers and philanthropists are working to ensure the 11th Street Bridge Park doesn't push low-income residents out of surrounding neighborhoods. JPMorgan Chase will donate $10 million to preserve affordable housing in Washington, D.C., reports Jonathan O'Connell. The announcement of J.P. Morgan's donation is the most recent philanthropic attention devoted to the project and its surrounding neighborhoods. "The proposed 11th Street Bridge Park that would cross the Anacostia River continues to inspire big-name philanthropists to write big checks to revitalize some of the District's poorest neighborhoods and help low-income residents prepare should an economic turnaround arrive," writes O'Connell. The Building Bridges Across the River nonprofit worked to secure the funding from JPMorgan Chase, as a response to the threat of gentrification and displacement in the wake of the project. "Organizers are already concerned that the park project will drive up rents and property values to the degree that low- and moderate-income residents of the area will be forced out once the park opens, similar to what has happened when new development arrived in other parts of the city in recent years," writes O'Connell. The article includes more details on the previous donations to the cause of preventing the worst effects of gentrification. About half of the project's funding has been raised, and construction could begin as soon as 2019.

[DC] Big philanthropists flock to D.C.'s Bridge Park project to battle gentrification (Washington Post)
Washington Post
(9/24/2017 5:13 PM, Jonathan O'Connell)
The proposed 11th Street Bridge Park that would cross the Anacostia River continues to inspire big-name philanthropists to write big checks to revitalize some of the District's poorest neighborhoods, and help low-income residents prepare should an economic turnaround arrive.

The latest is JPMorgan Chase & Co. Over the next three years, the financial giant agreed to donate $10 million in Wards 7 and 8 of the District, including $5 million to preserve affordable housing for low-income residents as part of a proposal established by the Southeast D.C. non-profit organization planning the park, Building Bridges Across the River.

Sometimes likened to New York City's High Line public park, the Bridge Park calls for a public plaza, amphitheater, environmental education center and other amenities to be built along a 1.45-mile stretch of bridge atop four piers that once carried the 11th Street Bridge. It would connect Anacostia, one of the poorest neighborhoods in the city, with the much more affluent neighborhoods in and around Capitol Hill.

Construction is projected to cost between $50 and $55 million, about $25 million of which has already been raised. Construction is scheduled to begin in 2019.

[DC] JPMorgan Chase & Co. Announces $10 Million Investment to Drive Inclusive Growth in Underserved Washington, D.C. Neighborhoods (MarketWatch)
MarketWatch
(9/24/2017 5:44 PM, Business Wire)
JPMorgan Chase & Co. today unveiled a $10 million, three-year investment to help drive inclusive economic growth in underserved Washington, D.C. neighborhoods, most notably in Wards 7 and 8. This long-term commitment is the firm's third investment in a major U.S. city. It combines the firm's business expertise and collaboration with local business and community leaders to invest in four key drivers of inclusive growth: jobs and skills, minority-owned small business expansion, neighborhood revitalization and financial health.

"Greater Washington is one of the world's most economically influential regions yet not all residents benefit equally," said Jamie Dimon, Chairman and CEO of JPMorgan Chase. "We're investing in D.C. because we see local leaders working together and innovating to make opportunity available to all Washingtonians no matter the neighborhood they live in."

How the Firm is Creating Economic Opportunity

JPMorgan Chase makes approximately $250 million in annual philanthropic investments to create economic opportunity across the U.S. and in 40 countries around the world. To ensure the greatest impact, the firm combines data with its business expertise—including human capital, management expertise, and partnerships—to create opportunity in underserved communities.

[VA] Newport News to hold public hearing on revitalization proposals (Newport News Daily Press, VA)
Newport News Daily Press
(9/26/2017 12:44 AM, Reema Amin)
Replacing Ridley Place and adding in mixed-income housing is one of several recommendations that will be presented to the public Thursday night as part of Newport News' plan to revitalize that section of the Southeast Community.

Britta Ayers, the city's manager of comprehensive planning, said she can't stress enough how important it is that people from the community show up — especially those who live near Ridley.

"They have a voice, and they need to be heard and this is that opportunity," Ayers said.

The recommendations that will be presented at 6 p.m. Thursday at the Marshall Early Learning Center, 734 24th St., come from the city's effort to transform the Ridley-Marshall area through the Department of Housing and Urban Development's Choice Neighborhood program.

HUD awarded a $500,000 planning grant to Newport News last summer so that the city could sketch out how it would revitalize the area, which officials have defined as one of Newport News' most blighted sections. It is bounded by 39th Street to the north, Hampton Roads Harbor to the south, Interstate 664 to the west and Marshall Avenue and the former Chase Bag property to the east.

HUD requires the resulting plan to be community-driven. Through three task forces — housing, people and neighborhood — residents, business owners and other "stakeholders" brainstormed ideas and recommendations on improving the area.

They looked at the results of a survey that was circulated within the community and identified needs that should be met.

"If that's improving an existing service, introducing a new program or service into the community," Ayers said, citing examples.

[VA] Trade Names: Henrico-based JLJ Construction focuses on government, business and university contracts (Richmond Times-Dispatch, VA)
Richmond Times-Dispatch
(9/24/2017 5:13 PM, Joan Tupponce)
Jamie Johnson founded JLJ Construction in 2008 after spending six years flipping older houses in Richmond and surrounding areas.

"If people didn't want our houses, they started asking us to build or renovate a house for them," he said. "So I started business as a general contractor. At first, I was just doing renovations and building homes for individuals."

About 70 percent of the company's work is now focused on the state and local governments as well as private businesses and universities. The remaining 30 percent is related to work for individuals.

Besides UR, the company's clients include the city of Richmond, Henrico County, Servpro, Wilson & Associates' Funeral Service, Virginia State University and Southside Community Development & Housing Corp.

The majority of JLJ's work is in central Virginia, but it also has jobs in Hampton Roads. For instance, it is currently working on a roofing project for the Newport News Redevelopment & Housing Authority.

[GA] Dougherty County still working to secure millions in storm recovery funds (WFXL-TV Fox 31 My SouthWestGA.com, GA)
WFXL-TV Fox 31 My SouthWestGA.com
(9/25/2017 4:58 PM, Mary Green)
Eight months after the January storms, Dougherty County and other Southwest Georgia counties are still working to secure major funds to aid in recovery.

Dougherty County is currently working with Cornerstone Government Affairs, a lobbyist group with Southwest Georgia ties. County commissioners voted on Monday to extend their contract with Cornerstone for another six months, until the end of next

March, at which point they will decide on a month-by-month basis whether to extend it further.

Through the state, Dougherty County is trying to obtain $100 million from the federal Department of Housing and Urban Development's Community Development Block Grant Disaster Recovery Program. The state also applied for another $100 million from this program for other counties affected by the storms.

Commission Chairman Chris Cohilas said the county has a committee in place at this time to figure out how they would use that money for long-term recovery.

"We have identified general projects, such as improving and trying to really reinvest in Radium Springs and connecting it to the rest of the community and improving roads, burying power lines, things like that that make us more resilient as a community," he said.

[OH] City Council backs grant for renovation of Cleveland's Variety Theatre (Cleveland Plain Dealer, OH)
Cleveland Plain Dealer
(9/25/2017 8:19 PM, Robert Higgs)
City Council on Monday voted its support for a $1 million grant to help renovate the Variety Theatre in hopes it will spark development in the West Side neighborhood along Lorain Avenue and West 118th Street. The grant, in conjunction with the Detroit-Shoreway Development Corp., is one of the final pieces needed for funding the renovation project, which is anticipated to cost about $15 million. The project is close to securing some tax credits that will close the financing gap, said Councilwoman Dona Brady, who has helped spearhead the project. The hope is that it will ignite the same kind of growth and development seen around Gordon Square on Detroit Avenue with renovation of the Capitol Theatre there. The plan for the project is to renovate the block-long building to allow for 10 shops on the first floor and a restaurant in the lower level of the theater. The upper level of the theater would be used as a movie house. "So much happened here; it was the center of the neighborhood," said Patrick Colvin, secretary of the Friends of the Historic Variety Theatre and board president of Westown Community Development Corp., in a recent interview with The Plain Dealer. "Restoring the Variety will help rejuvenate and rebuild the neighborhood."

[OH] Agreements for federal funds approved (Hometown Stations, OH)
Hometown Stations
(9/25/2017 11:14 PM, Joseph Sharpe)
Council also approved agreements for ten projects that are looking at getting federal funding through the Community Development Block Grant Program and the HOME Funds through the Housing and Urban Development Program.

Lima could be getting combined 1.3 million dollars through both programs, that could provide funding for various housing programs, free manufacturing training at Rhodes State, and wellness programs at Bradfield Center.

"The Agreements were to authorize us to provide them funding, for their projects. The money will be available we hope in October, that is the beginning of our program year. However we are we are dependent on the federal government to make those funds available," commented Susan Crotty, Community Development Director, City of Lima.

Finally, Lima City Council approved the nearly 2 million dollars contracts to renovate the Chief William Davenport Hall of Justice. Tuttle Construction will be the lead contractor for that project.

[Editorial note: VIDEO at source].

[MI] Panel won't probe job transfer by Warren Mayor Fouts' assistant (Macomb Daily, MI)
Macomb Daily
(9/25/2017 12:09 PM, Norb Franz)
Repeated phone messages left at the Local 227 office and with its president, Lee Zumbrennen, for comment were not returned.

Simlar last week provided a seniority list -- dated Sept. 18, 2017 -- which shows Mika is not on the list of 219 employees in the union, the largest collective bargaining group in Warren government.

"She didn't receive any additional benefits and additional money or promotion based on the incorrect seniority date. When it was noticed, it was immediately changed back," the acting human resources director added.

Mika currently is on the seniority list of 35 non-union full-time employees, comprised mostly of department heads appointed by the mayor.

She began working for the city as a high school co-op in 2003, as a clerical assistant in the City Attorney's Office. She became a law clerk in 2008 and transferred later that year to the Planning Department, where she worked as an aide in the Community Development Block Grant program. All of those roles were part-time jobs.

[MI] Detroit Has a New Tool for Fighting Gentrification's Displacement (Next City)
Next City
(9/26/2017 5:40 AM, Rachel Dovey)
As officials in Los Angeles and Denver implement linkage fees to grow their supply of affordable housing, Detroit leaders have selected a different tool from the same toolbox: inclusionary zoning.

Developers who receive more than a set threshold of public subsidies — $500,000 from either the city or state and federal programs — will be required to put aside 20 percent of their units (at minimum) for lower income residents going forward, the Detroit Free Press reports. Detroit City Council approved the ordinance last week, which also impacts projects involving city-owned property transferred at a rate "less than true cash value," according to the Free Press. Council approved a separate ordinance offering increased protections to seniors and low-income residents facing sudden eviction, as well.

Councilwoman Mary Sheffield championed both ordinances, and said at a press conference last week that they were an attempt to fight rising rents and the displacement that so often follows.

"The gentrification that we see in New York, D.C., Chicago and Boston is not welcome in Detroit," she said.

The proposal originally stipulated that a minimum of 10 percent of the units would be reserved for households at or below 80 percent of the average median income, with another 5 percent going to those at 60 percent or less and a further 5 percent for those at 50 percent or less, the Detroit News reports. But because that formula was "indifferent to the source of funding a particular project may receive," Council approved an amendment that further broke down the tiers with financial sourcing in mind.

[MT] How much has been done so far on One Big Sky Center proposal? Council will hear report (Billings Gazette, MT)
Billings Gazette
(9/25/2017 6:07 AM, Mike Ferguson)
The fourth hearing is over the city's 2016-17 draft Comprehensive Annual Performance Evaluation Report (CAPER), for which the U.S. Department of Housing and Urban Development requires a public hearing. HUD authorizes housing grants administered by the city's Planning and Community Development Department.

National News

Huge week for tax reform (Politico)
Politico
(9/25/2017 8:45 AM, Ben White)
The "Big Six" plan to release a blueprint on Wednesday with a corporate rate of 20 percent, a compromise from President Trump's desire for 15 percent. That number will probably have to go a little higher to make the math work. The top individual rate is likely to go down to 35 percent from 39.6 percent in the Big Six blueprint with three total brackets down from seven. But the numbers aren't final yet. POLITICO's Nancy Cook and Brian Faler have some more details here.

Trump on Sunday night: "We have a tax plan that is totally finalized. I think it'll be terrific. I think it's going to go through."

Trump also once again went with the 15 percent figure that nobody — nobody — working on tax reform thinks is possible: "We'll see what happens. But I hope it's going to be 15 percent. But it's going to be substantially lower so we bring jobs back into our country."

While the mortgage interest and charitable giving deductions are likely safe, most others are on the chopping block though the Big Six will probably avoid too much detail to stave off lobbying campaigns.

Steven Mnuchin, a Newcomer, Tilts at Washington's Hardest Target: The Tax Code (Wall Street Journal)
Wall Street Journal
(9/26/2017 5:40 AM, Richard Rubin andKate Davidson)
The Treasury Secretary is close to the president and the GOP is determined to pass a revamp; he also faces intraparty divisions and his own relative inexperience

Steven Mnuchin is facing the biggest test of his short political career.

The Treasury secretary has been working for months to bridge divides between an impulsive president and a fractious Congress to deliver on the Republican Party's promise of a simpler tax code with lower rates.

He has a powerful tailwind. Both Donald Trump and Republican lawmakers have promised a tax overhaul, which now remains one of their biggest domestic policy priorities since their efforts to repeal or overhaul the Affordable Care Act have so far fallen flat.

Stacked against Mr. Mnuchin, as negotiations near the make-or-break stage, are unresolved intraparty disagreements over how much lost tax revenue is acceptable and how tax cuts should be apportioned among companies, high-income earners and the middle class. Lobbyists stand ready to resist almost any proposed changes.

Equifax's breach is not its first brush with concerns over handling of personal data (Washington Post)
Washington Post
(9/25/2017 12:25 PM, Renae Merle)
After working largely out of the spotlight for decades, America's thousands of credit reporting companies found themselves in trouble in the late 1960s as lawmakers grew concerned about the massive troves of sensitive information the firms had collected on private citizens.

The target of many of these complaints was one company, Atlanta-based Retail Credit Co. — now known as Equifax.

Among the company's critics was an insurance executive named James T. Baker, who told a Senate committee in 1968 that he was having trouble finding a job after the company put a derogatory note in his file, alleging he had been fired for breaking the rules at his former employer. The note was incorrect, but the company refused to change it, Baker told the committee, according to media reports at the time.

The backlash against the industry led to landmark legislation, the Fair Credit Reporting Act of 1970, that now governs the way credit rating agencies operate. But it did little to restrain Equifax's ambition.

Equifax and Wells Fargo reveal what's offensively wrong with forced arbitration (New York Daily News, NY)
New York Daily News
(9/26/2017 5:07 AM, Ali Naini)
As most everyone has belatedly learned, Equifax, one of the "Big Three" credit reporting agencies, experienced a massive hack in July. The result: exposure of Social Security numbers, credit card accounts, birth dates and other personal information of 143 million Americans. In response to this egregious failure to safeguard the data in its possession, Equifax offered one year of "free" credit monitoring to consumers — but only if they waived their right to sue Equifax in class-action suits, and agreed to arbitration instead, for claims involving the credit monitoring service. How's that for atonement?

Not sufficient. After heavy criticism, the company backtracked, but its change of heart does nothing to address the underlying problem with forced arbitration clauses like the one Equifax tried to foist onto the real victims of the hack.

These clauses are now ubiquitous, appearing in agreements for bank accounts, credit cards, pay-day loans and credit report monitoring, among other places. After years of congressionally mandated study and careful review of thousands of comments, the Consumer Financial Protection Bureau, or CFPB, in July issued a regulation preventing banks and other companies from requiring mandatory arbitration and class-action waivers in their agreements with consumers.

But the House of Representatives has voted to kill the regulation, and the Senate may soon do the same. The Equifax incident, among others, shows why that would be a terrible decision for Americans.

Thank Equifax for that fake new mortgage on your house, stolen tax refund (Fresno Bee, CA)
Fresno Bee
(9/24/2017 5:12 PM, Tim Johnson, McClatchy DC)
WASHINGTON - For up to 143 million U.S. citizens who lost personal data in the breach of the Equifax credit bureau, here's how criminals might take advantage:

They might try to buy a gun in your name. Or get a second mortgage on your house. They could lease a car by impersonating you, and crash it. They might steal your tax refund or Social Security check. Maybe they'll get your health records.

That's just for starters. For victims of the breach, headaches may recur for years. U.S. consumers are stricken by a new reality: Companies that gather personal data on them often are unable to protect that data.

The breach, which Equifax announced Sept. 7, sent a ripple through the business world. A new shock came Wednesday when the Securities and Exchange Commission said that it had been hacked, too, amounting to a one-two blow of confidence to the financial system. Hearings are already scheduled on Capitol Hill, and plenty of hand-wringing is unfolding in boardrooms. Calls for regulatory reform mount. A hopeful few see a silver lining.

Opinion: Wall Street's newest regulator is itself (MarketWatch)
MarketWatch
(9/25/2017 11:38 AM, Steve Goldstein)
CFTC speech is, for the most part, raising a white flag

The Commodity Futures Trading Commission has found a solution to its problem of chronic underfunding — it will let the industry do the investigating.

That's not an overstatement. The head of the CFTC's enforcement division will lay that framework out in a speech on Monday night, according to a draft received by the New York Times.

The thrust is that companies that self-report will receive a discount on their penalty of about 75%, and in what are called rare cases in the report, relief from penalties altogether.

Discounts aren't new. All regulators, including the CFTC and the Securities and Exchange Commission, offer discounts for cooperation.

Angel Oak Projects $1.1 Billion in Non-QM Production This Year (Inside Mortgage Finance)
Inside Mortgage Finance
(9/25/2017 12:07 PM, Paul Muolo)
The Angel Oak family of companies expects to originate $1.1 billion worth of non-qualified mortgages this year, a figure that represents an almost 74 percent gain from 2016.

According to an upcoming press statement from the privately held non-agency lender, wholesale lending through loan brokers will account for the largest chunk of its volume at $850.0 billion. Retail and correspondent acquisitions will account for $125 million each.

It's possible that Angel Oak will be the largest non-QM funder this year, depending on where Caliber Home Loans and Citadel Servicing Corp. come in.

Through the first three quarters of 2017, AO is looking at $761.5 million in non-QM originations, a figure that includes an estimate for the quarter about to end.

Competition Lowers Credit Standards and Profit Expectations (Mortgage News Daily)
Mortgage News Daily
(9/25/2017 12:14 PM, Jann Swanson)
Since the fourth quarter of 2016, lenders have increasingly reported to Fannie Mae that they have been loosening their home mortgage credit standards. The company's third quarter 2017 Mortgage Lender Sentiment Survey has those responses at a survey high. Fannie Mae attributes the apparent easing in part to increased competition.

Across all loan types - GSE Eligible, Non-GSE Eligible, and Government - the net share of lenders who reported easing rather than tightening credit standards over the prior three months was up, ranging from a net of 12 percent for government loans to 25 percent for GSE eligible loans. Very few lenders said they were tightening standards - between 1 and 3 percent across loan types.

When asked about their intentions for the next three months there were similar responses. While on net, expectations of future credit easing were essentially unchanged from the prior quarter, the net share expecting to ease standards for GSE Eligible loans over the next three months reached a survey high of 18 percent. Non-GSE Eligible and Government loans had nets of 13 percent and 10 percent respectively. On a year-over-year basis, expectations of easing showed marked improvement for all loan types.

"Lenders further eased home mortgage credit standards during the third quarter, continuing a trend that started in late 2016. In particular, both the net share of lenders reporting easing on GSE-eligible loans for the prior three months and the share expecting to ease standards on those loans over the next three months increased to survey highs," said Doug Duncan, senior vice president and chief economist at Fannie Mae. "Lenders' comments suggest that competitive pressure and more favorable guidelines for GSE loans have helped to bring about more easing of underwriting standards for those loans. We believe that GSE attempts to relieve repurchase concerns and expand credit for creditworthy borrowers have contributed to the easing trend.

Loan demand was down. The net share of lenders reporting growth in the demand for purchase mortgages of all three loans types was lower than in the third quarters of both 2015 and 2016. Despite the roller-coaster appearance of the graph depicting forward-looking expectations for demand, Fannie Mae notes the net share of lenders expecting increased demand is relatively stable for the same quarter year over year.

[Editorial note: CHARTS at source]

GSE Seller Buybacks Edged Higher in 2Q17, but YOY… (Inside Mortgage Finance)
Inside Mortgage Finance
(9/25/2017 12:07 PM, John Bancroft)
Mortgage lenders that sell loans to Fannie Mae and Freddie Mac saw a modest increase in the volume of loans they repurchased from the GSEs during the second quarter of 2017, according to a new Inside The GSEs analysis of disclosure reports filed with the Securities and Exchange Commission.

During the second quarter, lenders repurchased or made indemnifications on $244.44 million of single-family loans pooled in Fannie and Freddie mortgage-backed securities. That was up 2.5 percent from the first three months of the year.

On a year-to-date basis, seller buybacks totaled $483.01 million, a 14.5 percent drop from the first six months of 2016.

All of the uptick in seller buybacks came from Fannie, where repurchases surged 21.5 percent from the first to the second quarter. Most of that represented buybacks of $105.40 million of loans related to MBS issued in 2016, up from $66.26 million of repurchases on that cohort recorded in the first quarter. For the full story and exclusive buyback tables, see the new edition of Inside The GSEs, now available online.

High home prices may be hitting their limit (CNBC)
CNBC
(9/25/2017 12:00 PM, Diana Olick)
VIDEO. There is so much demand for housing and so few homes for sale that prices have nowhere to go but up — unless of course they get so high that potential buyers have no choice but to back away. That may be what is happening now.

After hitting a peak in March of this year, price gains month to month have been coming down. In July, the latest reading on home

prices, the price gain compared with a year ago stabilized at 6.2 percent. That annual gain had been accelerating in every other month this year, according to Black Knight Financial Services.

Historically, home prices have always lagged sales, and sales have been falling for the past several months. While prices are not falling, the gains are cooling.

National home price reports don't speak to the thousands of local housing markets, but some of the nation's biggest areas are seeing changes. In Southern California, prices are still up considerably from a year ago but seem to have stalled, according to CoreLogic, a real estate consulting and analytics firm. The biggest problem is lack of supply in more affordable price ranges.

Southern California's median sale price stayed largely still this summer, hovering right around $500,000 between June and August, said Andrew LePage, a research analyst at CoreLogic.

The cheapest places to retire (CNBC)
CNBC
(9/25/2017 11:04 AM, Jessica Dickler)
If, like most Americans, your retirement savings are falling short, pack your bags. You'll be better off living in Birmingham, Alabama, Memphis, Tennessee, or Detroit.

Using criteria such as groceries, housing, utilities, transportation and health care, GoBankingRates found the cheapest places to retire in the country's 150 biggest cities.

At the foothills of the Appalachian Mountains, Birmingham was the least expensive place to live out your golden years, the personal finance website said, thanks to low health-care and transportation costs in addition to affordable housing.

Overall, Americans are increasingly optimistic about their financial future, according to a separate report by Allianz Life.

Dream rental turns into house of horror for woman conned by bogus landlord (USA Today)
USA Today
(9/26/2017 12:38 AM, Cary Spivak)
VIDEO. When Alishia Evans rented a home on the 5700 block of N. 81st St. in Milwaukee, it seemed like a dream come true — a good neighborhood, affordable rent and ample living space.

The dream, however, turned into a nightmare a few days after moving in, when Evans, her fiance and her 12-year-old daughter were ordered out of the house at gunpoint by Milwaukee police.

That is when Evans learned that the man who said he was the landlord actually had no connection to the house and no right to rent it and collect $2,000 from Evans and her fiance, Levon Osuji.

"He was so believable," Evans said of the man who showed the house, gave the couple the keys and took their money orders.

Evans, 31, and Osuji, 25, went from renting a three-bedroom northwest side home to finding their belongings tossed onto the curb and eventually being forced to sleep in a Nissan Sentra. Their tale involves a con man, the Milwaukee Police Department, a property manager and her client, Freddie Mac — the giant quasi-government agency that buys billions of dollars in mortgages from lenders.

[NY] Housing market near Indian Point shows positive (Journal News, Westchester, NY)
NY Journal News
(9/25/2017 4:15 PM, Akiko Matsuda)
VIDEO. Earlier this year, the news of closing the Indian Point nuclear power plant shook its host communities in northern Westchester where the facility has been the major taxpayer, prime employer and generous charitable donor for more than half a century.

Residents of the village of Buchanan, the Hendrick Hudson school district and the town of Cortlandt have braced for impact since the January announcement, fearing that "for sale" signs may become ubiquitous as homeowners try to leave before higher taxes

hit.

Don Dwyer, a real estate agent who lives in the Montrose hamlet of Cortlandt, says thus far, the opposite has proved true.

"Metrics show very clearly there's no exodus from this area in any shape or form," said Dwyer, an associate broker with Better Homes and Gardens Rand Realty. "We're seeing a number of people who want to move into this community for a variety of reasons, and they are having a difficult time buying homes because most of the homes are going into contract within 30 days."

If things proceed as they did at Entergy's other nuclear facility, the Vermont Yankee nuclear power plant that ceased operation in December 2014, the transition would be gradual.

[NY] Realtors: Capital Region housing market remains hot (Saratogian, Saratoga Springs, NY)
Saratogian
(9/25/2017 3:00 PM, Staff report)
Just as summer temperatures have yet to cool off as the Capital Region moves into fall, the local real estate market remains hot, as well, according to local Realtors.

In its monthly report, the Greater Capital Association of Realtors said both the number of sales and sale prices were up significantly in August, as compared to August 2016. According to the trade association, the number of pending sales around the six-county region in August increased by 4 percent year-over-year, to 1,208 last month, while the median sales price — the point at which an equal number of sales were made at higher and lower prices — climbed 8 percent, to more than $215,000.

"The Capital Region's housing market is busy," said Joel Koval, the group's president. "While there was an 8

percent rise in sales prices over August of 2016, it's also notable that our region's wages and other factors that impact home-buying ability have remained stable."

[NC] Wells Fargo in settlement talks in Charlotte class-action case, filing says (Charlotte Observer, NC)
Charlotte Observer
(9/25/2017 2:37 PM, Rick Rothacker)
Wells Fargo has agreed to "good faith class settlement negotiations" to resolve a lawsuit that alleges the bank was making "stealth" mortgage modifications that could vastly increase homeowners' borrowing costs, according to a filing Monday in federal bankruptcy court in Charlotte.

Gaston County homeowners Christopher and Allison Cotton gained national attention in June when they filed their class-action lawsuit in federal bankruptcy court here against the San Francisco-based bank. The case was another black eye for Wells as it tries to recover from a major scandal over its consumer banking sales practices.

[FL] How Florida heeded building codes - until now (Fort Lauderdale Sun-Sentinel, FL)
Fort Lauderdale Sun-Sentinel
(9/25/2017 4:15 PM, Jeremy Stewart)
Building codes matter - we learned that from Hurricane Andrew. Florida has made itself the strongest code in the nation. We are now the gold standard. That's why the Legislature's nearly unanimous support of the Code Development Modernization Bill (HB 1021 from the 2017 Legislative Session) is crucial to moving forward. Florida needs to be the master of its own, superior building codes. Prior to the passage of the Modernization Bill, the Florida Building Commission would automatically accept the International Codes Council's building code standards for the new cycle. Here's the problem with that: the ICC is a model code developed with all 50 states in mind, including regulations on snow loads on roofs and earthquake standards. Therefore it is less stringent on key hurricane and storm resilience standards, such as wind loads and roofing attachments. The FBC spends months pulling out what doesn't apply to Florida, reviewing what does, and determining if anything new needs to be added based on recent discoveries - they would do this every cycle.

Last cycle, the Florida Building Commission considered more than 600 amendments to the model ICC code. Progress in policy does not equate to weakness in standards. Detractors have made outrageous claims suggesting the passage of the Modernization Bill weakens the code, immediately increases insurance rates, and returns the building code to pre-hurricane

Andrew days. Opponents have even pulled and published an un-contextualized quote from 2005 by a deceased Florida Home Builders Association employee to support their position. Moving forward, Florida stands strong on the code it currently has in place - as in right now, not pre-Andrew - and the bill requires the FBC to consider the ICC and other national codes during the review cycle. The bill mandates that the FBC ensure the code is compliant with the Federal Emergency Management Agency, Housing and Urban Development, and National Flood Insurance Program standards- something absent from the previous process. The FBC is prohibited from weakening wind-load or water intrusion standards all while

maintaining enhanced education and code enforcement.

[IL] Rockford's housing market doing better than Illinois overall (Rockford Register Star, IL)
Rockford Register Star
(9/26/2017 4:58 AM, Susan Vela)
ROCKFORD — The city's housing market continues to outpace the rest of Illinois in sales gains and year-over-year price increases, the Rockford Area Realtors said today in a press release.

Winnebago County is among 34 of 102 Illinois counties that reported sales gains for July 2017 over July 2016. It's also included in the 53 Illinois counties showing year-over-year price increases, according to data collected by the Realtors group.

Exactly 460 Rockford area properties were sold in August, up from 454 homes sold in August 2016. Home sales were up 1.3 percent, compared to down 3.9 percent for the entire state. Median prices went up 7 percent, which was 2 percentage points more than the state overall.

Last month, the three-month rolling average price of a Rockford home was $133,079, the highest average price

of the year, and the highest average for any month dating back to December 2008, when prices hit $136,400, according to the Realtors association.

[CA] Mid-year housing report: Fewer home listings, new price peaks (Los Angeles Times, CA)
Los Angeles Times
(9/25/2017 3:51 PM, Phillip Molnar)
Home prices in San Diego County hit new price peaks in the first half of 2017, surpassing numbers seen during the housing boom.

The median home price reached $545,000 in June, the highest in the region's history, and marked the culmination of increases in the first six months of the year.

Most notably, the number of homes for sale dropped sharply this year. There were 28,725 home listings in the first half, down from 33,890 the same time in 2016, said the Greater San Diego Association of Realtors.

The reduction in listings makes it even tougher for first-timers to get in a home, said Mark Goldman, real estate lecturer at San Diego State University.

[PR] Desperation In Puerto Rican Town Where 60 Percent Are Now Homeless (National Public Radio)
National Public Radio
(9/25/2017 11:35 PM, Greg Allen and Marisa Penaloza)
AUDIO. Irma Rivera Aviles, like nearly 200 others, are stuck at shelter in Cataño, Puerto Rico where conditions are getting worse daily. Nearly a week after Hurricane Maria rampaged through the country, she's desperately pleading for help, "The governor needs to come here and take a look at our critical situation" she says, "the bathrooms flooded and aren't working, sewage is overflowing, the generator is broken and we are here in the dark."

"We desperately need water, power and ice," she says.

In Cataño, a small town near San Juan, about 60 percent of the population of 27,000 is now homeless and the "situation is extremely precarious," says utility supervisor Hector Merced.

"Cataño is devastated, it's flooded," Merced says.

The water rose quickly when Hurricane Maria hit last Wednesday. Cataño is a low-lying community on Puerto Rico's northern coast on the Bahia de San Juan.

[PR] Hurricane Maria Caused as Much as $85 Billion in Insured Losses, AIR Worldwide Says (Wall Street Journal)
Wall Street Journal
(9/25/2017 4:53 PM, Nicole Friedman)
Hurricane Maria caused an estimated $40 billion to $85 billion in insured losses, mostly in Puerto Rico, catastrophe-modeling firm AIR Worldwide said Monday.

Maria was the worst storm to hit Puerto Rico since 1928 and devastated the island, causing widespread property damage and power outages. The storm also caused extensive damage in Dominica.

More than 85% of the insured loss is in Puerto Rico, AIR said. The firm's preliminary damage estimate is higher than the firm's estimates for Hurricane Harvey, which made landfall in Texas in August, and Hurricane Irma, which passed through the Caribbean before reaching Florida earlier this month.

Harvey caused more than $10 billion in insured losses, AIR said, not including losses borne by the National Flood Insurance Program, which provides most residential flood insurance. Irma caused $32 billion to $50 billion in insured losses in the U.S. and the Caribbean, according to AIR.

[PR] In Battered Puerto Rico, Governor Warns of a Humanitarian Crisis (New York Times)
New York Times
(9/25/2017 6:00 PM, Frances Robles, Lizette Alvarez and Nicholas Fando)
SAN JUAN, P.R. — Gov. Ricardo A. Rosselló of Puerto Rico said on Monday that the island was on the brink of a "humanitarian crisis" nearly a week after Hurricane Maria knocked out its power and most of its water, and left residents waiting in excruciating lines for fuel. He called on Congress to prevent a deepening disaster.

Stressing that Puerto Rico, a United States territory, deserved the same treatment as hurricane-ravaged states, the governor urged Republican leaders and the federal government to move swiftly to send more money, supplies and relief workers. It was a plea echoed by Puerto Rico's allies in Congress, who are pushing for quick movement on a new relief bill and a loosening of financial debt obligations for the island, which is still reeling from a corrosive economic crisis.

"Puerto Rico, which is part of the United States, can turn into a humanitarian crisis," Governor Rosselló said. "To avoid that, recognize that we Puerto Ricans are American citizens; when we speak of a catastrophe, everyone must be treated equally."

And Mr. Rosselló did not mince words about the potential impact on the mainland, where Puerto Ricans are expected to arrive in droves to escape the post-Maria hardships they will face on the island, including a shortage of already hard-to-find jobs.

[PR] Maria Cripples Puerto Rico's Main Airport, Leaving Thousands Stranded (Wall Street Journal)
Wall Street Journal
(9/25/2017 9:33 PM, José de Córdoba and Arian Campo-Flores)
Only about 10 commercial flights leaving to the U.S. mainland a day, down from 176 daily flights normally

SAN JUAN, Puerto Rico—After Hurricane Maria knocked out radar systems and power, the U.S. territory's main airport is struggling to get thousands of stranded passengers off the island.

Agustín Arellano, chief executive of Aerostar Airport Holdings LLC, which operates the airport, said only about 2,000 passengers are flying out every day despite standby lists that are in the tens of thousands. That is down from an average of 15,000 passengers departing daily prior to Maria.

"Our limitations are airspace, and we are missing radar," he said. "We are trying to get radar and equipment to be able to have communication with Miami."

The airport is relying on 21 generators to supply power to the control tower, tower radar, some terminal lighting, navigation equipment and the equipment necessary to screen baggage. There is no air conditioning, Mr. Arellano said, and only one food-and-beverage concession is operating.

[PR] Trump declares Puerto Rico is in 'deep trouble' as questions mount about his commitment (Washington Post)
Washington Post
(9/25/2017 10:15 PM, John Wagner)
President Trump, facing mounting questions about his commitment to Puerto Rico's recovery, took to Twitter Monday night, saying the U.S. territory is "in deep trouble," in part because of problems that predated Hurricane Maria.

Trump said Puerto Rico was already suffering from "broken infrastructure," including an old electrical grid, which he said was "devastated" by Hurricane Maria, as well as "massive debt."

"Food, water and medical are top priorities — and doing well," Trump said in his series of tweets, which credited the Federal Emergency Management Agency. He noted that, by contrast, Texas and Florida, hit by earlier hurricanes, "are doing great."

Monday night's tweets were the first from Trump about Puerto Rico since Wednesday, when the hurricane made landfall and Trump declared "we are with you."

Headlines

The Washington Post
(9/26/2017 7:00 AM)
Trump's instinct to provoke may now be tripping him up
N. Korea suggests downing U.S. jets
Russians exploited social wedges
Merkel's shaky election sends tremors through E.U.
White House feels the heat over Maria response
GOP faces another health-care defeat

The New York Times
(9/26/2017 7:00 AM)
Health Bill Appears Dead as Pivotal G.O.P. Senator Declares Opposition
North Korea Says It Has the Right to Shoot Down U.S. Warplanes
At Least 6 White House Advisers Used Private Email Accounts
Syrian War Drags On, but Assad's Future Looks as Secure as Ever
Was It a One-Day Revolt in the N.F.L., or Something More?
Anthony Weiner Gets 21 Months in Prison for Sexting With Teenager
In Battered Puerto Rico, Governor Warns of a Humanitarian Crisis

The Wall Street Journal
(9/26/2017 7:00 AM)
Sen. Collins Opposes Health Bill, Dealing Blow to ACA Repeal
SEC Chairman Says Agency Didn't Do Enough to Size Up 2016 Hack
Steven Mnuchin, a Washington Newcomer, Tilts at Its Hardest Target: The Tax Code
Target to Boost Minimum Wages in Battle for Workers

ABC News
(9/25/2017 8:00 PM)
Collins to vote 'no' on Graham-Cassidy bill, likely dooming it
Dallas Cowboys, including owner Jerry Jones, link arms, kneel ahead of anthem
Clinton slams Trump admin. over private emails: 'Height of hypocrisy'

NBC News
(9/25/2017 8:00 PM)
Sen. Collins Deals Potential Lethal Blow to GOP Health Care Bill
Dueling Alabama GOP Primary Rallies Pit Trump Versus Trump Supporters

Hot, Tired and Scared: Puerto Ricans Plead for More Help

CBS News
(9/25/2017 8:00 PM)
Americans disapprove of Trump's handling of North Korea, health care
Help slow to arrive in Puerto Rico in aftermath of Hurricane Maria
At least 6 close Trump advisers used private email for government business, report says

Washington Schedule

President
(9/26/2017 7:00 AM)
The White House
See source link. Schedule not yet available.

Vice President
(9/26/2017 7:00 AM)
The White House
See source link. Schedule not yet available.

Senate
(9/26/2017 7:00 AM)
Senate
Banking, Housing, and Urban Affairs 10:00 AM — SD-538
An oversight hearing to examine the Securities and Exchange Commission.

Energy and Natural Resources 10:00 AM — SD-366
Hearings to examine the nominations of Bruce J. Walker, of New York, to be an Assistant Secretary (Electricity Delivery and Energy Reliability), and Steven E. Winberg, of Pennsylvania, to be an Assistant Secretary (Fossil Energy), both of the Department of Energy.

Judiciary 10:00 AM — SD-226
Hearings to examine special counsels and the separation of powers.

Foreign Relations 10:30 AM — SD-419
Hearings to examine managing security assistance to support foreign policy.

Commerce, Science, and Transportation: Subcommittee on Consumer Protection, Product Safety, Insurance, and Data Security 2:30 PM — SR-253
Hearings to examine Federal Trade Commission stakeholder perspectives, focusing on reform proposals to improve fairness, innovation, and consumer welfare.

House of Representatives
(9/26/2017 7:00 AM)
House of Representatives
10:00 am Business Meeting: "Raising the Standard: DHS's Efforts to Improve Aviation Security Around the Globe"
Committee on Homeland Security: Subcommittee on Transportation and Protective Security

10:00 am Hearing: RECOMMENDATIONS OF THE COMMISSION ON EVIDENCE-BASED POLICYMAKING
Committee on Oversight and Government Reform: Full Committee

10:00 am Hearing: Building a 21st Century Infrastructure for America: Water Stakeholders' Perspectives
Committee on Transportation and Infrastructure:

10:00 am Hearing: Legislative Hearing on 4 Fishery Bills

Committee on Natural Resources:

10:00 am Hearing: The Department of State Redesign
Committee on Foreign Affairs:

10:15 am Hearing: Transforming GPO for the 21st Century and Beyond: Part 3 - Federal Depository Library Program
Committee on House Administration:

2:00 pm Hearing: Examining Americas Nuclear Waste Management and Storage
Committee on Oversight and Government Reform: Subcommittee on the Interior, Energy, and Environment

2:00 pm Hearing: Legislative Hearing on 3 Tribal Recognition Bills
Committee on Natural Resources:

2:00 pm Hearing: DHS Financial Systems: Will Modernization Ever Be Achieved.
Committee on Homeland Security: Subcommittee on Oversight and Management Efficiency

{End of Report}

Disclaimer: The information and views expressed in this News Briefing do not necessarily represent the views of HUD or the United States and do not constitute an endorsement by the Department.

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
SITUATION REPORT
25 September 2017, 2:00 PM EDT

Puerto Rico and U.S. Virgin Islands

Overview. On Sunday, 10 Sept 2017, Hurricane Irma slammed into the Eastern Caribbean as a Category 4 storm, devastating many of the tiny islands in its path before barreling into Florida.

Less than two weeks later Hurricane Maria hit many of the same Caribbean islands recently damaged by Hurricane Irma, to include St. Croix, St. Thomas, and the U.S. territory of Puerto Rico. Early morning, on 20 Sept, Maria rammed directly into Puerto Rico as a powerful Category 4 storm with 140 mph winds. It is the strongest storm to hit the island in 80 years.

Situation. At 11:00 AM EDT, Hurricane Maria was located 315 miles south-southeast of Cape Hatteras, NC. Maximum sustained winds were 80 mph. Hurricane-force winds extend outward up to 70 miles from the center and tropical-storm-force winds extend outward up to 230 miles. The Hurricane may track less than 200 miles east of the Outer Banks early Wednesday. Tropical storm force winds may begin impacting eastern North Carolina later today, and eastern Virginia and the Delmarva Tuesday into Wednesday

Declaration Activity

FEMA-4335-DR-VI (U.S. Virgin Islands)
- Incident Period: September 06, 2017 - October 01, 2017
- Major Disaster Declaration declared on September 07, 2017
- Provides: Individual Assistance for 2 (County-equivalent) / Public Assistance for 3 County-equivalent
- Federal Coordinating Officer: (TBD)
- Designated counties: St. Croix Island / St. John Island / St. Thomas Island

FEMA-4336-DR-PR (Puerto Rico)
- Expedited Major Disaster Declaration approved on September 10, 2017
- Hurricane Irma beginning on September 5, 2017 and continuing
- Provides: Individual Assistance for 2 Municipalities / Public Assistance for 2 Municipalities Federal Coordinating Officer is Alejandro De La Campa
- Designated counties: Culebra (Municipal) and Vieques (Municipal)

PRIORITIES FOR HUD

- **Protect the health and safety of HUD employees.** HUD regional offices are closely monitoring the storm and guidance provided by state and local officials to protect the health and safety of HUD personnel. HUD offices will make decisions on office closures based on local information. Office of Field Policy and Management (FPM) is tracking and reporting office closures.
    - The OFO Disaster team talked to the Puerto Rico Field Office Director this morning. All PIH staff are accounted for. He reports that the HUD office generator is running out of fuel and his staff also do not have fuel to put in their cars to get to the HUD building, he advises potential office shut down in 24 hours. In addition to Fuel, food and water the HUD office

also has a need for a Burner Gas Stove with a propane tank and C and D batteries to continue listening to AM news radio.

- Many HUD employees in Puerto Rico are still unaccounted for due to catastrophic destruction of cell phone towers and power grids. HUD managers, supported by HUD OIG personnel, continue to search for the unaccounted HUD employees.

- **Assess potential impacts to HUD programs and clients:**

Multifamily Housing	Properties	Units	Assisted Units	Properties w/ Moderate or Major Damage	Residents Displaced/ Evacuated	Residents Returned
Virgin Islands	17	1,474	1,468	2	3	0
Puerto Rico	203	21,013	19,859	5	0	0
Total	**220**	**22,487**	**21,327**	**7**	**3**	**0**

Current as of 21 Sept. These numbers are based on all HUD properties; they will be updated as the data is collected

Public and Indian Housing	Number of Housing Authorities in the Impacted (PDD) Area	Total Number of Housing Authority Properties Impacted (PDD) Area
Virgin Islands	2	191
Puerto Rico	19	0
Total	**52**	**405**

- **Coordination of long-term recovery efforts**

Actions Taken

- Work to assist impacted families on the island will remain very challenging given the disruptions in electricity, cellular service, and office structures. The local housing authority, Virgin Islands Housing Authority (VIHA), is working under tents with paper and pencils for residents to complete forms.
- PIH is conducting outreach to all PHAs to track PH and HCV storm impact data, including residents, units and staff. PIH will begin reporting on impacted counties as data comes in.
- The PD&R GIS team updated the Maria map at https://hud.maps.arcgis.com/home/webmap/viewer.html?webmap=def97dad8c34449dbcce9450c0ea2d79
- For disaster recovery TA, SNAPS focuses on persons who were homeless before the disaster, as well as McKinney-funded projects. The TA provider Cloudburst Group is the designated disaster response TA provider for SNAPS, and SNAPS has a pre-approved work plan with Cloudburst for disaster outreach. Whenever a "disaster" occurs (declared or not), SNAPS tasks Cloudburst to reach out to HUD-funded recipients and subrecipients, as well as HMIS organizations, before the situation on the ground gets bad to see what they need. Cloudburst will then reach out again after the disaster to do the same thing. If further support is needed, SNAPS will assign another TA provider to do additional TA activities.
- To support Housing Counselors in the aftermath of Hurricanes Harvey and Irma, the Office of Housing Counseling used Community Compass TA funds to create and update content for a Harvey/Irma resources page (https://www.hudexchange.info/programs/housing-counseling/topics/hurricane-harvey-irma/) on the HUD Exchange, which will be updated as new information becomes available. Housing Counseling also has a Disaster Recovery Toolkit (https://www.hudexchange.info/programs/housing-counseling/topics/) page on the HUD Exchange.

- In addition to the content on the HUD Exchange, the Office of Housing Counseling is approximately 90 days out from debuting the new online Disaster Response and Recovery Toolkit. This toolkit will provide general information on disaster responses for Housing Counseling Agencies. This toolkit is also being funded by Community Compass TA funds.

Next Steps

- Displaced public housing families receiving tenant protection vouchers from VIHA will need to be able to work with housing authority staff for in-person program briefings. Given the current conditions, it may make more sense to relocate these families to shelters in San Juan. The state voucher agency in Puerto Rico is willing to help. Can there be any kind of transportation for this available? Will there be shelter space in PR for the displaced families? PIH staff will continue to discuss this options with Puerto Rico state housing officials and VIHA.

Issues/Challenges

- VIHA has not reached the approximately 1,300 existing voucher families in their program, but will continue their efforts. Given funding restrictions, VIHA cannot use public housing funds to assist existing voucher holders with relocation if these families need to move either on or off the island.
- PIH remains concerned that current families with vouchers will not find suitable private rentals, and will not have a way to leave the island in the near term if they want to use their voucher on the mainland. Also, it would be helpful if private landlords participating in the voucher program could access to funds to repair their rental units.

AVAILABLE HUD DISASTER ASSISTANCE

- **Assist the state and local governments in re-allocating existing federal resources toward disaster relief.** HUD's Community Development Block Grant (CDBG) and HOME programs give the state and local communities the flexibility to redirect millions of dollars in annual formula funding to address critical needs, including housing and services for disaster victims. HUD is currently contacting State and local officials to explore streamlining the Department's CDBG and HOME programs to expedite the repair and replacement of damaged housing.
- **Grant immediate foreclosure relief.** HUD has granting a 90-day moratorium on foreclosures and forbearance on foreclosures of Federal Housing Administration (FHA)-insured home mortgages.
- **Make mortgage insurance available.** HUD's Section 203(h) program provides FHA insurance to disaster victims who have lost their homes and are facing the daunting task of rebuilding or buying another home. Borrowers from participating FHA-approved lenders may be eligible for 100 percent financing.
- **Make insurance available for both mortgages and home rehabilitation.** HUD's Section 203(k) loan program enables those who have lost their homes to finance the purchase or refinance of a house along with its repair through a single mortgage. It also allows homeowners who have damaged houses to finance the rehabilitation of their existing single-family home.
- **Offer Section 108 loan guarantee assistance.** HUD will offer state and local governments federally guaranteed loans for housing rehabilitation, economic development and repair of public infrastructure.
- **Provide information on housing providers and HUD programs.** HUD will share information with FEMA and the state on housing providers that may have available units in the impacted counties. This includes Public Housing Agencies and Multi-Family owners. HUD

will also connect FEMA and the state to SMEs to provide information on HUD programs and providers.

[redacted]

HUD Emergency Operations Center (HEOC)
Phone: 202-402-5747
Fax: 202-401-7900

HUD-17-0235-B-000818

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
SITUATION REPORT
25 September 2017, 2:00 PM EDT

Southeast Region

Overview. On Sunday, 10 Sept 2017, Hurricane Irma slammed into the Eastern Caribbean as a Category 4 storm, devastating many of the tiny islands in its path before barreling into Florida.

Situation. Areas impacted by Hurricane Irma continue to recover.

Declaration Activity

FEMA-4337-DR-FL (Florida)

- Major Disaster Declaration approved on September 10, 2017
- Hurricane Irma beginning September 4, 2017 and continuing
- Provides: Individual Assistance and Public Assistance for 9 counties / Public Assistance for 58 counties / Hazard Mitigation for all counties and tribes statewide
- Federal Coordinating Officer is Justo Hernandez
- Designated counties: Alachua, Baker, Bay, Bradford, Brevard, Broward, Calhoun, Charlotte, Citrus, Clay, Collier, Columbia, DeSoto, Dixie, Duval, Escambia, Flagler, Franklin, Gadsden, Gilchrist, Glades, Gulf, Hamilton, Hardee, Hendry, Hernando, Highlands, Hillsborough, Holmes, Indian River, Jackson, Jefferson, Lafayette, Lake, Lee, Leon, Levy, Liberty, Madison, Manatee, Marion, Martin, Miami-Dade, Monroe, Nassau, Okaloosa, Okeechobee, Orange, Osceola, Palm Beach, Pasco, Pinellas, Polk, Putnam, Santa Rosa, Sarasota, Seminole, St. Johns, St. Lucie, Sumter, Suwannee, Taylor, Union, Volusia, Wakulla, Walton, Washington

PRIORITIES FOR HUD

- **Protect the health and safety of HUD employees.** HUD regional offices are closely monitoring the storm and guidance provided by state and local officials to protect the health and safety of HUD personnel. HUD offices will make decisions on office closures based on local information. Office of Field Policy and Management (FPM) is tracking and reporting office closures.

- **Assess potential impacts to HUD programs and clients:**

Healthcare Section 232/242	Number of Properties in the Impacted (PDD) Area	Number of Beds in the Impacted (PDD) Area
Florida	178	23,530
Georgia	2	130
South Carolina	1	88
Total	**181**	**23,748**

Multifamily Housing	Properties	Units	Assisted Units	Properties w/ Moderate or Major Damage	Residents Displaced/ Evacuated	Residents Returned
Florida	910	106,513	45,902	89	614	0
Georgia	50	4,665	2,145	1	150	0
Total	**960**	**111,178**	**48,047**	**90**	**764**	**0**

Public and Indian Housing	Number of Housing Authorities in the Impacted (PDD) Area	Total Number of Housing Authority Properties Impacted (PDD) Area
Florida	31	214
Total	**31**	**214**

- **Coordination of long-term recovery efforts**

Actions Taken

- As of 9/24/17, 401,096 people in Florida are registered with FEMA and received $234,000,000 in housing assistance.
- There are 3 HUD staff deployed across FEMA Joint Field Offices (JFO), American Red Cross Shelters (ARC), Disaster Recovery Centers (DRC), and Temporary Sheltering Assistance (TSA) work-sites in Florida.
- HUD is waiting for FEMA to execute a Mission Assignment (MA) that activates the Department under Emergency Support Function-6 (ESF6). After execution of this MA, HUD will deploy additional staff to the FEMA Joint Field Office (JFO) and other work-sites throughout the Florida.
- 20 disaster shelters are open housing 1,226 people (-447 from last report).
- 4 Disaster Recovery Centers are open in Florida.
- 6,348 households (+707 from last report) are checked into hotels under FEMA's Temporary Sheltering Assistance (TSA) program in Florida. The number of HUD clients in FEMA TSA is not known. However, in the future, FEMA registrant data will be matched to HUD program data to identify HUD clients.
- 2 HUD staff are coordinating the Housing Recovery Support Function (RSF) at the FEMA Joint Field Office (JFO) in Orlando.
- HUD staff are providing information on HUD resources and running to ground questions about HUD properties that may have been impacted by Hurricane Irma. Staff are also beginning to coordinate with FEMA on shelter populations.
- The Housing RSF team met with Federal Disaster Recovery Coordinators (FDRC) in Tallahassee and Orlando to discuss staffing and preliminary deliverable plan.
- To support Housing Counselors in the aftermath of Hurricanes Harvey and Irma, the Office of Housing Counseling used Community Compass TA funds to create and update content for a Harvey/Irma resources page (https://www.hudexchange.info/programs/housing-counseling/topics/hurricane-harvey-irma/) on the HUD Exchange, which will be updated as new information becomes available. Housing Counseling also has a Disaster Recovery Toolkit (https://www.hudexchange.info/programs/housing-counseling/topics/) page on the HUD Exchange.
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Toolkit. This toolkit will provide general information on disaster responses for Housing Counseling Agencies. This toolkit is also being funded by Community Compass TA funds.
- For disaster recovery TA, SNAPS focuses on persons who were homeless before the disaster, as well as McKinney-funded projects. The TA provider Cloudburst Group is the designated disaster response TA provider for SNAPS, and SNAPS has a pre-approved work plan with Cloudburst for disaster outreach. Whenever a "disaster" occurs (declared or not), SNAPS tasks Cloudburst to reach out to HUD-funded recipients and sub-recipients, as well as HMIS organizations, before the situation on the ground gets bad to see what they need. Cloudburst will then reach out again after the disaster to do the same thing. If further support is needed, SNAPS will assign another TA provider to do additional TA activities.

Next Steps
- FPM regional staff are standing up logistics for larger staff deployments including landing sites where teams can in-bound in Atlanta, Jacksonville and Miami.
- Numerous requests are being received across Florida from FEMA on available HUD resources, potential impacted HUD buildings, and displaced HUD clients. HUD staff in the state are responding and providing information. After HUD JFO team is set up, questions will be routed through that structure.

Issues/Challenges
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-
-

AVAILABLE HUD DISASTER ASSISTANCE

- **Assist the state and local governments in re-allocating existing federal resources toward disaster relief.** HUD's Community Development Block Grant (CDBG) and HOME programs give the state and local communities the flexibility to redirect millions of dollars in annual formula funding to address critical needs, including housing and services for disaster victims. HUD is currently contacting State and local officials to explore streamlining the Department's CDBG and HOME programs to expedite the repair and replacement of damaged housing.
- **Grant immediate foreclosure relief.** HUD has granting a 90-day moratorium on foreclosures and forbearance on foreclosures of Federal Housing Administration (FHA)-insured home mortgages.
- **Make mortgage insurance available.** HUD's Section 203(h) program provides FHA insurance to disaster victims who have lost their homes and are facing the daunting task of rebuilding or buying another home. Borrowers from participating FHA-approved lenders may be eligible for 100 percent financing.
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- **Offer Section 108 loan guarantee assistance.** HUD will offer state and local governments federally guaranteed loans for housing rehabilitation, economic development and repair of public infrastructure.
- **Provide information on housing providers and HUD programs.** HUD will share information with FEMA and the state on housing providers that may have available units in

the impacted counties. This includes Public Housing Agencies and Multi-Family owners. HUD will also connect FEMA and the state to SMEs to provide information on HUD programs and providers.

[redacted]

HUD Emergency Operations Center (HEOC)
Phone: 202-402-5747
Fax: 202-401-7900

From: Farrar-Wilson, Loualice
Sent: Tuesday, September 26, 2017 8:04 AM
To: ExecSec
Cc: Appleton, Seth D; Ludlow, Ashley
Subject: FW: Letter to Secretary Carson HUD re Federal Records Act
Attachments: 2017-09-25 TG EEC to Carson-HUD - Federal Records Act due 10-9.pdf

Good Morning,

Please process. Thank you.

From: Appleton, Seth D
Sent: Monday, September 25, 2017 8:15 PM
To: Farrar-Wilson, Loualice <Loualice.Farrar-Wilson@hud.gov>
Cc: Dendas, Michael W <Michael.W.Dendas@hud.gov>; Ludlow, Ashley <Ashley.Ludlow@hud.gov>
Subject: Fwd: Letter to Secretary Carson HUD re Federal Records Act

Please process

Get Outlook for iOS

From: Casey, Sharon <Sharon.Casey@mail.house.gov>
Sent: Monday, September 25, 2017 7:00:09 PM
To: Appleton, Seth D; Kelley, Michael J
Cc: Baney, Drew; Dunne, Julie; McKenna, Liam
Subject: Letter to Secretary Carson HUD re Federal Records Act

Good Afternoon,

Attached please find a letter from the U.S. House of Representatives Committee on Oversight and Government Reform. Please note the letter requests a response by October 9, 2017.

Please acknowledge receipt of this letter.

Thank you,
Sharon Casey

Sharon Ryan Casey
Deputy Chief Clerk
Committee on Oversight and Government Reform
2157 Rayburn Building, Washington, DC 20515
202-593-8219 sharon.casey@mail.house.gov

TREY GOWDY, SOUTH CAROLINA
CHAIRMAN

ONE HUNDRED FIFTEENTH CONGRESS

ELIJAH E. CUMMINGS, MARYLAND
RANKING MINORITY MEMBER

Congress of the United States

House of Representatives

COMMITTEE ON OVERSIGHT AND GOVERNMENT REFORM

2157 RAYBURN HOUSE OFFICE BUILDING

WASHINGTON, DC 20515–6143

MAJORITY (202) 225-5074
MINORITY (202) 225-5051

http://oversight.house.gov

September 25, 2017

The Honorable Benjamin S. Carson
Secretary
U.S. Department of Housing and Urban Development
451 7th Street, S.W.
Washington, D.C. 20410

Dear Mr. Secretary:

Congress passed the Federal Records Act of 1950 to provide the framework for records management for federal government agencies. Many emails from federal employees are considered records under the Act and therefore subject to certain recordkeeping requirements. This Committee has legislative jurisdiction over the Federal Records Act, as well as the Presidential Records Act and Freedom of Information Act.[1] As technology has changed and the use of email and other modern forms of electronic communication have become ubiquitous, the Committee has been active in updating portions of these laws. These updates include the Presidential and Federal Records Act Amendments of 2014 and the FOIA Improvement Act of 2016.[2]

As part of our regular oversight duties, the Committee, from time to time, inquires of the Executive Branch departments and agencies about their compliance with these federal laws.[3] With numerous public revelations of senior executive branch employees deliberately trying to circumvent these laws by using personal, private, or alias e-mail addresses to conduct official government business, the Committee has aimed to use its oversight and investigative resources to prevent and deter misuse of private forms of written communication.[4] Based on yesterday's *Politico* reporting regarding private email use for official government business by a senior member of the President's staff,[5] today we write towards a similar end.

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[1] U.S. House of Rep's, Rule X(n)(10).
[2] Pub. L. No. 113-187 (2014); Pub. L. No. 114-185 (2016).
[3] *See, e.g.*, Letter from Henry Waxman, Chairman, H. Comm. on Oversight and Gov't Reform, to Michael Astrue, Comm'r, U.S. Soc. Sec. Admn., *et al.* (Apr. 12, 2007).
[4] *See* Letter from Darrell Issa, Chairman, H. Comm. on Oversight and Gov't Reform, to Jeffrey Zients, Acting Dir., Office of Mgmt. & Budget, *et al.* (Dec. 13, 2012); Letter from Jason Chaffetz, Chairman, H. Comm. on Oversight and Gov't Reform, to Kathleen McGettigan, Acting Dir., Office of Personnel Mgmt., *et al.* (Mar. 8, 2017).
[5] Josh Dawsey, *Kushner used private email to conduct White House business*, POLITICO (Sept. 24, 2017), *available at* http://www.politico.com/story/2017/09/24/jared-kushner-private-email-white-house-243071.

As a follow-up to the Committee's request to your agency on March 8, 2017, please provide the following documents and information by October 9, 2017:

1. Have you or any non-career official at your agency ever used a personal email account to conduct official business? If so, please identify the individual and the account used, and provide evidence of measures to ensure compliance with federal law.

2. Have you or any non-career official at your agency ever used an alias email account to conduct official business? If so, please identify the individual and the account used, and provide evidence of measures to ensure compliance with federal law.

3. Have you or any non-career official at your agency ever used text messages, phone-based message applications, or encryption software to conduct official business? If so, please identify the individual, cellular number and account used, and provide evidence of measures to ensure compliance with federal law.

4. Please identify any changes to the agency's policies or directives for any of the following areas since January 1, 2017:

    a. Policies referring or relating to the use of non-official electronic messaging accounts, including email, text message, messaging applications, and social media platforms to conduct official business, including but not limited to archiving and recordkeeping procedures;

    b. Policies referring or relating to the use of official text message or other messaging or communications applications, and social media platforms to conduct official business, including but not limited to archiving and recordkeeping procedures; and

    c. Policies and procedures to ensure all communications related to the creation or transmission of federal records on official electronic messaging accounts other than email, including social networking platforms, internal agency instant messaging systems and other communications applications, are properly captured and preserved as federal records.

An attachment to this letter provides additional instructions about responding to this request. Thank you in advance for responding fully and in a timely manner. If you have any questions about this request, please contact Drew Baney of the Majority staff on the Committee at (202) 225-5074 and Krista Boyd of the Minority staff on the Committee (202) 225-9493.

Sincerely,

Trey Gowdy

Elijah E. Cummings

Enclosures

Responding to Committee Document Requests

1. In complying with this request, you are required to produce all responsive documents that are in your possession, custody, or control, whether held by you or your past or present agents, employees, and representatives acting on your behalf. You should also produce documents that you have a legal right to obtain, that you have a right to copy or to which you have access, as well as documents that you have placed in the temporary possession, custody, or control of any third party. Requested records, documents, data or information should not be destroyed, modified, removed, transferred or otherwise made inaccessible to the Committee.

2. In the event that any entity, organization or individual denoted in this request has been, or is also known by any other name than that herein denoted, the request shall be read also to include that alternative identification.

3. The Committee's preference is to receive documents in electronic form (i.e., CD, memory stick, or thumb drive) in lieu of paper productions.

4. Documents produced in electronic format should also be organized, identified, and indexed electronically.

5. Electronic document productions should be prepared according to the following standards:

   (a) The production should consist of single page Tagged Image File ("TIF"), files accompanied by a Concordance-format load file, an Opticon reference file, and a file defining the fields and character lengths of the load file.

   (b) Document numbers in the load file should match document Bates numbers and TIF file names.

   (c) If the production is completed through a series of multiple partial productions, field names and file order in all load files should match.

   (d) All electronic documents produced to the Committee should include the following fields of metadata specific to each document;

   BEGDOC, ENDDOC, TEXT, BEGATTACH, ENDATTACH, PAGECOUNT,CUSTODIAN, RECORDTYPE, DATE, TIME, SENTDATE, SENTTIME, BEGINDATE, BEGINTIME, ENDDATE, ENDTIME, AUTHOR, FROM, CC, TO, BCC, SUBJECT, TITLE, FILENAME, FILEEXT, FILESIZE, DATECREATED, TIMECREATED, DATELASTMOD, TIMELASTMOD, INTMSGID, INTMSGHEADER, NATIVELINK, INTFILPATH, EXCEPTION, BEGATTACH.

6. Documents produced to the Committee should include an index describing the contents of the production. To the extent more than one CD, hard drive, memory stick, thumb drive, box or folder is produced, each CD, hard drive, memory stick, thumb drive, box or folder should contain an index describing its contents.

7. Documents produced in response to this request shall be produced together with copies of file labels, dividers or identifying markers with which they were associated when the request was served.

8. When you produce documents, you should identify the paragraph in the Committee's schedule to which the documents respond.

9. It shall not be a basis for refusal to produce documents that any other person or entity also possesses non-identical or identical copies of the same documents.

10. If any of the requested information is only reasonably available in machine-readable form (such as on a computer server, hard drive, or computer backup tape), you should consult with the Committee staff to determine the appropriate format in which to produce the information.

11. If compliance with the request cannot be made in full by the specified return date, compliance shall be made to the extent possible by that date. An explanation of why full compliance is not possible shall be provided along with any partial production.

12. In the event that a document is withheld on the basis of privilege, provide a privilege log containing the following information concerning any such document: (a) the privilege asserted; (b) the type of document; (c) the general subject matter; (d) the date, author and addressee; and (e) the relationship of the author and addressee to each other.

13. If any document responsive to this request was, but no longer is, in your possession, custody, or control, identify the document (stating its date, author, subject and recipients) and explain the circumstances under which the document ceased to be in your possession, custody, or control.

14. If a date or other descriptive detail set forth in this request referring to a document is inaccurate, but the actual date or other descriptive detail is known to you or is otherwise apparent from the context of the request, you are required to produce all documents which would be responsive as if the date or other descriptive detail were correct.

15. Unless otherwise specified, the time period covered by this request is from January 1, 2009 to the present.

16. This request is continuing in nature and applies to any newly-discovered information. Any record, document, compilation of data or information, not produced because it has not been located or discovered by the return date, shall be produced immediately upon subsequent location or discovery.

17. All documents shall be Bates-stamped sequentially and produced sequentially.

18. Two sets of documents shall be delivered, one set to the Majority Staff and one set to the Minority Staff. When documents are produced to the Committee, production sets shall be delivered to the Majority Staff in Room 2157 of the Rayburn House Office Building and the Minority Staff in Room 2471 of the Rayburn House Office Building.

19. Upon completion of the document production, you should submit a written certification, signed by you or your counsel, stating that: (1) a diligent search has been completed of all documents in your possession, custody, or control which reasonably could contain responsive documents; and (2) all documents located during the search that are responsive have been produced to the Committee.

Definitions

1. The term "document" means any written, recorded, or graphic matter of any nature whatsoever, regardless of how recorded, and whether original or copy, including, but not limited to, the following: memoranda, reports, expense reports, books, manuals, instructions, financial reports, working papers, records, notes, letters, notices, confirmations, telegrams, receipts, appraisals, pamphlets, magazines, newspapers, prospectuses, inter-office and intra-office communications, electronic mail (e-mail), contracts, cables, notations of any type of conversation, telephone call, meeting or other communication, bulletins, printed matter, computer printouts, teletypes, invoices, transcripts, diaries, analyses, returns, summaries, minutes, bills, accounts, estimates, projections, comparisons, messages, correspondence, press releases, circulars, financial statements, reviews, opinions, offers, studies and investigations, questionnaires and surveys, and work sheets (and all drafts, preliminary versions, alterations, modifications, revisions, changes, and amendments of any of the foregoing, as well as any attachments or appendices thereto), and graphic or oral records or representations of any kind (including without limitation, photographs, charts, graphs, microfiche, microfilm, videotape, recordings and motion pictures), and electronic, mechanical, and electric records or representations of any kind (including, without limitation, tapes, cassettes, disks, and recordings) and other written, printed, typed, or other graphic or recorded matter of any kind or nature, however produced or reproduced, and whether preserved in writing, film, tape, disk, videotape or otherwise. A document bearing any notation not a part of the original text is to be considered a separate document. A draft or non-identical copy is a separate document within the meaning of this term.

2. The term "communication" means each manner or means of disclosure or exchange of information, regardless of means utilized, whether oral, electronic, by document or otherwise, and whether in a meeting, by telephone, facsimile, email (desktop or mobile device), text message, instant message, MMS or SMS message, regular mail, telexes, releases, or otherwise.

3. The terms "and" and "or" shall be construed broadly and either conjunctively or disjunctively to bring within the scope of this request any information which might otherwise be construed to be outside its scope. The singular includes plural number, and vice versa. The masculine includes the feminine and neuter genders.

4. The terms "person" or "persons" mean natural persons, firms, partnerships, associations, corporations, subsidiaries, divisions, departments, joint ventures, proprietorships, syndicates, or other legal, business or government entities, and all subsidiaries, affiliates, divisions, departments, branches, or other units thereof.

5. The term “identify,” when used in a question about individuals, means to provide the following information: (a) the individual's complete name and title; and (b) the individual's business address and phone number.

6. The term “referring or relating,” with respect to any given subject, means anything that constitutes, contains, embodies, reflects, identifies, states, refers to, deals with or is pertinent to that subject in any manner whatsoever.

7. The term “employee” means agent, borrowed employee, casual employee, consultant, contractor, de facto employee, independent contractor, joint adventurer, loaned employee, part-time employee, permanent employee, provisional employee, subcontractor, or any other type of service provider.

COMMITTEE ON OVERSIGHT AND GOVERNMENT REFORM
U.S. HOUSE OF REPRESENTATIVES
115TH CONGRESS

NOTICE OF APPEARANCE OF COUNSEL

Counsel submitting: _____

Bar number: _____ **State/District of admission:** _____

Attorney for: _____

Address: _____

Telephone: (_____ **)** _____ **-** _____

Pursuant to Rule 16 of the Committee Rules, notice is hereby given of the entry of the undersigned as counsel for _____ **in (select one):**

- (●) **All matters before the Committee**
- ( ) **The following matters (describe the scope of representation):**

_____

_____

All further notice and copies of papers and other material relevant to this action should be directed to and served upon:

Attorney's name: _____

Attorney's email address: _____

Firm name (where applicable): _____

Complete Mailing Address: _____

_____

I agree to notify the Committee within 1 business day of any change in representation.

_____ _____
Signature of Attorney **Date**

From: Appleton, Seth D
Sent: Monday, September 25, 2017 8:37 PM
To: Pataki, Tim A. EOP/WHO
Subject: Fwd: Letter to Secretary Carson HUD re Federal Records Act
Attachments: 2017-09-25 TG EEC to Carson-HUD - Federal Records Act due 10-9.pdf

Tim - HUD receieved the attached tonight. Are you aware of other agencies receiving the same? Just wanted to put on your radar. Thanks.

Get Outlook for iOS

From: Casey, Sharon <Sharon.Casey@mail.house.gov>
Sent: Monday, September 25, 2017 7:00:09 PM
To: Appleton, Seth D; Kelley, Michael J
Cc: Baney, Drew; Dunne, Julie; McKenna, Liam
Subject: Letter to Secretary Carson HUD re Federal Records Act

Good Afternoon,

Attached please find a letter from the U.S. House of Representatives Committee on Oversight and Government Reform. Please note the letter requests a response by October 9, 2017.

Please acknowledge receipt of this letter.

Thank you,
Sharon Casey

Sharon Ryan Casey
Deputy Chief Clerk
Committee on Oversight and Government Reform
2157 Rayburn Building, Washington, DC 20515
202-593-8219 sharon.casey@mail.house.gov

TREY GOWDY, SOUTH CAROLINA
CHAIRMAN

ONE HUNDRED FIFTEENTH CONGRESS

ELIJAH E. CUMMINGS, MARYLAND
RANKING MINORITY MEMBER

Congress of the United States

House of Representatives

COMMITTEE ON OVERSIGHT AND GOVERNMENT REFORM

2157 RAYBURN HOUSE OFFICE BUILDING

WASHINGTON, DC 20515–6143

MAJORITY (202) 225-5074
MINORITY (202) 225-5051

http://oversight.house.gov

September 25, 2017

The Honorable Benjamin S. Carson
Secretary
U.S. Department of Housing and Urban Development
451 7th Street, S.W.
Washington, D.C. 20410

Dear Mr. Secretary:

Congress passed the Federal Records Act of 1950 to provide the framework for records management for federal government agencies. Many emails from federal employees are considered records under the Act and therefore subject to certain recordkeeping requirements. This Committee has legislative jurisdiction over the Federal Records Act, as well as the Presidential Records Act and Freedom of Information Act.[1] As technology has changed and the use of email and other modern forms of electronic communication have become ubiquitous, the Committee has been active in updating portions of these laws. These updates include the Presidential and Federal Records Act Amendments of 2014 and the FOIA Improvement Act of 2016.[2]

As part of our regular oversight duties, the Committee, from time to time, inquires of the Executive Branch departments and agencies about their compliance with these federal laws.[3] With numerous public revelations of senior executive branch employees deliberately trying to circumvent these laws by using personal, private, or alias e-mail addresses to conduct official government business, the Committee has aimed to use its oversight and investigative resources to prevent and deter misuse of private forms of written communication.[4] Based on yesterday's *Politico* reporting regarding private email use for official government business by a senior member of the President's staff,[5] today we write towards a similar end.

---

[1] U.S. House of Rep's, Rule X(n)(10).
[2] Pub. L. No. 113-187 (2014); Pub. L. No. 114-185 (2016).
[3] *See, e.g.*, Letter from Henry Waxman, Chairman, H. Comm. on Oversight and Gov't Reform, to Michael Astrue, Comm'r, U.S. Soc. Sec. Admn., *et al.* (Apr. 12, 2007).
[4] *See* Letter from Darrell Issa, Chairman, H. Comm. on Oversight and Gov't Reform, to Jeffrey Zients, Acting Dir., Office of Mgmt. & Budget, *et al.* (Dec. 13, 2012); Letter from Jason Chaffetz, Chairman, H. Comm. on Oversight and Gov't Reform, to Kathleen McGettigan, Acting Dir., Office of Personnel Mgmt., *et al.* (Mar. 8, 2017).
[5] Josh Dawsey, *Kushner used private email to conduct White House business*, POLITICO (Sept. 24, 2017), *available at* http://www.politico.com/story/2017/09/24/jared-kushner-private-email-white-house-243071.

As a follow-up to the Committee's request to your agency on March 8, 2017, please provide the following documents and information by October 9, 2017:

1. Have you or any non-career official at your agency ever used a personal email account to conduct official business? If so, please identify the individual and the account used, and provide evidence of measures to ensure compliance with federal law.

2. Have you or any non-career official at your agency ever used an alias email account to conduct official business? If so, please identify the individual and the account used, and provide evidence of measures to ensure compliance with federal law.

3. Have you or any non-career official at your agency ever used text messages, phone-based message applications, or encryption software to conduct official business? If so, please identify the individual, cellular number and account used, and provide evidence of measures to ensure compliance with federal law.

4. Please identify any changes to the agency's policies or directives for any of the following areas since January 1, 2017:

    a. Policies referring or relating to the use of non-official electronic messaging accounts, including email, text message, messaging applications, and social media platforms to conduct official business, including but not limited to archiving and recordkeeping procedures;

    b. Policies referring or relating to the use of official text message or other messaging or communications applications, and social media platforms to conduct official business, including but not limited to archiving and recordkeeping procedures; and

    c. Policies and procedures to ensure all communications related to the creation or transmission of federal records on official electronic messaging accounts other than email, including social networking platforms, internal agency instant messaging systems and other communications applications, are properly captured and preserved as federal records.

An attachment to this letter provides additional instructions about responding to this request. Thank you in advance for responding fully and in a timely manner. If you have any questions about this request, please contact Drew Baney of the Majority staff on the Committee at (202) 225-5074 and Krista Boyd of the Minority staff on the Committee (202) 225-9493.

Sincerely,

Trey Gowdy

Elijah E. Cummings

Enclosures

Responding to Committee Document Requests

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2. In the event that any entity, organization or individual denoted in this request has been, or is also known by any other name than that herein denoted, the request shall be read also to include that alternative identification.

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11. If compliance with the request cannot be made in full by the specified return date, compliance shall be made to the extent possible by that date. An explanation of why full compliance is not possible shall be provided along with any partial production.

12. In the event that a document is withheld on the basis of privilege, provide a privilege log containing the following information concerning any such document: (a) the privilege asserted; (b) the type of document; (c) the general subject matter; (d) the date, author and addressee; and (e) the relationship of the author and addressee to each other.

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15. Unless otherwise specified, the time period covered by this request is from January 1, 2009 to the present.

16. This request is continuing in nature and applies to any newly-discovered information. Any record, document, compilation of data or information, not produced because it has not been located or discovered by the return date, shall be produced immediately upon subsequent location or discovery.

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19. Upon completion of the document production, you should submit a written certification, signed by you or your counsel, stating that: (1) a diligent search has been completed of all documents in your possession, custody, or control which reasonably could contain responsive documents; and (2) all documents located during the search that are responsive have been produced to the Committee.

Definitions

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2. The term "communication" means each manner or means of disclosure or exchange of information, regardless of means utilized, whether oral, electronic, by document or otherwise, and whether in a meeting, by telephone, facsimile, email (desktop or mobile device), text message, instant message, MMS or SMS message, regular mail, telexes, releases, or otherwise.

3. The terms "and" and "or" shall be construed broadly and either conjunctively or disjunctively to bring within the scope of this request any information which might otherwise be construed to be outside its scope. The singular includes plural number, and vice versa. The masculine includes the feminine and neuter genders.

4. The terms "person" or "persons" mean natural persons, firms, partnerships, associations, corporations, subsidiaries, divisions, departments, joint ventures, proprietorships, syndicates, or other legal, business or government entities, and all subsidiaries, affiliates, divisions, departments, branches, or other units thereof.

5. The term “identify,” when used in a question about individuals, means to provide the following information: (a) the individual's complete name and title; and (b) the individual's business address and phone number.

6. The term “referring or relating,” with respect to any given subject, means anything that constitutes, contains, embodies, reflects, identifies, states, refers to, deals with or is pertinent to that subject in any manner whatsoever.

7. The term “employee” means agent, borrowed employee, casual employee, consultant, contractor, de facto employee, independent contractor, joint adventurer, loaned employee, part-time employee, permanent employee, provisional employee, subcontractor, or any other type of service provider.

COMMITTEE ON OVERSIGHT AND GOVERNMENT REFORM
U.S. HOUSE OF REPRESENTATIVES
115TH CONGRESS

NOTICE OF APPEARANCE OF COUNSEL

Counsel submitting: _____

Bar number: _____ **State/District of admission:** _____

Attorney for: _____

Address: _____

Telephone: (_____ **)** _____ **-** _____

Pursuant to Rule 16 of the Committee Rules, notice is hereby given of the entry of the undersigned as counsel for _____ **in (select one):**

- (●) **All matters before the Committee**
- ( ) **The following matters (describe the scope of representation):**

_____

_____

All further notice and copies of papers and other material relevant to this action should be directed to and served upon:

Attorney's name: _____

Attorney's email address: _____

Firm name (where applicable): _____

Complete Mailing Address: _____

_____

I agree to notify the Committee within 1 business day of any change in representation.

_____ _____
Signature of Attorney **Date**

From: Appleton, Seth D
Sent: Monday, September 25, 2017 8:24 PM
To: Greenwood, Sheila M; Patenaude, Pamela H; Thompson, Amy C; Hughes, Andrew
Subject: Fwd: Letter to Secretary Carson HUD re Federal Records Act
Attachments: 2017-09-25 TG EEC to Carson-HUD - Federal Records Act due 10-9.pdf

FYI the attached came in tonight. I will check with WH Leg Affairs to see if this is a request solely directed at HUD or if other agencies received, too.

Get Outlook for iOS

From: Casey, Sharon <Sharon.Casey@mail.house.gov>
Sent: Monday, September 25, 2017 7:00:09 PM
To: Appleton, Seth D; Kelley, Michael J
Cc: Baney, Drew; Dunne, Julie; McKenna, Liam
Subject: Letter to Secretary Carson HUD re Federal Records Act

Good Afternoon,

Attached please find a letter from the U.S. House of Representatives Committee on Oversight and Government Reform. Please note the letter requests a response by October 9, 2017.

Please acknowledge receipt of this letter.

Thank you,
Sharon Casey

Sharon Ryan Casey
Deputy Chief Clerk
Committee on Oversight and Government Reform
2157 Rayburn Building, Washington, DC 20515
202-593-8219 sharon.casey@mail.house.gov

TREY GOWDY, SOUTH CAROLINA
CHAIRMAN

ONE H NDRED FIFTEENTH CONGRESS

ELIJAH E. CUMMINGS, MAR LAND
RANKING MINORIT MEMBER

Congress of the United tates

Ho se of Representatives

COMMITTEE ON OVERSIGHT AND GOVERNMENT REFORM

2157 RAYBURN HOUSE OFFICE BUILDING

WASHINGTON, DC 20515–6143

MAJORITY (202) 225-5074
MINORITY (202) 225-5051

http://o ersight.house.go

September 25, 2017

The Honorable Benjamin S. Carson
Secretar
U.S. Department of Housing and Urban Development
451 7th Street, S.W.
Washington, D.C. 20410

Dear Mr. Secretar :

Congress passed the Federal Records Act of 1950 to provide the framework for records management for federal government agencies. Man emails from federal emplo ees are considered records under the Act and therefore subject to certain recordkeeping requirements. This Committee has legislative jurisdiction over the Federal Records Act, as well as the Presidential Records Act and Freedom of Information Act.[1] As technolog has changed and the use of email and other modern forms of electronic communication have become ubiquitous, the Committee has been active in updating portions of these laws. These updates include the Presidential and Federal Records Act Amendments of 2014 and the FOIA Improvement Act of 2016.[2]

As part of our regular oversight duties, the Committee, from time to time, inquires of the Executive Branch departments and agencies about their compliance with these federal laws.[3] With numerous public revelations of senior executive branch emplo ees deliberatel tr ing to circumvent these laws b using personal, private, or alias e-mail addresses to conduct official government business, the Committee has aimed to use its oversight and investigative resources to prevent and deter misuse of private forms of written communication.[4] Based on esterda 's *Poli ico* reporting regarding private email use for official government business b a senior member of the President's staff,[5] toda we write towards a similar end.

---

[1] U.S. House of Rep's, Rule X(n)(10).
[2] Pub. L. No. 113-187 (2014); Pub. L. No. 114-185 (2016).
[3] *See, e.g.*, Letter from Henry Waxman, Chairman, H. Comm. on Oversight and Gov't Reform, to Michael Astrue, Comm'r, U.S. Soc. Sec. Admn., *et al.* (Apr. 12, 2007).
[4] *See* Letter from Darrell Issa, Chairman, H. Comm. on Oversight and Gov't Reform, to Jeffrey Zients, Acting Dir., Office of Mgmt. & Budget, *et al.* (Dec. 13, 2012); Letter from Jason Chaffetz, Chairman, H. Comm. on Oversight and Gov't Reform, to Kathleen McGettigan, Acting Dir., Office of Personnel Mgmt., *et al.* (Mar. 8, 2017).
[5] Josh Dawsey, *Kushner used private email to conduct White House business*, POLITICO (Sept. 24, 2017), *available at* http://www.politico.com/story/2017/09/24/jared-kushner-private-email-white-house-243071.

As a follow-up to the Committee's request to our agenc on March 8, 2017, please provide the following documents and information b October 9, 2017:

1. Have ou or an non-career official at our agenc ever used a personal email account to conduct official business? If so, please identif the individual and the account used, and provide evidence of measures to ensure compliance with federal law.

2. Have ou or an non-career official at our agenc ever used an alias email account to conduct official business? If so, please identif the individual and the account used, and provide evidence of measures to ensure compliance with federal law.

3. Have ou or an non-career official at our agenc ever used text messages, phone-based message applications, or encr ption software to conduct official business? If so, please identify the individual, cellular number and account used, and provide evidence of measures to ensure compliance with federal law.

4. Please identif an changes to the agenc 's policies or directives for an of the following areas since Januar 1, 2017:

    a. Policies referring or relating to the use of non-official electronic messaging accounts, including email, text message, messaging applications, and social media platforms to conduct official business, including but not limited to archiving and recordkeeping procedures;

    b. Policies referring or relating to the use of official text message or other messaging or communications applications, and social media platforms to conduct official business, including but not limited to archiving and recordkeeping procedures; and

    c. Policies and procedures to ensure all communications related to the creation or transmission of federal records on official electronic messaging accounts other than email, including social networking platforms, internal agenc instant messaging s stems and other communications applications, are properl captured and preserved as federal records.

An attachment to this letter provides additional instructions about responding to this request. Thank ou in advance for responding full and in a timel manner. If ou have an questions about this request, please contact Drew Bane of the Majorit staff on the Committee at (202) 225-5074 and Krista Bo d of the Minorit staff on the Committee (202) 225-9493.

Sincerel ,

Tre Gowd

Elijah E. Cummings

Enclosures

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1. In complying with this request, you are required to produce all responsive documents that are in your possession, custody, or control, whether held by you or your past or present agents, employees, and representatives acting on your behalf. You should also produce documents that you have a legal right to obtain, that you have a right to copy or to which you have access, as well as documents that you have placed in the temporary possession, custody, or control of any third party. Requested records, documents, data or information should not be destroyed, modified, removed, transferred or otherwise made inaccessible to the Committee.

2. In the event that any entity, organization or individual denoted in this request has been, or is also known by any other name than that herein denoted, the request shall be read also to include that alternative identification.

3. The Committee's preference is to receive documents in electronic form (i.e., CD, memory stick, or thumb drive) in lieu of paper productions.

4. Documents produced in electronic format should also be organized, identified, and indexed electronically.

5. Electronic document productions should be prepared according to the following standards:

   (a) The production should consist of single page Tagged Image File ("TIF"), files accompanied by a Concordance-format load file, an Opticon reference file, and a file defining the fields and character lengths of the load file.

   (b) Document numbers in the load file should match document Bates numbers and TIF file names.

   (c) If the production is completed through a series of multiple partial productions, field names and file order in all load files should match.

   (d) All electronic documents produced to the Committee should include the following fields of metadata specific to each document;

   BEGDOC, ENDDOC, TEXT, BEGATTACH, ENDATTACH, PAGECOUNT,CUSTODIAN, RECORDTYPE, DATE, TIME, SENTDATE, SENTTIME, BEGINDATE, BEGINTIME, ENDDATE, ENDTIME, AUTHOR, FROM, CC, TO, BCC, SUBJECT, TITLE, FILENAME, FILEEXT, FILESIZE, DATECREATED, TIMECREATED, DATELASTMOD, TIMELASTMOD, INTMSGID, INTMSGHEADER, NATIVELINK, INTFILPATH, EXCEPTION, BEGATTACH.

6. Documents produced to the Committee should include an index describing the contents of the production. To the extent more than one CD, hard drive, memory stick, thumb drive, box or folder is produced, each CD, hard drive, memory stick, thumb drive, box or folder should contain an index describing its contents.

7. Documents produced in response to this request shall be produced together with copies of file labels, dividers or identifying markers with which they were associated when the request was served.

8. When you produce documents, you should identify the paragraph in the Committee's schedule to which the documents respond.

9. It shall not be a basis for refusal to produce documents that any other person or entity also possesses non-identical or identical copies of the same documents.

10. If any of the requested information is only reasonably available in machine-readable form (such as on a computer server, hard drive, or computer backup tape), you should consult with the Committee staff to determine the appropriate format in which to produce the information.

11. If compliance with the request cannot be made in full by the specified return date, compliance shall be made to the extent possible by that date. An explanation of why full compliance is not possible shall be provided along with any partial production.

12. In the event that a document is withheld on the basis of privilege, provide a privilege log containing the following information concerning any such document: (a) the privilege asserted; (b) the type of document; (c) the general subject matter; (d) the date, author and addressee; and (e) the relationship of the author and addressee to each other.

13. If any document responsive to this request was, but no longer is, in your possession, custody, or control, identify the document (stating its date, author, subject and recipients) and explain the circumstances under which the document ceased to be in your possession, custody, or control.

14. If a date or other descriptive detail set forth in this request referring to a document is inaccurate, but the actual date or other descriptive detail is known to you or is otherwise apparent from the context of the request, you are required to produce all documents which would be responsive as if the date or other descriptive detail were correct.

15. Unless otherwise specified, the time period covered by this request is from January 1, 2009 to the present.

16. This request is continuing in nature and applies to any newly-discovered information. Any record, document, compilation of data or information, not produced because it has not been located or discovered by the return date, shall be produced immediately upon subsequent location or discovery.

17. All documents shall be Bates-stamped sequentially and produced sequentially.

18. Two sets of documents shall be delivered, one set to the Majority Staff and one set to the Minority Staff. When documents are produced to the Committee, production sets shall be delivered to the Majority Staff in Room 2157 of the Rayburn House Office Building and the Minority Staff in Room 2471 of the Rayburn House Office Building.

19. Upon completion of the document production, you should submit a written certification, signed by you or your counsel, stating that: (1) a diligent search has been completed of all documents in your possession, custody, or control which reasonably could contain responsive documents; and (2) all documents located during the search that are responsive have been produced to the Committee.

Definitions

1. The term "document" means any written, recorded, or graphic matter of any nature whatsoever, regardless of how recorded, and whether original or copy, including, but not limited to, the following: memoranda, reports, expense reports, books, manuals, instructions, financial reports, working papers, records, notes, letters, notices, confirmations, telegrams, receipts, appraisals, pamphlets, magazines, newspapers, prospectuses, inter-office and intra-office communications, electronic mail (e-mail), contracts, cables, notations of any type of conversation, telephone call, meeting or other communication, bulletins, printed matter, computer printouts, teletypes, invoices, transcripts, diaries, analyses, returns, summaries, minutes, bills, accounts, estimates, projections, comparisons, messages, correspondence, press releases, circulars, financial statements, reviews, opinions, offers, studies and investigations, questionnaires and surveys, and work sheets (and all drafts, preliminary versions, alterations, modifications, revisions, changes, and amendments of any of the foregoing, as well as any attachments or appendices thereto), and graphic or oral records or representations of any kind (including without limitation, photographs, charts, graphs, microfiche, microfilm, videotape, recordings and motion pictures), and electronic, mechanical, and electric records or representations of any kind (including, without limitation, tapes, cassettes, disks, and recordings) and other written, printed, typed, or other graphic or recorded matter of any kind or nature, however produced or reproduced, and whether preserved in writing, film, tape, disk, videotape or otherwise. A document bearing any notation not a part of the original text is to be considered a separate document. A draft or non-identical copy is a separate document within the meaning of this term.

2. The term "communication" means each manner or means of disclosure or exchange of information, regardless of means utilized, whether oral, electronic, by document or otherwise, and whether in a meeting, by telephone, facsimile, email (desktop or mobile device), text message, instant message, MMS or SMS message, regular mail, telexes, releases, or otherwise.

3. The terms "and" and "or" shall be construed broadly and either conjunctively or disjunctively to bring within the scope of this request any information which might otherwise be construed to be outside its scope. The singular includes plural number, and vice versa. The masculine includes the feminine and neuter genders.

4. The terms "person" or "persons" mean natural persons, firms, partnerships, associations, corporations, subsidiaries, divisions, departments, joint ventures, proprietorships, syndicates, or other legal, business or government entities, and all subsidiaries, affiliates, divisions, departments, branches, or other units thereof.

5. The term “identify,” when used in a question about individuals, means to provide the following information: (a) the individual's complete name and title; and (b) the individual's business address and phone number.

6. The term “referring or relating,” with respect to any given subject, means anything that constitutes, contains, embodies, reflects, identifies, states, refers to, deals with or is pertinent to that subject in any manner whatsoever.

7. The term “employee” means agent, borrowed employee, casual employee, consultant, contractor, de facto employee, independent contractor, joint adventurer, loaned employee, part-time employee, permanent employee, provisional employee, subcontractor, or any other type of service provider.

COMMITTEE ON OVERSIGHT AND GOVERNMENT REFORM
U.S. HOUSE OF REPRESENTATIVES
115TH CONGRESS

NOTICE OF APPEARANCE OF COUNSEL

Counsel submitting: _____

Bar number: _____ **State/District of admission:** _____

Attorney for: _____

Address: _____

Telephone: (_____ **)** _____ **-** _____

Pursuant to Rule 16 of the Committee Rules, notice is hereby given of the entry of the undersigned as counsel for _____ **in (select one):**

- (●) **All matters before the Committee**
- ( ) **The following matters (describe the scope of representation):**

_____

_____

All further notice and copies of papers and other material relevant to this action should be directed to and served upon:

Attorney's name: _____

Attorney's email address: _____

Firm name (where applicable): _____

Complete Mailing Address: _____

_____

I agree to notify the Committee within 1 business day of any change in representation.

_____ _____
Signature of Attorney **Date**

From: Appleton, Seth D
Sent: Monday, September 25, 2017 8:15 PM
To: Farrar-Wilson, Loualice
Cc: Dendas, Michael W; Ludlow, Ashley
Subject: Fwd: Letter to Secretary Carson HUD re Federal Records Act
Attachments: 2017-09-25 TG EEC to Carson-HUD - Federal Records Act due 10-9.pdf

Please process

Get Outlook for iOS

From: Casey, Sharon <Sharon.Casey@mail.house.gov>
Sent: Monday, September 25, 2017 7:00:09 PM
To: Appleton, Seth D; Kelley, Michael J
Cc: Baney, Drew; Dunne, Julie; McKenna, Liam
Subject: Letter to Secretary Carson HUD re Federal Records Act

Good Afternoon,

Attached please find a letter from the U.S. House of Representatives Committee on Oversight and Government Reform. Please note the letter requests a response by October 9, 2017.

Please acknowledge receipt of this letter.

Thank you,
Sharon Casey

Sharon Ryan Casey
Deputy Chief Clerk
Committee on Oversight and Government Reform
2157 Rayburn Building, Washington, DC 20515
202-593-8219 sharon.casey@mail.house.gov

TREY GOWDY, SOUTH CAROLINA
CHAIRMAN

ONE HUNDRED FIFTEENTH CONGRESS

ELIJAH E. CUMMINGS, MARYLAND
RANKING MINORITY MEMBER

Congress of the United States

House of Representatives

COMMITTEE ON OVERSIGHT AND GOVERNMENT REFORM

2157 RAYBURN HOUSE OFFICE BUILDING

WASHINGTON, DC 20515–6143

MAJORITY (202) 225-5074
MINORITY (202) 225-5051

http://oversight.house.gov

September 25, 2017

The Honorable Benjamin S. Carson
Secretary
U.S. Department of Housing and Urban Development
451 7th Street, S.W.
Washington, D.C. 20410

Dear Mr. Secretary:

Congress passed the Federal Records Act of 1950 to provide the framework for records management for federal government agencies. Many emails from federal employees are considered records under the Act and therefore subject to certain recordkeeping requirements. This Committee has legislative jurisdiction over the Federal Records Act, as well as the Presidential Records Act and Freedom of Information Act.[1] As technology has changed and the use of email and other modern forms of electronic communication have become ubiquitous, the Committee has been active in updating portions of these laws. These updates include the Presidential and Federal Records Act Amendments of 2014 and the FOIA Improvement Act of 2016.[2]

As part of our regular oversight duties, the Committee, from time to time, inquires of the Executive Branch departments and agencies about their compliance with these federal laws.[3] With numerous public revelations of senior executive branch employees deliberately trying to circumvent these laws by using personal, private, or alias e-mail addresses to conduct official government business, the Committee has aimed to use its oversight and investigative resources to prevent and deter misuse of private forms of written communication.[4] Based on yesterday's *Politico* reporting regarding private email use for official government business by a senior member of the President's staff,[5] today we write towards a similar end.

---

[1] U.S. House of Rep's, Rule X(n)(10).
[2] Pub. L. No. 113-187 (2014); Pub. L. No. 114-185 (2016).
[3] *See, e.g.*, Letter from Henry Waxman, Chairman, H. Comm. on Oversight and Gov't Reform, to Michael Astrue, Comm'r, U.S. Soc. Sec. Admn., *et al.* (Apr. 12, 2007).
[4] *See* Letter from Darrell Issa, Chairman, H. Comm. on Oversight and Gov't Reform, to Jeffrey Zients, Acting Dir., Office of Mgmt. & Budget, *et al.* (Dec. 13, 2012); Letter from Jason Chaffetz, Chairman, H. Comm. on Oversight and Gov't Reform, to Kathleen McGettigan, Acting Dir., Office of Personnel Mgmt., *et al.* (Mar. 8, 2017).
[5] Josh Dawsey, *Kushner used private email to conduct White House business*, POLITICO (Sept. 24, 2017), *available at* http://www.politico.com/story/2017/09/24/jared-kushner-private-email-white-house-243071.

As a follow-up to the Committee's request to your agency on March 8, 2017, please provide the following documents and information by October 9, 2017:

1. Have you or any non-career official at your agency ever used a personal email account to conduct official business? If so, please identify the individual and the account used, and provide evidence of measures to ensure compliance with federal law.

2. Have you or any non-career official at your agency ever used an alias email account to conduct official business? If so, please identify the individual and the account used, and provide evidence of measures to ensure compliance with federal law.

3. Have you or any non-career official at your agency ever used text messages, phone-based message applications, or encryption software to conduct official business? If so, please identify the individual, cellular number and account used, and provide evidence of measures to ensure compliance with federal law.

4. Please identify any changes to the agency's policies or directives for any of the following areas since January 1, 2017:

    a. Policies referring or relating to the use of non-official electronic messaging accounts, including email, text message, messaging applications, and social media platforms to conduct official business, including but not limited to archiving and recordkeeping procedures;

    b. Policies referring or relating to the use of official text message or other messaging or communications applications, and social media platforms to conduct official business, including but not limited to archiving and recordkeeping procedures; and

    c. Policies and procedures to ensure all communications related to the creation or transmission of federal records on official electronic messaging accounts other than email, including social networking platforms, internal agency instant messaging systems and other communications applications, are properly captured and preserved as federal records.

An attachment to this letter provides additional instructions about responding to this request. Thank you in advance for responding fully and in a timely manner. If you have any questions about this request, please contact Drew Baney of the Majority staff on the Committee at (202) 225-5074 and Krista Boyd of the Minority staff on the Committee (202) 225-9493.

Sincerely,

Trey Gowdy

Elijah E. Cummings

Enclosures

Responding to Committee Document Requests

1. In complying with this request, you are required to produce all responsive documents that are in your possession, custody, or control, whether held by you or your past or present agents, employees, and representatives acting on your behalf. You should also produce documents that you have a legal right to obtain, that you have a right to copy or to which you have access, as well as documents that you have placed in the temporary possession, custody, or control of any third party. Requested records, documents, data or information should not be destroyed, modified, removed, transferred or otherwise made inaccessible to the Committee.

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6. Documents produced to the Committee should include an index describing the contents of the production. To the extent more than one CD, hard drive, memory stick, thumb drive, box or folder is produced, each CD, hard drive, memory stick, thumb drive, box or folder should contain an index describing its contents.

7. Documents produced in response to this request shall be produced together with copies of file labels, dividers or identifying markers with which they were associated when the request was served.

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12. In the event that a document is withheld on the basis of privilege, provide a privilege log containing the following information concerning any such document: (a) the privilege asserted; (b) the type of document; (c) the general subject matter; (d) the date, author and addressee; and (e) the relationship of the author and addressee to each other.

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15. Unless otherwise specified, the time period covered by this request is from January 1, 2009 to the present.

16. This request is continuing in nature and applies to any newly-discovered information. Any record, document, compilation of data or information, not produced because it has not been located or discovered by the return date, shall be produced immediately upon subsequent location or discovery.

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19. Upon completion of the document production, you should submit a written certification, signed by you or your counsel, stating that: (1) a diligent search has been completed of all documents in your possession, custody, or control which reasonably could contain responsive documents; and (2) all documents located during the search that are responsive have been produced to the Committee.

Definitions

1. The term "document" means any written, recorded, or graphic matter of any nature whatsoever, regardless of how recorded, and whether original or copy, including, but not limited to, the following: memoranda, reports, expense reports, books, manuals, instructions, financial reports, working papers, records, notes, letters, notices, confirmations, telegrams, receipts, appraisals, pamphlets, magazines, newspapers, prospectuses, inter-office and intra-office communications, electronic mail (e-mail), contracts, cables, notations of any type of conversation, telephone call, meeting or other communication, bulletins, printed matter, computer printouts, teletypes, invoices, transcripts, diaries, analyses, returns, summaries, minutes, bills, accounts, estimates, projections, comparisons, messages, correspondence, press releases, circulars, financial statements, reviews, opinions, offers, studies and investigations, questionnaires and surveys, and work sheets (and all drafts, preliminary versions, alterations, modifications, revisions, changes, and amendments of any of the foregoing, as well as any attachments or appendices thereto), and graphic or oral records or representations of any kind (including without limitation, photographs, charts, graphs, microfiche, microfilm, videotape, recordings and motion pictures), and electronic, mechanical, and electric records or representations of any kind (including, without limitation, tapes, cassettes, disks, and recordings) and other written, printed, typed, or other graphic or recorded matter of any kind or nature, however produced or reproduced, and whether preserved in writing, film, tape, disk, videotape or otherwise. A document bearing any notation not a part of the original text is to be considered a separate document. A draft or non-identical copy is a separate document within the meaning of this term.

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4. The terms "person" or "persons" mean natural persons, firms, partnerships, associations, corporations, subsidiaries, divisions, departments, joint ventures, proprietorships, syndicates, or other legal, business or government entities, and all subsidiaries, affiliates, divisions, departments, branches, or other units thereof.

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7. The term “employee” means agent, borrowed employee, casual employee, consultant, contractor, de facto employee, independent contractor, joint adventurer, loaned employee, part-time employee, permanent employee, provisional employee, subcontractor, or any other type of service provider.

COMMITTEE ON OVERSIGHT AND GOVERNMENT REFORM
U.S. HOUSE OF REPRESENTATIVES
115TH CONGRESS

NOTICE OF APPEARANCE OF COUNSEL

Counsel submitting: _____

Bar number: _____ **State/District of admission:** _____

Attorney for: _____

Address: _____

Telephone: (_____ **)** _____ **-** _____

Pursuant to Rule 16 of the Committee Rules, notice is hereby given of the entry of the undersigned as counsel for _____ **in (select one):**

- (●) **All matters before the Committee**
- ( ) **The following matters (describe the scope of representation):**

_____

_____

All further notice and copies of papers and other material relevant to this action should be directed to and served upon:

Attorney's name: _____

Attorney's email address: _____

Firm name (where applicable): _____

Complete Mailing Address: _____

_____

I agree to notify the Committee within 1 business day of any change in representation.

_____ _____
Signature of Attorney **Date**

From: Casey, Sharon <Sharon.Casey@mail.house.gov>
Sent: Monday, September 25, 2017 7:00 PM
To: Appleton, Seth D; Kelley, Michael J
Cc: Baney, Drew; Dunne, Julie; McKenna, Liam
Subject: Letter to Secretary Carson HUD re Federal Records Act
Attachments: 2017-09-25 TG EEC to Carson-HUD - Federal Records Act due 10-9.pdf

Good Afternoon,

Attached please find a letter from the U.S. House of Representatives Committee on Oversight and Government Reform. Please note the letter requests a response by October 9, 2017.

Please acknowledge receipt of this letter.

Thank you,
Sharon Casey

Sharon Ryan Casey
Deputy Chief Clerk
Committee on Oversight and Government Reform
2157 Rayburn Building, Washington, DC 20515
202-593-8219 sharon.casey@mail.house.gov

TREY GOWDY, SOUTH CAROLINA
CHAIRMAN

ONE HUNDRED FIFTEENTH CONGRESS

ELIJAH E. CUMMINGS, MARYLAND
RANKING MINORITY MEMBER

Congress of the United States

House of Representatives

COMMITTEE ON OVERSIGHT AND GOVERNMENT REFORM

2157 RAYBURN HOUSE OFFICE BUILDING

WASHINGTON, DC 20515–6143

MAJORITY (202) 225-5074
MINORITY (202) 225-5051

http://oversight.house.gov

September 25, 2017

The Honorable Benjamin S. Carson
Secretary
U.S. Department of Housing and Urban Development
451 7th Street, S.W.
Washington, D.C. 20410

Dear Mr. Secretary:

Congress passed the Federal Records Act of 1950 to provide the framework for records management for federal government agencies. Many emails from federal employees are considered records under the Act and therefore subject to certain recordkeeping requirements. This Committee has legislative jurisdiction over the Federal Records Act, as well as the Presidential Records Act and Freedom of Information Act.[1] As technology has changed and the use of email and other modern forms of electronic communication have become ubiquitous, the Committee has been active in updating portions of these laws. These updates include the Presidential and Federal Records Act Amendments of 2014 and the FOIA Improvement Act of 2016.[2]

As part of our regular oversight duties, the Committee, from time to time, inquires of the Executive Branch departments and agencies about their compliance with these federal laws.[3] With numerous public revelations of senior executive branch employees deliberately trying to circumvent these laws by using personal, private, or alias e-mail addresses to conduct official government business, the Committee has aimed to use its oversight and investigative resources to prevent and deter misuse of private forms of written communication.[4] Based on yesterday's *Politico* reporting regarding private email use for official government business by a senior member of the President's staff,[5] today we write towards a similar end.

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[1] U.S. House of Rep's, Rule X(n)(10).
[2] Pub. L. No. 113-187 (2014); Pub. L. No. 114-185 (2016).
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1. Have you or any non-career official at your agency ever used a personal email account to conduct official business? If so, please identify the individual and the account used, and provide evidence of measures to ensure compliance with federal law.

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    b. Policies referring or relating to the use of official text message or other messaging or communications applications, and social media platforms to conduct official business, including but not limited to archiving and recordkeeping procedures; and

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An attachment to this letter provides additional instructions about responding to this request. Thank you in advance for responding fully and in a timely manner. If you have any questions about this request, please contact Drew Baney of the Majority staff on the Committee at (202) 225-5074 and Krista Boyd of the Minority staff on the Committee (202) 225-9493.

Sincerely,

Trey Gowdy

Elijah E. Cummings

Enclosures

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6. Documents produced to the Committee should include an index describing the contents of the production. To the extent more than one CD, hard drive, memory stick, thumb drive, box or folder is produced, each CD, hard drive, memory stick, thumb drive, box or folder should contain an index describing its contents.

7. Documents produced in response to this request shall be produced together with copies of file labels, dividers or identifying markers with which they were associated when the request was served.

8. When you produce documents, you should identify the paragraph in the Committee's schedule to which the documents respond.

9. It shall not be a basis for refusal to produce documents that any other person or entity also possesses non-identical or identical copies of the same documents.

10. If any of the requested information is only reasonably available in machine-readable form (such as on a computer server, hard drive, or computer backup tape), you should consult with the Committee staff to determine the appropriate format in which to produce the information.

11. If compliance with the request cannot be made in full by the specified return date, compliance shall be made to the extent possible by that date. An explanation of why full compliance is not possible shall be provided along with any partial production.

12. In the event that a document is withheld on the basis of privilege, provide a privilege log containing the following information concerning any such document: (a) the privilege asserted; (b) the type of document; (c) the general subject matter; (d) the date, author and addressee; and (e) the relationship of the author and addressee to each other.

13. If any document responsive to this request was, but no longer is, in your possession, custody, or control, identify the document (stating its date, author, subject and recipients) and explain the circumstances under which the document ceased to be in your possession, custody, or control.

14. If a date or other descriptive detail set forth in this request referring to a document is inaccurate, but the actual date or other descriptive detail is known to you or is otherwise apparent from the context of the request, you are required to produce all documents which would be responsive as if the date or other descriptive detail were correct.

15. Unless otherwise specified, the time period covered by this request is from January 1, 2009 to the present.

16. This request is continuing in nature and applies to any newly-discovered information. Any record, document, compilation of data or information, not produced because it has not been located or discovered by the return date, shall be produced immediately upon subsequent location or discovery.

17. All documents shall be Bates-stamped sequentially and produced sequentially.

18. Two sets of documents shall be delivered, one set to the Majority Staff and one set to the Minority Staff. When documents are produced to the Committee, production sets shall be delivered to the Majority Staff in Room 2157 of the Rayburn House Office Building and the Minority Staff in Room 2471 of the Rayburn House Office Building.

19. Upon completion of the document production, you should submit a written certification, signed by you or your counsel, stating that: (1) a diligent search has been completed of all documents in your possession, custody, or control which reasonably could contain responsive documents; and (2) all documents located during the search that are responsive have been produced to the Committee.

Definitions

1. The term "document" means any written, recorded, or graphic matter of any nature whatsoever, regardless of how recorded, and whether original or copy, including, but not limited to, the following: memoranda, reports, expense reports, books, manuals, instructions, financial reports, working papers, records, notes, letters, notices, confirmations, telegrams, receipts, appraisals, pamphlets, magazines, newspapers, prospectuses, inter-office and intra-office communications, electronic mail (e-mail), contracts, cables, notations of any type of conversation, telephone call, meeting or other communication, bulletins, printed matter, computer printouts, teletypes, invoices, transcripts, diaries, analyses, returns, summaries, minutes, bills, accounts, estimates, projections, comparisons, messages, correspondence, press releases, circulars, financial statements, reviews, opinions, offers, studies and investigations, questionnaires and surveys, and work sheets (and all drafts, preliminary versions, alterations, modifications, revisions, changes, and amendments of any of the foregoing, as well as any attachments or appendices thereto), and graphic or oral records or representations of any kind (including without limitation, photographs, charts, graphs, microfiche, microfilm, videotape, recordings and motion pictures), and electronic, mechanical, and electric records or representations of any kind (including, without limitation, tapes, cassettes, disks, and recordings) and other written, printed, typed, or other graphic or recorded matter of any kind or nature, however produced or reproduced, and whether preserved in writing, film, tape, disk, videotape or otherwise. A document bearing any notation not a part of the original text is to be considered a separate document. A draft or non-identical copy is a separate document within the meaning of this term.

2. The term "communication" means each manner or means of disclosure or exchange of information, regardless of means utilized, whether oral, electronic, by document or otherwise, and whether in a meeting, by telephone, facsimile, email (desktop or mobile device), text message, instant message, MMS or SMS message, regular mail, telexes, releases, or otherwise.

3. The terms "and" and "or" shall be construed broadly and either conjunctively or disjunctively to bring within the scope of this request any information which might otherwise be construed to be outside its scope. The singular includes plural number, and vice versa. The masculine includes the feminine and neuter genders.

4. The terms "person" or "persons" mean natural persons, firms, partnerships, associations, corporations, subsidiaries, divisions, departments, joint ventures, proprietorships, syndicates, or other legal, business or government entities, and all subsidiaries, affiliates, divisions, departments, branches, or other units thereof.

5. The term “identify,” when used in a question about individuals, means to provide the following information: (a) the individual's complete name and title; and (b) the individual's business address and phone number.

6. The term “referring or relating,” with respect to any given subject, means anything that constitutes, contains, embodies, reflects, identifies, states, refers to, deals with or is pertinent to that subject in any manner whatsoever.

7. The term “employee” means agent, borrowed employee, casual employee, consultant, contractor, de facto employee, independent contractor, joint adventurer, loaned employee, part-time employee, permanent employee, provisional employee, subcontractor, or any other type of service provider.

COMMITTEE ON OVERSIGHT AND GOVERNMENT REFORM
U.S. HOUSE OF REPRESENTATIVES
115TH CONGRESS

NOTICE OF APPEARANCE OF COUNSEL

Counsel submitting: _____

Bar number: _____ **State/District of admission:** _____

Attorney for: _____

Address: _____

Telephone: (_____ **)** _____ **-** _____

Pursuant to Rule 16 of the Committee Rules, notice is hereby given of the entry of the undersigned as counsel for _____ **in (select one):**

- (●) **All matters before the Committee**
- ( ) **The following matters (describe the scope of representation):**

_____

_____

All further notice and copies of papers and other material relevant to this action should be directed to and served upon:

Attorney's name: _____

Attorney's email address: _____

Firm name (where applicable): _____

Complete Mailing Address: _____

_____

I agree to notify the Committee within 1 business day of any change in representation.

_____ _____

Signature of Attorney **Date**

From: Farrar-Wilson, Loualice
Sent: Monday, September 25, 2017 8:32 AM
To: Appleton, Seth D; Dendas, Michael W; Ludlow, Ashley
Subject: Oversight and Priority Correspondence
Attachments: Oversight Congressional Correspondence.docx; Priority Congressional Correspondence.docx

Good Morning

Oversight Congressional Correspondence Tracking Sheet

Date Received	Source	Subject	Program Office	Due date	Status
1/30/17	Senator McCaskill, Homeland Security & Governmental Affairs 2017-AHFD-EXEC-00408	Information regarding HUD's beach-head team (e.g., list of names official roles)	OCHCO OGC	2/6/17	Executive branch-wide correspondence. Interim response dtd 2/7/17. Advised by leadership to wait for guidance from WH.
3/24/17	Senator Grassley/Senate Committee on the Judiciary 2017-AHFD-EXEC-00975	Status of HUD's financial management system projects – addressing prior OIG and GAO audits	CFO CIO	4/7/16 5/8/2017	5/4/2017: Email (Expedite) 5/22/17 CFO (new info) w/DCFO/Courney Timberlake
4/3/2017	*Representative Jeb Hensarling Committee on Financial Services 2017-AHFD-EXEC-01159	Committee Intent to Control Congressional Records	FOIA OGC	5/1/2017 OPEN	Interim (Brett Sisto) dtd 5/3/2017 5/4/2017: Waiting for DOJ & Treasury
7/7/17	Representatives Cummings & Jeffries, Committee on Oversight 2017-AHFD-EXEC-02767	Conflict of Interests – Starrett City/ Lynne Patton	OGC OCHCO Housing	7/28/17	Mike Dendas Rolling Production 8/11/2017: 1st production 8/25/2017: 2nd production 9/8/2017: 3rd production 9/22/2017: 4th production
7/27/2017	Chairman Lamar Smith Committee on Science, Space and Technology 2017-AHFD-EXEC-03197	Cybersecurity Pollicies and Standards National Institute of Standards and Technology (NIST)	CIO		Agency Coordination 8/9/2017: CIO (2) CDs Conference call w/OMB NIST organized Assigned to CIR Dendas/contact committee
8/8/2017	Cummings et al (18 members)	Federal funds expended on products/services provided by			All Agencies

9-25-17

Date Received	Source	Subject	Program Office	Due date	Status
	2017-AHFD-EXEC-03349	businesses owned/affiliated with Trump organizations			Whitehouse/OMB response draft ?

Priority Congressional and Intergovernmental Correspondence Tracking Sheet

Date Received	Source	Subject	Program Office	Due date	Status
3/13/17	Senators Schumer, Gillibrand, Representatives Serrano and Velazquez 2017-AHFD-EXEC-00862	Express deep concern regarding HUD announcement decreasing operating expense rate for New York City's Housing Authority (NYCHA)	PIH	4/6/17	Linked: 2017-AHFD-EXEC-01059/Cymbrowitz
3/15/17	Representative Velazquez, Senators Schumer, Gillibrand, Representatives Meeks et al 2017-AHFD-EXEC-00983	Express deep concern regarding HUD announcement decreasing operating expense rate for New York City's Housing Authority (NYCHA)	PIH	4/7/17	
7/5/2017	Senator Catherine Cortez Masto et al (29 Senators) 2017-AHFD-EXEC-02784	HUD has, in recent months, either withdrawn or removed from its website at least six resources (LGBTQ)	CIR		7/5/2017: Assigned to CIR/Mike Dendas Meeting w/SNAPS Dendas/Conference call
7/14/2017	Senator Mike Lee & Representative Paul Gosar 2017-AHFD-EXEC-03084	Affirmatively Furthering Fair Housing HUD Final Rule	CIR		7/24/2017: Assigned to CIR/Mike Dendas

From: Dendas, Michael W
Sent: Friday, September 22, 2017 2:56 PM
To: Kelley, Michael J; Patenaude, Pamela H; Marshall, Michael J; Thompson, Amy C
Cc: Greenwood, Sheila M; Appleton, Seth D; Barton, Victoria L; Burley, Michael N; Rackleff, Neal J; Gimont, Stanley; Gaines, Ralph H
Subject: RE: FEMA-Texas Final IGSA
Attachments: Final IGSA Direct Housing Texas Terms signed.pdf

+CPD

-Mike Dendas

From: Kelley, Michael J
Sent: Friday, September 22, 2017 2:04 PM
To: Patenaude, Pamela H <Pamela.H.Patenaude@hud.gov>; Marshall, Michael J <Michael.J.Marshall@hud.gov>; Thompson, Amy C <Amy.C.Thompson@hud.gov>
Cc: Greenwood, Sheila M <Sheila.M.Greenwood1@hud.gov>; Appleton, Seth D <Seth.D.Appleton@hud.gov>; Barton, Victoria L <Victoria.L.Barton@hud.gov>; Burley, Michael N <Michael.N.Burley@hud.gov>; Dendas, Michael W <Michael.W.Dendas@hud.gov>
Subject: FEMA-Texas Final IGSA
Importance: High

All-

Attached is the final signed IGSA between FEMA and the State of Texas.

Thanks,

Mike

Michael J. Kelley
Deputy Assistant Secretary for Congressional Relations
Office of Congressional & Intergovernmental Relations
U.S. Department of Housing and Urban Development
T: (202) 402-4888 | C: (b) (6)

INTERGOVERNMENTAL SERVICE AGREEMENT

INTERGOVERNMENTAL SERVICE AGREEMENT
BETWEEN THE
UNITED STATES DEPARTMENT OF HOMELAND SECURITY
FEDERAL EMERGENCY MANAGEMENT AGENCY
AND
THE STATE OF TEXAS GENERAL LAND OFFICE

I. Parties:

The parties to this Intergovernmental Service Agreement ("Agreement") are the Department of Homeland Security Federal Emergency Management Agency ("FEMA") and the State of Texas General Land Office ("State").

II. Authority:

This Agreement is authorized by:

A. Homeland Security Act of 2002, Pub. L. No. 107-296 (2002) (codified as amended at 6 U.S.C. § 101 *et seq*.)

B. Sections 306 and 408 of the Robert T. Stafford Disaster Relief and Emergency Assistance Act, Pub. L. No. 93-288 (1974) (codified as amended at 42 U.S.C. §§ 5149 and 5174) ("Stafford Act")

C. Department of Homeland Security Delegation of Authority No. 9001.1, *Delegation to the Administrator of the Federal Emergency Management Agency* (Dec. 10, 2010)

D. Title 44 of the U.S. Code of Federal Regulations, Chapter I, Part 206.

E. Texas Disaster Act of 1975 (Tex. Gov't Code § 418)

F. Federal Grant and Cooperative Agreement Act, 31 U.S.C. § 6301 et seq.

III. Background:

On August 25, 2017, the President declared major disaster DR-4332 for the State pursuant to his authority under the Stafford Act. (82 FR 42691 (Sept. 11, 2017.) This declaration authorized FEMA to provide financial assistance and direct services, under Section 408 of the Stafford Act, to individuals and households "who, as a direct result of a major disaster, have necessary expenses and serious needs in which the individuals and households are unable to meet such expenses, or needs through other means," such as insurance. FEMA may provide direct temporary housing when there are a lack of available housing resources. In addition, FEMA may

authorize Permanent Housing Construction (PHC) in the form of direct or financial assistance when there are no alternate housing resources available and temporary housing assistance is not available, is infeasible, or not cost effective.

FEMA determined that due to the significant damage caused by Hurricane Harvey in the State, the exigent need for housing requires the provision of direct housing assistance to eligible survivors under Section 408. FEMA is in need of support to execute the direct housing mission for DR-4332, and the State has expressed a desire and the capability to provide the needed support.

IV. Purpose:

A. The purpose of this Agreement is to establish an agreement between FEMA and the State for the provision of direct housing assistance, under section 408 of the Stafford Act, to individuals and households who are displaced from their pre-disaster residences, or whose pre-disaster primary residences are rendered uninhabitable as a result of damage caused by Hurricane Harvey, and who are unable to meet the expenses associated with procuring housing by other means.

B. This Agreement sets forth the responsibilities of FEMA and the State and states the services that the State shall perform satisfactorily in order to receive payment from FEMA.

V. Services and Period of Performance:

A. The State shall provide assistance to FEMA in the delivery of direct temporary housing, and direct permanent housing construction assistance to Hurricane Harvey survivors residing within the areas declared by DR-4332. *See* **Attachment 1, Program Implementation and Conditions**.

B. **Performance Period:** The period of performance shall be for 18 months from the date of the disaster declaration (August 25, 2017). FEMA may, at the State's request, extend the period of performance if FEMA's Assistant Administrator for Recovery determines that due to extraordinary circumstances an extension would be in the public interest.

C. **Procurement Standards:** The State will generally comply with the procurement standards detailed in 2 CFR 200.317-326 in conjunction with state emergency procurement law.

D. **Similar Agreements:** To the extent a similar agreement is executed between FEMA and another state for the provision of direct temporary housing and direct permanent housing construction assistance with terms and conditions that are more favorable than those offered to the State of Texas General Land Office, the

more favorable terms and conditions will immediately apply to this Agreement upon approval by the State of Texas General Land Office.

VI. Issuance of Orders

A. For the purpose of this Agreement, the FEMA Contracting Officer may issue orders on either a firm-fixed-price basis, or a total not-to-exceed basis (time and materials) or a combination of both. Terms and conditions applicable to any order shall be as described in this Agreement.

B. The intent is to allow the State, and its local partners, to begin work on discrete projects as the specific need and capacity are identified, defined, and established. The State, within the general scope of this Agreement, may propose projects based on program service line item(s), political subdivision(s), or any combination thereof.

C. FEMA will obtain written technical and cost program proposals from the State. The proposal generally shall include the following, as appropriate to the task:

1. Task to be performed;
2. Scope of task;
3. Time for completion or target date;
4. A detailed cost estimate;
5. Other pertinent information, such as technical/management approach;
6. QA/QR [Quality Assurance/Quality Review] plan;
7. Total firm-fixed-price or ceiling price (for Time and Material); and
8. Any other requirements specific or unique to the project.

D. FEMA will evaluate the State's proposals, and negotiate and memorialize appropriate cost and quality control mechanisms in a timely manner, as necessary.

E. Only upon receipt of an executed order, signed by the Contracting Officer, shall the State commence work. All orders are subject to the terms and conditions of this contract. In the event of conflict between an order and the Agreement, the Agreement shall control.

F. The State shall notify the Contracting Officer within 24 hours if any significant difficulties with regard to performance according to the terms of the order are anticipated or any time significant difficulties in performance arise.

G. If at any time during the performance of a time and materials order it appears that additional funds will be required to complete performance, the State shall promptly notify the Contracting Officer in writing. Such notification shall include the costs expended, an estimate of costs required to complete the order, and an

explanation of why the originally negotiated estimated costs were not adequate. The Government shall have the right to require the State to continue performance up to the originally estimated cost level and to suspend work thereafter, negotiate a new set of work priorities to be completed within the remaining funds, to modify the order, increasing the estimated cost to the level appropriate for completion of the work, or to modify the order to reduce the total to coincide with actual work accomplished.

VII. Rates and Ceiling:

A. FEMA agrees to pay the State for documented, reasonable, and allowable, and allocable costs related to assistance provided to applicants, in accordance with the terms of Attachment 1, Federal law, and FEMA regulation and policy.

B. 2 CFR Part 200. The State, by execution of this Agreement, certifies that the pricing established under this Agreement is in compliance the Cost Principles in 2 CFR Part 200, Subpart E, and includes only allowable costs of performance under this Agreement.

C. The State shall not exceed the total ceiling price in services for FEMA without written modification by a FEMA Contracting Officer, such written modification to be provided in a timely manner. Any such modification shall be reviewed by FEMA's Assistant Administrator for Recovery prior to approval.

If at any time the State has reason to believe that the payments and material costs that will accrue in performing this Agreement in the next succeeding 30 days, if added to all other payments and costs previously accrued, will exceed 80 percent of the ceiling price in the Schedule, the State shall notify the Contracting Officer giving a revised estimate of the total price to FEMA for performing this contract with supporting reasons and documentation.

D. FEMA is not obligated to pay the State any amount in excess of the ceiling price, and the State shall not be obligated to continue performance if to do so would exceed the ceiling price set forth in the Schedule, unless and until the Contracting Officer notifies the State in writing that FEMA has approved the increase in the ceiling price and specifies in the notice a revised ceiling approved by FEMA.

E. If at any time during the performance of this contract, the State has reason to believe that the total price to FEMA for performing this contract will be substantially greater or less than the stated ceiling price, the State shall so notify the Contracting Officer, giving a revised estimate of the total price for performing this contract, with supporting reasons and documentation. FEMA generally will not approve a total price that exceeds the stated ceiling price.

FEMA may approve such an excess only if the supporting reasons and documentation provided by the State demonstrate extraordinary circumstances.

F. If at any time during performance of this contract, FEMA has reason to believe that the work to be required in performing this contract will be substantially greater or less than the stated ceiling price, the Contracting Officer will so advise the State, given the then revised estimate of the total amount of effort to be required under the contract.

VIII. Program Service Cost Controls

A. Each program assistance service line item has a per applicant household cap established.

B. The program service cost-control methods will be applied, as detailed in Attachment 1.

C. Only the Contracting Officer may approve exceptions to the program service cost caps which exceed the amounts or justifications described in Attachment 1.

IX. Administrative Costs

A. State administrative costs for the direct housing program will be calculated and managed for purposes of this agreement in an analogous manner to the current PA model delineated in 44 CFR 207.7(b) and (c).

B. Administrative Costs means any direct and indirect costs, administrative expenses, and any other expenses not directly chargeable to a specific project that are reasonably incurred by the State and municipalities in administering and managing this mission. Indirect costs means costs that are incurred by the State and municipalities for a common or joint purpose benefiting more than one cost objective that are not readily assignable to the cost objectives specifically benefited.

C. Administrative costs are not intended to cover direct costs of managing specific projects because these costs generally are eligible as part of the cost accounting for each project.

D. Administrative costs will be actual costs, capped at 6% of the final program costs.

E. The State must submit an administrative plan and include procedures for sub-recipient administrative costs amount or percentage determination, pass through, closeout, and audit. The State will submit this initial administrative cost funding request/invoice before any administrative fees for the direct housing program can be disbursed.

F. An initial 25% of the State's total projected administrative cost amount will be disbursed upon the submission and approval of the plan with additional funds obligated and released as program requirements stabilize. The State may submit a funding request for additional administrative costs, upon a showing of need and a revised administration plan. FEMA's Assistant Administrator for Recovery may approve or deny such request at his discretion.

G. Final administrative costs accounting will be verified upon agreement closeout, and based on actuals, not initial projection amounts. Any surplus is subject to reimbursement to FEMA.

X. Program Funding

A. FEMA will obligate funds to the State upon approval and issuance of project orders under Section VI. This money will be drawn down upon via the invoicing procedures contained herein.

B. Approved proper invoices will draw down against obligated projects on a reimbursable basis.

C. If the State requires additional funding to ensure compliance with the Prompt Payment Act requirements, Tex. Govt. Code 2251, are being met, it shall submit a written request to the Contracting Officer detailing the need and proposed solution.

XI. Invoicing and Payment:

A. Subject to the availability of funds from the Disaster Relief Fund (DRF), FEMA will provide funding to the State in accordance with this Agreement.

B. The State shall submit a project management plan package to include performance schedule and cost estimates for work to be performed under each program, as outlined in Attachment 1. The package will be reviewed by FEMA for acceptance. Upon determination of acceptance, a proper invoice for the amount accepted by FEMA will be submitted by the State for payment. The original invoice payment request shall be submitted via email as provided in the attached invoice instructions below. The FEMA Point of Contact for payment issues is Dennis C. Clements.

C. Each invoice submitted shall contain the following information:

1. The date of invoice submission;
2. Invoice date and number;
3. Agreement number;
4. Detail of the Services provided and work completed;
5. Breakdown of the political subdivisions at which services were provided;

6. Breakdown by service and associated CLIN;
7. Itemized listing of all other charges;
8. Supporting documentation;
9. Name, title, and phone number of person to notify in event of defective invoice;
10. Taxpayer Identification Number (TIN).

D. Attachments 3 and 4 are the approved and required Invoice templates for use by the State in submitting for payment.

E. FEMA shall review the invoice and make payment on a proper invoice within 10 business days of receipt.

F. For any improper or questioned invoice, FEMA will review and deny or resubmit with 14 business days.

G. Payment will be made by electronic funds transfer.

H. The following FEMA individual (in addition to the Contracting Officer) is hereby delegated authority to accept goods and services and to review and approve invoices for this contract:

Authorized Invoice Approver
Name: William P. Gardner
Title: Contracting Officer Representative (COR)
Email: william.gardner3@fema.dhs.gov
Phone: 202-738-0875

Name: Carl Kahn
Title: Contracting Officer Representative (COR)
Email: carl.kahn@fema.dhs.gov
Phone: 225-910-5244

XII. Audits:

The State is responsible for obtaining audits in accordance with the Single Audit Act Amendments of 1996 (31 U.S.C. §§ 7501-7507); 31 U.S.C. § 503, 1111; Executive Order 8248; Executive Order 11609; Executive Order 11717; and 2 CFR Part 200, Subpart F (Audit Requirements).

XIII. Liability Provisions:

A. The parties each agree to be responsible for the negligent or wrongful acts or omissions of their respective employees.

B. FEMA liability for any injury, damage, or loss to persons or property arising in the performance of this Agreement and caused by the negligence of its own officers, employees, agents and representatives shall be governed by the Federal Tort Claims Act, 28 U.S.C. § 2691 *et seq.* The State shall promptly notify FEMA of any claims or lawsuits filed against any FEMA employees of which the State is notified.

C. State liability, if any, for any injury, damage or loss to persons or property arising out of the performance of this Agreement and caused by the negligence of its own officers, employees, agents, and representatives shall be governed by the laws of the State of Texas. FEMA shall promptly notify the State of any claims filed against any of State employees of which FEMA is notified. **NOTHING HEREIN THIS AGREEMENT SHALL BE CONSTRUED AS A WAIVER OF SOVEREIGN IMMUNITY BY THE STATE**.

XIV. Financial Records:

A. Retention of Records. All Agreement and financial records including, but not limited to, supporting documents, statistical records, and other records, pertinent contracts, or subordinate agreements under this Agreement shall be retained by the State for three (3) years after the expiration of the Agreement for purposes of federal examinations and audit. If any litigation, claim, negotiation, audit, or other action involving the records is initiated before the expiration of the three (3) year period, the records must be retained until completion of the action and resolution of all issues which arise from it or until the end of the regular three (3) year period, whichever is later.

B. Access to Records. FEMA and the Comptroller General of the United States, or any of their authorized representatives, shall have the right of access to any pertinent books, documents, papers or other records of the State, its sub-recipients or its sub-contractors, which are pertinent to this Agreement, in order to make audits, examinations, excerpts, and transcripts. The rights of access must not be limited to the required retention period, but shall last as long as the records are retained.

C. Delinquent Debt Collection. FEMA will hold the State accountable for any overpayment, or any breach of this Agreement that results in a debt owed to the federal government. FEMA shall apply interest, penalties, and administrative costs to a delinquent debt owed to the federal government by the State pursuant to the Debt Collection Improvement Act of 1982, as amended.

XV. Labor Standard and Wage Determination:

The Service Contract Act, 41 U.S.C. § 351 *et seq*., Title 29, Part 4 Labor Standards for Federal Service Contracts, is hereby incorporated into this Agreement by reference.

These standards and provisions are included in every contract over $2,500, or in an indefinite amount, that is entered into by the United States, the principal purpose of which is to furnish services through the use of service employees.

XVI. Disputes:

A. The FEMA Contracting Officer and the authorized signatory of the State will settle disputes, questions and concerns arising from this Agreement. Settlement of disputes shall be memorialized in a written modification between the FEMA Contracting Officer and authorized signatory of the State. In the event a dispute is not able to be resolved between the State and the Contracting Officer, the Contracting Officer will make a decision, which may be appealed by the State to the FEMA Head of the Contracting Activity (HCA).

B. The FEMA HCA may employ all methods available to resolve the dispute including alternative dispute resolution techniques.

C. The State shall proceed diligently with performance of this Agreement pending final resolution of any dispute.

D. The HCA's decision shall be final unless the State appeals or files a suit as provided in 41 U.S.C chapter 71.

E. If the Federal Coordinating Officer or other senior FEMA official determines the services provided do not meet the operational requirement, FEMA has the right to request replacement services from the State, or to terminate this Agreement in whole or in part. Replacement services requested, due to fault or negligence of performance, in excess of the associated cap or cost-control method will be ineligible for reimbursement.

F. If this Agreement is terminated, within 4 months of the notice of termination, the State must submit a final invoice for services provided and administrative costs incurred up until the date of termination. The Federal Government shall not be liable to the State for damages incurred for early termination.

XVII. Inspection:

Work described in the Agreement is subject to inspection by FEMA and other applicable Government agencies. The State shall participate in responding to all requests for information and inspection or review findings by regulatory agencies. The State shall allow FEMA, or an entity or organization approved by FEMA, to conduct inspections of the housing units, as required, to ensure an acceptable level of services and acceptable conditions of housing as determined by FEMA. No notice to the State is required prior to an inspection. FEMA will share findings of the inspection with the State's.

XVIII. Confidentiality and Nondisclosure:

A. The State shall keep all assignment-related information strictly confidential.

B. Within 15 days of the date of this Agreement, and before any Sensitive Personally Identifiable Information (SPII) will be provided by FEMA, the State shall develop a process for receiving and securing SPII provided to the State by FEMA for the purpose of providing Direct Assistance on FEMA's behalf and providing case updates to FEMA. This process shall comply with Homeland Security Acquisition Regulations (HSAR) Class Deviation 15-01, and HSAR 3052.204-71.

C. The State shall ensure compliance with The Privacy Act of 1974 (Privacy Act), as amended, 5 U.S.C. § 552a, for the collection, maintenance, use and dissemination of information under this Agreement.

1. The State shall only collect information that is necessary to carry out this Agreement.

2. The State shall maintain the information in a secure fashion that meets Federal administrative, technical, and physical safeguards.

3. The State shall use information under this Agreement only for the purpose for which it was collected, including but not limited to, aiding in the execution of, and ensuring the prevention of duplication of benefits from, the State's Community Development Block Grant Disaster Recovery (CDBG-DR) program.

4. The State shall only permit the sharing of information with State officials and Local officials that have the need to know. No other sharing or dissemination of information is permitted without the express permission from FEMA.

D. The State is performing its responsibilities under this Agreement in support of FEMA, and any data or materials generated by the State in fulfillment of this Agreement remain the property of FEMA. Any release of information pursuant to Tex. Gov't Code § 552.021 related to this Agreement, including any data or materials generated by the State in fulfillment of this Agreement, shall be coordinated with FEMA, and together, the State and FEMA shall determine if any information is exempt from release pursuant to Tex. Gov't Code § 552.101 and/or the Federal Freedom of Information Act or Privacy Act.

E. Press releases, marketing material, and any other printed or electronic documentation related to this project shall not be publicized without coordination with FEMA. Any material containing the FEMA or DHS names or logos must be approved by FEMA before publication.

XIX. Security Requirements:

The State shall submit to the FEMA Contracting Officer a roster of names of all employees and/or contractors who will be engaged in services set forth in Paragraph V. The roster shall contain the following information about each individual:

A. Name (last, first, and middle initial), including aliases
B. Status (type of employment)
C. Home address
D. Phone number
E. Date of birth
F. Citizenship

XX. Contractor Officer's Representative:

A. The FEMA Contracting Officer may designate Government personnel to act as the Contracting Officer's Representative (COR) to perform functions under the Agreement such as review or inspection and acceptance of services. The Contracting Officer will provide a written notice of such designation to the State.

B. The FEMA Contracting Officer cannot authorize the COR or any other representative to sign documents, such as Agreement modifications, that require the signature of the FEMA Contracting Officer.

XXI. Stop Work Order:

A. The FEMA Contracting Officer may, at any time, by written order to the State, require the State to stop all, or any part, of the work called for by this Agreement for a period of 90 days after the order is delivered to the State, and for any further period to which the parties may agree. The order shall be specifically identified as a stop-work order. Upon receipt of the order, the State shall immediately comply with its terms and take all reasonable steps to minimize the incurrence of costs allocable to the work covered by the order during the period of work stoppage.

B. Within a period of 90 days after a stop-work order is delivered to the State, or within any extension of that period to which the parties shall have agreed, the Contracting Officer shall either—

    1. Cancel the stop-work order; or
    2. Terminate the Agreement.

XXII. Termination:

A. The terms of this Agreement, as modified with the mutual written consent of the parties, will remain in effect until February 25, 2019.

B. The parties may extend this Agreement by mutual written agreement.

C. Any party, upon a 3 day written notice to the other party, may terminate this Agreement.

XXIII. Effective Date:

This Agreement takes effect on the date when both parties have signed the Agreement.

XXIV. Modification:

A. The FEMA Contracting Officer is the only Government official authorized to make modifications to this Agreement. All modifications will be made in writing.

B. The FEMA Contracting Officer may at any time, by written order, and without notice to the State, make changes within the general scope of this Agreement in any one or more of the following:

1. Reduction in the quantity of services to be provided; and
2. Place of performance of the services.

C. The parties may modify all other terms of this Agreement upon the mutual written consent of each party.

XXV. Other Provisions:

A. Nothing in this Agreement is intended to conflict with current law or regulation or the directives of the federal government, FEMA, DHS, or the State. If a term of this Agreement is inconsistent with such authority, then that term shall be invalid but the remaining terms and conditions of this Agreement shall remain in full force and effect.

B. The State, in its completion of its responsibilities under this Agreement, shall abide by all statutes, Executive Orders, regulations, and policies governing the provision of FEMA's direct housing assistance program in the same manner and to the same extent as would be required of FEMA in its own implementation of the program. The State has no authority to waive FEMA policy.

C. Nothing in this Agreement is intended to create any right or benefit, substantive or procedural, enforceable by law or equity, by the parties or by persons who are not a party to this Agreement against the parties, their officers or employees, or any other person.

D. Prohibition on Performance of Inherently Governmental Functions: State personnel shall not perform inherently governmental functions. The term

''inherently governmental function'' means a function that is so intimately related to the public interest as to require performance by Federal Government employees. *See* FAIR Act of 1998, Public Law 105-270, 31 U.S.C. § 501 note.

E. FEMA shall provide the GLO with adequate technical assistance to GLO and Subrecipients of the GLO to facilitate effective operations of this agreement.

XXVI. Attachments

A. The following attachments are incorporated into this agreement.
   1. Program Implementation and Conditions
   2. Detailed Eligible Permanent Housing Construction-Repairs
   3. SF1034-87c
   4. SF1035-73

XXVII. Points of Contact:

A. The FEMA points of contact for this Agreement are as follows:

   1. Dennis C. Clements, dennis.clements@fema.dhs.gov

   2. Primary: William P. Gardner, william.gardner3@fema.dhs.gov

   3. Alternate: Carl Kahn, carl.kahn@fema.dhs.gov

B. The State of Texas points of contact for this Agreement are as follows:

   1. Pete Phillips, pete.phillips@glo.texas.gov

   2. Heather Lagrone, heather.lagrone@glo.texas.gov

XXVIII. Approved By:

1. Dennis C. Clements 9/22/2017

2. Anne L. Idsal 9/22/2017

SIGNATURE PAGE FOR INTERGOVERNMENTAL SERVICE AGREEMENT BETWEEN THE UNITED STATES DEPARTMENT OF HOMELAND SECURITY AND THE STATE OF TEXAS GENERAL LAND OFFICE

Texas General Land Office

Anne L. Idsal, Chief Clerk/
Deputy Land Commissioner

Date of Execution: 9/22/17

Department of Homeland Security
Federal Emergency Management Agency

Dennis C. Clements
Contracting Officer

Date of Execution: 9/22/17

Attachment 1:
Program Implementation and Conditions

This document outlines conditions related to executing an Inter-Governmental Service Agreement (IGSA) with the State of Texas:

- General Program Administration Conditions
- Duplication of Benefits
- Compliance with Environmental and Historic Preservation Laws and Executive Orders
- Direct Temporary Housing Terms and Conditions
    - General Eligibility Conditions
    - Continued Assistance Conditions
    - Termination of Assistance Conditions
    - Direct Lease Conditions
    - Multi-Family Lease and Repair (MLR) Conditions
    - Recreation Vehicle (RV) Conditions
    - Manufactured Housing Unit (MHU) Conditions
    - RV and MHU Site Conditions
- PHC Terms and Conditions
    - Eligibility Conditions
    - PHC Repair Conditions

Definitions

1. Direct Temporary Housing Assistance: A Temporary Housing Unit (THU) provided directly to eligible applicants in the form of MLR, Direct Lease, or a MHU or RV placed temporarily on a private, commercial, or group site.

2. Eligible Applicants: Individuals or households determined by FEMA to be eligible for Direct Housing Assistance under Section 408 of the Stafford Act.

3. Multi-family Housing: A building that contains three or more dwelling units, with each unit providing complete and independent living facilities for one or more persons, including permanent provisions for living, sleeping, cooking, and sanitation.

4. Recreation Vehicle: A travel trailer or fifth wheel.

5. Personally Identifiable Information (PII): Information that permits the identity of an individual to be directly or indirectly inferred, including information linked or linkable to that individual. Examples include: name, personal address, and personal telephone number.

General Program Administration Conditions

1. Once the Inter-Governmental Service Agreement (IGSA) is executed, the State shall develop and present a project management plan to FEMA. FEMA and the State must

jointly approve prior to the execution of the plan. The plan shall be completed within 10 business days after the execution of this IGSA. FEMA, at its discretion, may extend this time period. The project management plan shall include:

a. Description of processes the State shall develop and implement for managing work to provide the forms of Direct Housing Assistance FEMA has authorized and for ensuring work performed by local governments or sub-contractors is consistent with FEMA's conditions, and applicable regulations and statutes, including the Robert T. Stafford Disaster Relief and Emergency Assistance Act, Pub. L. No. 93-288, as amended, §§42 U.S.C. 5121-5207, Title 44 of the Code of Federal Regulations, and the Individuals and Household Program Unified Guidance (IHPUG), FP 104-009-3, dated September 30, 2016.
b. Description of roles and responsibilities among State and local jurisdictions, including State processes that will be implemented to prevent the award of duplicative benefits as discussed under the heading "Duplication of Benefits" and policies to avoid conflict with local land use decisions (e.g., strategic buy-outs of properties).
c. Specific timeframes, milestones, and performance goals established by the State for providing each type of authorized Direct Housing Assistance. FEMA will provide additional guidance and reporting templates to facilitate this process.
d. Communication plan describing the processes the State will develop for responding to applicants' inquires and concerns regarding assistance provided to them by the State and an implementation plan for those processes under the terms and conditions of this agreement.
e. Description of the processes the State shall develop for receiving and securing Personally Identifiable Information (PII), as defined by Department of Homeland Security Guidance, provided to the State for the purpose of providing Direct Housing Assistance on FEMA's behalf and providing weekly case updates to FEMA.
f. Quality assurance plan by which the State shall monitor the quality of work, which will also be used to facilitate FEMA's oversight of the State's performance under the IGSA.

2. The State will ensure all Direct Housing Assistance options determined by FEMA are available to eligible applicants in all counties authorized for Direct Housing Assistance, unless specifically prohibited by local laws and ordinances.

3. In implementing this IGSA, the State shall abide by all applicable statutes, regulations, Executive Orders, and policies governing the provision of FEMA's direct housing assistance program, including but not limited to:
    a. The Robert T. Stafford Disaster Relief and Emergency Assistance Act (Stafford Act), as amended, 42 U.S.C. §§ 5121 – 5207;

b. 44 C.F.R. §§ 206.110 – 206.118, Federal Assistance to Individuals and Households;
c. Individuals and Household Program Unified Guidance (IHPUG), FP 104-009-3, Federal Emergency Management Agency, September 30, 2016;
d. 44 CFR part 9, Floodplain Management and Protection of Wetlands;
e. Executive Order 11990, Protection of Wetlands, 42 FR 26961 (1977);
f. Executive Order 11988, Floodplain Management, 42 FR 26951 (1977);
g. DHS Directive 023-01, Rev. 01 and Instruction Manual 023-01-001-01, Rev.01, 81 FR 56682 (2016), implementing the National Environmental Policy Act (NEPA), with component supplemental instructions in FEMA Directive 108-1 and FEMA Instruction 108-1-1 (2016);
h. 24 C.F.R. Part 3280, Manufactured Home Procedural and Enforcement Regulations; and
i. The Privacy Act of 1974 (Privacy Act), as amended, 5 U.S.C. § 552a.

4. FEMA is responsible for compliance with a number of environmental and historic preservation laws. These responsibilities cannot be delegated to the State. FEMA will work with the State to gather the necessary information to ensure compliance.

5. FEMA will provide all necessary forms to the State and detail when each form is required for use within 15 days of the execution of the IGSA.

6. FEMA is responsible for making all applicant eligibility determinations for Direct Temporary Housing and Permanent Housing Construction under section 408 of the Stafford Act and notifying the applicant of their approval for Direct Temporary Housing Assistance or PHC. Based upon the casework being performed by the State, any requested changes to the eligibility determined by FEMA must be reviewed and approved by FEMA. FEMA will retain determinations in the National Emergency Management Information System (NEMIS) and provide eligibility determinations to the State. The State or local jurisdiction will be responsible for working with the applicant to implement or update the Direct Housing option, with approval from FEMA.

7. FEMA will provide the State with a daily list of applicants approved for Direct Temporary Housing or PHC in a password protected Microsoft Excel format which will be transmitted to FEMA via AMRDEC Aviation and Missile RDEC Unclassified LAN Infrastructure (AMRULI) utilizing its Safe Access File Exchange (SAFE) system or, if not available, via email. Password must be transmitted out-of-band via separate email message. Each list will contain the following information:
    a. Applicant's Registration Identification (Reg ID) number;
    b. Primary and Co-applicant's First and Last Name;

c. Primary and Co-applicant's current mailing address and telephone number, and any reasonable accommodation to ensure effective communication;
d. Primary and Co-applicant's pre-disaster residence address;
e. The number of bedrooms required;
f. Initial approved type of Direct Housing Assistance
g. Determination on whether individuals eligible for Direct Housing Assistance are located in Special Flood Hazard Area (SFHA);
h. Specific information on members of the household with a disability or other access and functional need, including any modification or reasonable accommodations required.

8. FEMA will initially provide the State with the recommended direct housing solution for each applicant. The State, upon working with the applicant, will consider the below criteria and inform FEMA if the recommended Direct Housing solution has changed. After reviewing the State's proposal, FEMA will provide final approval of updated Direct Housing determinations for applicants. The criteria are:
    a. Timeliness, availability, and cost;
    b. Suitability for the applicant's household, including members of the household with disabilities or other access and functional needs;
    c. Location of available option, and
    d. Environmental and Historic Preservation compliance requirements, including consideration of options available outside the SFHA.

9. The State shall provide weekly reports to FEMA identifying for each applicant referred to the State by FEMA:
    a. The housing option recommended for each applicant;
    b. Justification for any change to FEMA's initial determination using the criteria identified above;
    c. The date the applicant begins occupying temporary housing provided by the State or repairs are complete;
    d. Any accessibility modification or other reasonable accommodations provided for applicants with disability or other access and functional need; and
    e. The continued Direct Temporary Housing Assistance eligibility recommendation for applicants placed in Direct Temporary Housing Assistance.
    f. Reports shall be organized by county and provided using templates agreed upon by FEMA and the State.

10. The State shall develop a strategy for regular maintenance and repair for all forms of Direct Temporary Housing Assistance.

11. Direct Temporary Housing Assistance is limited to 18 months following the date of the disaster declaration. The period of assistance for this disaster began on August 25, 2017, and will end on February 25, 2019. At the State's request, FEMA may extend the period of assistance if FEMA's Assistant Administrator for Recovery determines that due to extraordinary circumstances an extension would be in the public interest.

12. The State shall work with applicants to establish a permanent housing plan to transition them from Direct Temporary Housing Assistance in anticipation of the program's termination.

13. FEMA will monitor the State based on the following established performance standards.
    a. The State will make initial contact with an applicant within 10 business days of the referral from FEMA.
    b. The State will inform FEMA within 30 business days of contact with the applicant of any required changes to FEMA's initial eligibility determination or housing solution.
    c. FEMA will approve any recommended changes to the eligibility determination or housing solution as soon as possible, and no later than 5 days after receiving the change request from the State.
    d. The State will ensure any applicant placed into Direct Lease will be provided temporary housing within 30 business days of FEMA approval of the final housing solution for each applicant.
    e. The State will identify, assess, make final selection, and begin the process to contract with eligible MLR properties within 60 days of execution of IGSA, unless extended by FEMA.
    f. The State will ensure any applicant placed into an MLR unit will be provided temporary housing within 120 days of FEMA approval of the final housing solution for each applicant.
    g. On commercial park locations or private sites, upon approval of the EHP review by FEMA, the State within 15 days of receipt will place and make ready for occupancy the RV or MHU. The State will then have 5 days to license the applicant into the unit.
    h. The State will ensure any applicant provided with Permanent Housing Construction in the form of repairs will have all repairs complete within 90 days from start of repair work for each applicant.
    i. The State will begin to conduct continued assistance verifications within 30 days of providing the applicant with temporary housing for submission to FEMA.
    j. The State will begin to coordinate with FEMA on the end of program or potential need for an extension of the program within 90 days of February 25, 2019.

Duplication of Benefits

1. A duplication of benefit (DOB) may occur when an insured direct temporary housing occupant receives Additional Living Expense (ALE) or Loss of Use (LOU) insurance benefits that cover the cost of renting alternative housing. When FEMA identifies a DOB with ALE or LOU while making an eligibility determination, FEMA will initiate steps to collect the ALE or LOU benefits for housing costs. FEMA will base the amount of the monthly payment on the ALE or LOU amount not to exceed the Fair Market Rent (FMR) rate established by the U.S. Department of Housing and Urban Development (HUD) for the size (number of bedrooms) and location of the housing unit. FEMA will only collect payments until the total amount of the ALE or LOU insurance has been exhausted or the occupant vacates the direct THU, whichever is first. The State will inform FEMA when an applicant with ALE is placed in and vacates a direct temporary housing assistance option.

2. PHC represents a DOB with financial housing assistance: Applicants determined eligible for PHC who choose to receive PHC must provide documentation of the use of any previously provided FEMA financial housing assistance for Repair, and return all unused, previously provided financial housing assistance for Repair or Replacement to FEMA.

3. Right of Recoupment: The State agrees that FEMA may seek reimbursement for any identified DOB, including through the reduction of future disaster relief awards to applicants, the State, or other parties to this agreement.

Compliance with Environmental and Historic Preservation Laws and Executive Orders

1. FEMA will provide the State a matrix of Environmental and Historic Preservation Compliance requirements, including the National Environmental Policy Act (NEPA), the National Historic Preservation Act, and Executive Order 11988 Floodplain Management (44 CFR Part 9) to help inform the choice of best housing option for the applicant's location.

2. FEMA is responsible for compliance with a number of environmental and historic preservation laws. These responsibilities cannot be delegated to the State. FEMA will work with the State to gather the necessary information to ensure compliance.

Direct Temporary Housing Terms and Conditions

Eligibility Conditions

1. All eligibility determinations by FEMA for Direct Temporary Housing Assistance and continued Direct Temporary Housing Assistance will be made by FEMA in accordance with the Stafford Act, and implementing regulations, and IHPUG.

Continued Direct Temporary Housing Assistance Conditions

1. The State will monitor the progress that Direct Temporary Housing occupants are making towards obtaining and occupying permanent housing within the 18 month period of assistance, based on the conditions outlined by FEMA's regulations at 44 C.F.R § 206.117(b)(1)(ii)(G).

2. The State will provide FEMA with a recommendation for continued Direct Temporary Housing Assistance to individuals and households based on these conditions until February 25, 2019.

3. FEMA will make the final determination on an applicant's eligibility for continued Direct Temporary Housing Assistance based on the State's recommendation.

Termination of Direct Temporary Housing Assistance Conditions

1. The State may recommend to FEMA to terminate an occupant's Direct Temporary Housing Assistance for any reason not prohibited by the Stafford Act, FEMA's regulations at 44 C.F.R § 206.117(b)(1)(ii)(G), or IHPUG.

2. FEMA must approve all terminations and appeal decisions in a timely manner before the applicant is notified.

3. The State shall utilize FEMA templates to notify the applicant of the termination and provide FEMA with copies of all termination notices, appeals, and appeal decisions within seven days of the date issued to ensure FEMA is able to record these documents in NEMIS.

Direct Lease Conditions

1. The State may lease to Eligible Applicants, existing residential property, not typically available to the general public, for use as temporary housing for eligible individuals and households.

2. The State may lease properties that comply with Housing Quality Standards (HQS) established by the U.S. Department of Housing and Urban Development (HUD), to provide complete and independent living facilities for one or more persons, including permanent provisions for living, sleeping, cooking, and sanitation. All utilities, appliances, and other furnishings must be functional.

3. The State shall evaluate properties according to the following factors:
    a. Cost to the federal government: The State shall lease properties with per-unit rent at or below the Fair Market Rent (FMR) established by HUD. If the State is unable to obtain sufficient rental resources, the State shall conduct an analysis of

prevailing market rates and may increase leases to properties with per-unit rent of up to 125% of FMR. Properties with per-unit rent above 125% of the Fair Market Rate established by HUD must be approved by FEMA;

b. Landlord's demonstrated ability to manage and provide maintenance services;
c. Proximity to community and wrap-around services, such as accessible public transportation, schools, fire and emergency services, grocery stores, health care services, etc.;
d. When selecting available properties, the State may prioritize properties that are already accessible, include accessibility features, or can be easily made accessible; and are in proximity to accessible public transportation.

4. The estimated monthly cost per unit is up to $1,300 unless approved by FEMA.
    a. The State can also provide one month's cost for a security deposit for each unit.

5. Within 7 business days of completion, the State must provide FEMA the following documentation:
    a. A copy of the inspection record confirming the property complies with HQS;
    b. A copy of the lease contract specifying the monthly rent rates.
    c. A copy of the lease agreement signed between the applicant and the property and the applicant and the State, for each applicant.

Multi-Family Lease and Repair (MLR) Conditions

1. The State may enter into lease agreements with owners of multi-family rental properties located in Individual Assistance designated counties to house Eligible Applicants and make repairs or improvements to existing multi-family housing units in order to provide temporary housing to Eligible Applicants.

2. Per the Stafford Act, under the terms of any lease agreement for property entered into under MLR, the value of the improvements or repairs shall be deducted from the value of the lease agreement and may not exceed the value of the lease. To determine the cost-effectiveness of the potential MLR property, the State will deduct the estimated cost of repairs and improvements from the value of the lease as follows:
    a. The State will determine the estimated cost of repairs or improvements by performing an independent cost estimate for the necessary repairs and improvements, or receive an estimated cost for repairs and improvements from the building contractor.
    b. The State will determine the value of the lease agreement by multiplying the monthly FMR by the number of units, and then multiplying the number of months remaining between the date the repairs are completed and the end of the 18 month period of assistance, which is February 25, 2019.
    c. The estimated total cost per unit is up to $21,000 unless approved by FEMA.

i. This includes a minimal monthly maintenance cost per unit for the operation of the property.
ii. The State can also provide one month's cost for a security deposit for each unit.
iii. FEMA may approve an increase to the cap up to 25% for access and functional needs-related costs.

3. Properties located within a floodway, coastal high-hazard area, or Coastal Barrier Resource Unit are not eligible for this program.

4. Prior to leasing a property, the State shall provide for each property an initial inspection report to include:
    a. Location, physical address and latitude and longitude;
    b. Date of construction, and
    c. An exterior photo.

5. The State shall provide the following documentation to FEMA within 7 days of leasing a property for temporary housing:
    a. Completed property inspection report;
    b. Itemized repair cost estimate;
    c. The state or local government's valuation of the lease, including methodology used;
    d. Copy of the tenant lease and application requirements; and
    e. A copy of the executed lease agreement and repair contracts, specifying the expenditures for repairs, rent, property management, and maintenance.

6. Within 14 days of completion, the State must provide FEMA the following documentation:
    a. Paid invoices documenting the expenses incurred for repairs and improvements;
    b. A copy of the occupancy certificate issued by the local government; and
    c. A copy of the lease agreement signed between the applicant and the property and the applicant and the State, for each applicant.

7. All repairs shall be made in a manner consistent with current local building codes, standards, permitting, inspection requirements, and all applicable environmental planning and historic preservation (EHP) laws and regulations. Items will be repaired when feasible, but may be replaced when cost-effective to the government or when necessary to ensure the health and safety of the occupant. The State will be responsible for obtaining local permits, but can delegate this responsibility.

RV Conditions (currently only approved for DR-4332-TX)

1. The State may provide and place RVs certified to comply with the Recreation Vehicle Industry Association (RVIA) standards established on July 1, 2012.

2. The State will notify disaster survivors with access and functional needs who request a RV that a reasonable modification may be available upon request. If survivors are unable to occupy an RV due to access and functional needs:
    a. The State, with approval from FEMA, may make other forms of direct temporary housing assistance available, which meets the survivor's access and functional needs, including Uniform Federal Accessibility Standards (UFAS)-compliant MHUs if needed.
    b. Should the State require UFAS-compliant MHUs, FEMA will provide them on behalf of the State.

3. Any RVs the State procures must meet current California Air Resource Board (CARB) standards or are certified compliant with the Toxic Substances Control Act (TSCA) Title VI requirements for formaldehyde emissions from composite wood products found in RVs.[1]

4. The estimated cost per unit is up to $55,000 unless approved by FEMA. This cost includes procurement, hauling and installing the unit, and any maintenance and deactivation costs.

5. The State shall provide, on a weekly basis, the following documentation for RVs procured for use as temporary housing:
    a. A copy of Purchase Order and Bill of Sale.

6. The State shall be responsible for disposing of RVs provided under this IGSA in accordance with Section 408(d)(2) of the Stafford Act. The State must provide documentation of the method of disposal for all units. The State shall return the proceeds from any sale of the units to FEMA.

MHU Conditions

1. The State may procure, haul, and install MHUs as a form of Direct Temporary Housing Assistance.

[1] On December 12, 2016, the EPA issued a final rule mirroring the CARB standards as required by the Formaldehyde Standards for Composite Wood Products Act, Pub. L. 111-199 (2010), 15 U.S.C. § 2601 *note*. The rule will take effect in December 2017; however regulated entities may voluntarily label compliant products as soon as compliance can be achieved. *See* 40 CFR Part 770.

2. The number of bedrooms in the MHU must accommodate the applicant's household composition, as recorded during the FEMA inspection.

3. Units must comply with 24 C.F.R. Part 3280 Manufactured Home Construction and Safety Standards ("HUD code").

4. The estimated cost per unit is up to $92,000 unless approved by FEMA.
    a. This cost includes procurement, hauling and installing the unit, and any maintenance and deactivation costs.
    b. FEMA may approve an increase to the cap up to 25% for access and functional needs-related costs.

5. Any UFAS MHU provided for an Eligible Applicant with a disability or other access and functional needs will be provided by FEMA, and must be installed with a functioning Tank and Pump System prior to occupancy.

6. Any FEMA-sourced MHU provided for an eligible applicant must be installed with a functioning Tank and Pump System prior to occupancy except where to do so would cause a delay in allowing the applicant to take occupancy, in which case the Tank and Pump System shall be installed at the earliest possible date after occupancy. This requirement for the installation of a Tank and Pump System does not apply to any state-sourced MHU provided to an Eligible Applicant.

7. The State shall provide FEMA, on a weekly basis, the following documentation for MHUs procured for use as temporary housing:
    a. A copy of Purchase Order and Bill of Sale.

8. The State shall be responsible for disposing of MHUs provided under this IGSA in accordance with Section 408(d)(2) of the Stafford Act. The State must provide documentation of the method of disposal for all units. The State shall return the proceeds from any sale of the units to FEMA.

<u>RV and MHU Site Conditions</u>

1. The State may provide RVs and MHUs to eligible applicants and place them on private and commercial sites.
    a. The estimated monthly cost per pad lease is up to $600 unless approved by FEMA.

2. Placement of RVs and MHUs as post-disaster temporary housing in a SFHA/1-percent annual chance year floodplain must comply with 44 C.F.R. Part 9 and FEMA Directive/Instruction 108-1, Environmental Planning and Historic Preservation

Responsibilities and Program Requirements, and the abbreviated decision-making process under 44 C.F.R. §9.13 when considering the placement of RVs and MHUs on private and commercial sites in a floodplain.

a. Pursuant to 44 CFR §9.13 (d)(2), no MHUs or other readily-fabricated dwellings can be placed within a floodway, coastal high-hazard area, even under the abbreviated decision-making process. No MHUs or other readily-fabricated dwellings can be placed within a Coastal Barrier Resource Unit.
b. In accordance with 44 C.F.R. §9.13(d)(4)(i), MHUs placed on a private or commercial site in a SFHA must be elevated to the fullest extent practicable up to the Base Flood Elevation (BFE) and adequately anchored.
    i. The State shall evaluate RV and MHU placement sites individually, and make a determination regarding a site's suitability for RV or MHU placement based on the best available flood hazard information for that site.
c. RVs will not be placed in the regulatory Floodway or Coastal High Hazard Areas.
d. RVs will only be placed in the SFHA if no other housing options are available. In order to reduce the risk of loss of life of the occupants, RVs may be placed in the SFHA only where base flood depths are sufficiently shallow to allow for timely and safe evacuation from the RV on foot. RVs placed in the SFHA will be adequately anchored.
e. Prior to placement, the State shall provide for each RV and MHU a completed Request for Site Inspection Report (FEMA form 010-0-9), to include, latitude and longitude of the proposed location.
f. Placement of MHUs or other readily fabricated dwellings must be in accordance and compliance with Texas Manufactured Housing Division regulations.
g. Repairs to commercial sites shall be limited to reasonable and cost-effective repairs or improvements necessary to make the site functional (such as an electrical service upgrade), including those necessary to meet reasonable accommodations for people with disabilities.
    i. The estimated cost per pad improvement is up to $7,500 unless approved by FEMA.

3. Prior to building a MHU Group Site, the State must request and receive approval from FEMA's Assistant Administrator for Recovery.
    a. The development of a MHU Group Site(s) is authorized only when the placement of MHUs on private sites are not feasible or if the use of existing commercial sites are not feasible for the eligible applicant.
    b. The State will prioritize sites provided by the State and local government at no cost before leasing a site from a private party.
    c. When considering the placement of MHU at potential group sites, the State must coordinate with the Environmental Planning and Historic Preservation Program.

d. FEMA, including Environmental Planning and Historic Preservation, approval must be obtained prior to any site lease and site construction activity.
e. The estimated cost per pad is up to $50,000 unless approved by FEMA.

Permanent Housing Construction Repairs: Terms and Conditions

Eligibility Conditions

1. Applicants may be eligible for PHC assistance after a FEMA determination that all other forms of temporary housing are not available, feasible, or cost effective.

2. PHC assistance shall only include repairs (PHC-Repairs) not PHC-Replacement. Reference "Attachment 2: Detailed Eligible Permanent Housing Construction-Repairs," for eligible repair items.

3. At the State's recommendation, FEMA may approve PHC Repair for eligible applicants whose homes are feasible to repair when:
    a. The repairs are estimated to be completed within 90 days or less from the start of the repair work;
    b. The damages are less than fifty percent of the market value prior to the disaster; and
    c. The estimated labor and materials costs are up to $60,000 unless approved by FEMA. FEMA generally will not approve a total price that exceeds this amount.
        i. FEMA may approve an increase to the cap up to 25% for access and functional needs-related costs.

4. PHC-Repair is not eligible when the State identifies:
    a. The home requires repairs to structural elements (e.g. foundation, frame) or other items requiring architectural or engineering services;
    b. The home requiring repairs with estimated costs that exceed fifty percent of the market value of the structure before the damage occurred; or
    c. The home is determined to be "repetitive loss or severe repetitive loss", as identified by the National Flood Insurance Program, and the cost to be brought into compliance with the local floodplain exceeds the maximum allowable costs for PHC-Repair.

5. Any home located within a SFHA shall not be considered for PHC repairs unless in accordance with applicable federal, and local laws, regulations, and ordinances, and can be repaired within the PHC cost limits.

6. Applicants determined eligible by FEMA for PHC may choose either to:
    a. Receive PHC, provide documentation of the use of any previously provided financial housing assistance for Repair, and return all unused, previously provided financial housing assistance for Repair or Replacement to FEMA; OR

b. Receive Direct Temporary Housing Assistance, if available, and keep any financial housing assistance for Repair or Replacement that FEMA previously provided.

7. In order to be referred to the State for PHC, eligible applicants who choose to receive PHC assistance must sign an acknowledgement of the following terms and conditions:
    a. The applicant agrees to participate in the State program, including right of entry;
    b. The applicant agrees to obtain and maintain flood insurance coverage on the home for at least the value of the repairs provided the home is located in an SFHA. FEMA will not contribute to the cost of flood insurance premiums; and
    c. An applicant's decision to accept or decline PHC shall be considered final; FEMA will not re-consider an applicant for Direct Temporary Housing Assistance or PHC after they have declined either form of assistance. Applicants who accept PHC will not be considered for any additional FEMA Housing Assistance, including financial Temporary Housing Assistance.

8. The State and FEMA agree that applicants for PHC-Repair should not include those applicants whose properties may eventually be eligible for elevation or a buy-out. The State and FEMA will work together to ensure applicants eligible for PHC-Repair are reviewed for potential future mitigation, elevation, or home buy-out programs and, to the maximum extent possible, minimize PHC-Repair approval for those applicants.

9. The State and FEMA's responsibility to provide Direct Housing Assistance to the applicant ends once the completed PHC-Repairs are accepted by the applicant.

PHC Repair Conditions

1. Under PHC, the State will not repair or replace items eligible under Other Needs Assistance for Personal Property, such as furnishings and appliances.

2. The State will need to ensure that there is no duplication of benefits between emergency work provided under the Sheltering and Temporary Essential Power (STEP) program and PHC-Repair assistance, and report to FEMA on the mechanism for doing so within thirty (30) days of initiating the PHC-Repair program. FEMA will only reimburse for specific line items repairs for a property under PHC or STEP, not under both options.

3. PHC-Repairs are limited to real property components eligible under FEMA Housing Assistance that were damaged by the disaster and functional before the declared event. The State shall only perform repairs necessary to restore the pre-disaster residence to a habitable condition. The completed repairs shall ensure the pre-disaster residence is restored to a safe, sanitary, and functional condition.

4. All repairs shall be made in a manner consistent with current local building codes, standards, or minimal acceptable construction industry standards by the area, permitting, inspection requirements, and all applicable environmental planning and historic preservation (EHP) laws and regulations. Items will be repaired when feasible, but may be replaced when cost-effective to the government or when necessary to ensure the health and safety of the occupant. The State will be responsible for obtaining local permits, but can delegate this authority.

5. Prior to repairing a property, the State shall provide for each property an initial inspection report to include:
    a. Location, physical address and latitude and longitude;
    b. Date of construction, and
    c. An exterior photo.

6. Repairs shall be made using materials of average quality used in new construction, in accordance with 44 C.F.R. § 206.117(b)(4)(iii), and taking into account the accessibility needs of the occupant.

7. Repairs to accessibility features and accessible routes will be guided by the Americans with Disabilities Act Accessibility Guidelines (ADAAG) and HUD Design Details for Accessible Disaster Relief Housing.

8. The State shall provide to FEMA the following documentation within 7 business days of completing PHC Repairs for an applicant:
    a. Completed property inspection report;
    b. Itemized repair cost estimate;
    c. Executed repair contract or work order, including itemized list of repairs performed;
    d. A copy of the occupancy certificate issued by the local government.

Attachment 2:

Detailed Eligible Repairs for Permanent Housing Construction – Repairs

Interior Repairs

- Debris removal
- Clean and sanitize damaged materials
- Interior wall cover, to include drywall
- Floor, subfloor and floor covering
- Interior doors
- Cabinet
- Bathroom vanity
- Bathroom exhaust fan

Exterior Repairs

- Windows
- Exterior doors
- Ceiling/wall insulation
- Siding
- Roof covering
- Roof sheathing

Electrical/HVAC

- Furnace
- Exterior electrical work, to include weather, head, cable, and meter
- Wiring
- Electric panel, 200 amp main breaker – 18 circuit
- Outlets or switches
- Central air conditioner
- Duct work
- Smoke Detector
- Carbon Monoxide Detector
- Light fixtures

Plumbing

- Water heater
- Water lines
- Well pump

- Pressure tank
- Decontaminate water supply
- Septic tank
- Distribution box
- Drain field
- Sewer lines
- Gas lines
- Sump pump
- Kitchen sink
- Bathroom sink
- Faucets
- Tub
- Fiberglass Shower Replacement
- Tank and toilet

Accessibility Related Repairs

- Grab bars around toilet, tub, shower stall, and shower seat
- Ramp
- ADA compliant toilets
- Faucet with single-lever faucet controls
- Lever-type door knobs and handles
- Single-push door locks
- Drawers and cabinets with D-loop or other easy to use handle pulls
- Low-pile carpet or smooth anti-slip flooring

From: Dendas, Michael W
Sent: Friday, September 22, 2017 2:49 PM
To: Ryan, Joshua J; Lyberg, Sarah A; Muse, Rebecca A
Cc: Appleton, Seth D; Kelley, Michael J
Subject: FEMA Direct Housing Assistance
Attachments: Final IGSA Direct Housing Texas Terms signed.pdf

Attached is FEMA's housing recovery plan.

Michael Dendas
Senior Advisor
Congressional and Intergovernmental Relations
U.S. Department of Housing and Urban Development
202-402-3761
Michael.w.dendas@hud.gov

INTERGOVERNMENTAL SERVICE AGREEMENT

INTERGOVERNMENTAL SERVICE AGREEMENT
BETWEEN THE
UNITED STATES DEPARTMENT OF HOMELAND SECURITY
FEDERAL EMERGENCY MANAGEMENT AGENCY
AND
THE STATE OF TEXAS GENERAL LAND OFFICE

I. Parties:

The parties to this Intergovernmental Service Agreement ("Agreement") are the Department of Homeland Security Federal Emergency Management Agency ("FEMA") and the State of Texas General Land Office ("State").

II. Authority:

This Agreement is authorized by:

A. Homeland Security Act of 2002, Pub. L. No. 107-296 (2002) (codified as amended at 6 U.S.C. § 101 *et seq*.)

B. Sections 306 and 408 of the Robert T. Stafford Disaster Relief and Emergency Assistance Act, Pub. L. No. 93-288 (1974) (codified as amended at 42 U.S.C. §§ 5149 and 5174) ("Stafford Act")

C. Department of Homeland Security Delegation of Authority No. 9001.1, *Delegation to the Administrator of the Federal Emergency Management Agency* (Dec. 10, 2010)

D. Title 44 of the U.S. Code of Federal Regulations, Chapter I, Part 206.

E. Texas Disaster Act of 1975 (Tex. Gov't Code § 418)

F. Federal Grant and Cooperative Agreement Act, 31 U.S.C. § 6301 et seq.

III. Background:

On August 25, 2017, the President declared major disaster DR-4332 for the State pursuant to his authority under the Stafford Act. (82 FR 42691 (Sept. 11, 2017.) This declaration authorized FEMA to provide financial assistance and direct services, under Section 408 of the Stafford Act, to individuals and households "who, as a direct result of a major disaster, have necessary expenses and serious needs in which the individuals and households are unable to meet such expenses, or needs through other means," such as insurance. FEMA may provide direct temporary housing when there are a lack of available housing resources. In addition, FEMA may

authorize Permanent Housing Construction (PHC) in the form of direct or financial assistance when there are no alternate housing resources available and temporary housing assistance is not available, is infeasible, or not cost effective.

FEMA determined that due to the significant damage caused by Hurricane Harvey in the State, the exigent need for housing requires the provision of direct housing assistance to eligible survivors under Section 408. FEMA is in need of support to execute the direct housing mission for DR-4332, and the State has expressed a desire and the capability to provide the needed support.

IV. Purpose:

A. The purpose of this Agreement is to establish an agreement between FEMA and the State for the provision of direct housing assistance, under section 408 of the Stafford Act, to individuals and households who are displaced from their pre-disaster residences, or whose pre-disaster primary residences are rendered uninhabitable as a result of damage caused by Hurricane Harvey, and who are unable to meet the expenses associated with procuring housing by other means.

B. This Agreement sets forth the responsibilities of FEMA and the State and states the services that the State shall perform satisfactorily in order to receive payment from FEMA.

V. Services and Period of Performance:

A. The State shall provide assistance to FEMA in the delivery of direct temporary housing, and direct permanent housing construction assistance to Hurricane Harvey survivors residing within the areas declared by DR-4332. *See* **Attachment 1, Program Implementation and Conditions**.

B. **Performance Period:** The period of performance shall be for 18 months from the date of the disaster declaration (August 25, 2017). FEMA may, at the State's request, extend the period of performance if FEMA's Assistant Administrator for Recovery determines that due to extraordinary circumstances an extension would be in the public interest.

C. **Procurement Standards:** The State will generally comply with the procurement standards detailed in 2 CFR 200.317-326 in conjunction with state emergency procurement law.

D. **Similar Agreements:** To the extent a similar agreement is executed between FEMA and another state for the provision of direct temporary housing and direct permanent housing construction assistance with terms and conditions that are more favorable than those offered to the State of Texas General Land Office, the

more favorable terms and conditions will immediately apply to this Agreement upon approval by the State of Texas General Land Office.

VI. Issuance of Orders

A. For the purpose of this Agreement, the FEMA Contracting Officer may issue orders on either a firm-fixed-price basis, or a total not-to-exceed basis (time and materials) or a combination of both. Terms and conditions applicable to any order shall be as described in this Agreement.

B. The intent is to allow the State, and its local partners, to begin work on discrete projects as the specific need and capacity are identified, defined, and established. The State, within the general scope of this Agreement, may propose projects based on program service line item(s), political subdivision(s), or any combination thereof.

C. FEMA will obtain written technical and cost program proposals from the State. The proposal generally shall include the following, as appropriate to the task:

1. Task to be performed;
2. Scope of task;
3. Time for completion or target date;
4. A detailed cost estimate;
5. Other pertinent information, such as technical/management approach;
6. QA/QR [Quality Assurance/Quality Review] plan;
7. Total firm-fixed-price or ceiling price (for Time and Material); and
8. Any other requirements specific or unique to the project.

D. FEMA will evaluate the State's proposals, and negotiate and memorialize appropriate cost and quality control mechanisms in a timely manner, as necessary.

E. Only upon receipt of an executed order, signed by the Contracting Officer, shall the State commence work. All orders are subject to the terms and conditions of this contract. In the event of conflict between an order and the Agreement, the Agreement shall control.

F. The State shall notify the Contracting Officer within 24 hours if any significant difficulties with regard to performance according to the terms of the order are anticipated or any time significant difficulties in performance arise.

G. If at any time during the performance of a time and materials order it appears that additional funds will be required to complete performance, the State shall promptly notify the Contracting Officer in writing. Such notification shall include the costs expended, an estimate of costs required to complete the order, and an

explanation of why the originally negotiated estimated costs were not adequate. The Government shall have the right to require the State to continue performance up to the originally estimated cost level and to suspend work thereafter, negotiate a new set of work priorities to be completed within the remaining funds, to modify the order, increasing the estimated cost to the level appropriate for completion of the work, or to modify the order to reduce the total to coincide with actual work accomplished.

VII. Rates and Ceiling:

A. FEMA agrees to pay the State for documented, reasonable, and allowable, and allocable costs related to assistance provided to applicants, in accordance with the terms of Attachment 1, Federal law, and FEMA regulation and policy.

B. 2 CFR Part 200. The State, by execution of this Agreement, certifies that the pricing established under this Agreement is in compliance the Cost Principles in 2 CFR Part 200, Subpart E, and includes only allowable costs of performance under this Agreement.

C. The State shall not exceed the total ceiling price in services for FEMA without written modification by a FEMA Contracting Officer, such written modification to be provided in a timely manner. Any such modification shall be reviewed by FEMA's Assistant Administrator for Recovery prior to approval.

If at any time the State has reason to believe that the payments and material costs that will accrue in performing this Agreement in the next succeeding 30 days, if added to all other payments and costs previously accrued, will exceed 80 percent of the ceiling price in the Schedule, the State shall notify the Contracting Officer giving a revised estimate of the total price to FEMA for performing this contract with supporting reasons and documentation.

D. FEMA is not obligated to pay the State any amount in excess of the ceiling price, and the State shall not be obligated to continue performance if to do so would exceed the ceiling price set forth in the Schedule, unless and until the Contracting Officer notifies the State in writing that FEMA has approved the increase in the ceiling price and specifies in the notice a revised ceiling approved by FEMA.

E. If at any time during the performance of this contract, the State has reason to believe that the total price to FEMA for performing this contract will be substantially greater or less than the stated ceiling price, the State shall so notify the Contracting Officer, giving a revised estimate of the total price for performing this contract, with supporting reasons and documentation. FEMA generally will not approve a total price that exceeds the stated ceiling price.

FEMA may approve such an excess only if the supporting reasons and documentation provided by the State demonstrate extraordinary circumstances.

F. If at any time during performance of this contract, FEMA has reason to believe that the work to be required in performing this contract will be substantially greater or less than the stated ceiling price, the Contracting Officer will so advise the State, given the then revised estimate of the total amount of effort to be required under the contract.

VIII. Program Service Cost Controls

A. Each program assistance service line item has a per applicant household cap established.

B. The program service cost-control methods will be applied, as detailed in Attachment 1.

C. Only the Contracting Officer may approve exceptions to the program service cost caps which exceed the amounts or justifications described in Attachment 1.

IX. Administrative Costs

A. State administrative costs for the direct housing program will be calculated and managed for purposes of this agreement in an analogous manner to the current PA model delineated in 44 CFR 207.7(b) and (c).

B. Administrative Costs means any direct and indirect costs, administrative expenses, and any other expenses not directly chargeable to a specific project that are reasonably incurred by the State and municipalities in administering and managing this mission. Indirect costs means costs that are incurred by the State and municipalities for a common or joint purpose benefiting more than one cost objective that are not readily assignable to the cost objectives specifically benefited.

C. Administrative costs are not intended to cover direct costs of managing specific projects because these costs generally are eligible as part of the cost accounting for each project.

D. Administrative costs will be actual costs, capped at 6% of the final program costs.

E. The State must submit an administrative plan and include procedures for sub-recipient administrative costs amount or percentage determination, pass through, closeout, and audit. The State will submit this initial administrative cost funding request/invoice before any administrative fees for the direct housing program can be disbursed.

F. An initial 25% of the State's total projected administrative cost amount will be disbursed upon the submission and approval of the plan with additional funds obligated and released as program requirements stabilize. The State may submit a funding request for additional administrative costs, upon a showing of need and a revised administration plan. FEMA's Assistant Administrator for Recovery may approve or deny such request at his discretion.

G. Final administrative costs accounting will be verified upon agreement closeout, and based on actuals, not initial projection amounts. Any surplus is subject to reimbursement to FEMA.

X. Program Funding

A. FEMA will obligate funds to the State upon approval and issuance of project orders under Section VI. This money will be drawn down upon via the invoicing procedures contained herein.

B. Approved proper invoices will draw down against obligated projects on a reimbursable basis.

C. If the State requires additional funding to ensure compliance with the Prompt Payment Act requirements, Tex. Govt. Code 2251, are being met, it shall submit a written request to the Contracting Officer detailing the need and proposed solution.

XI. Invoicing and Payment:

A. Subject to the availability of funds from the Disaster Relief Fund (DRF), FEMA will provide funding to the State in accordance with this Agreement.

B. The State shall submit a project management plan package to include performance schedule and cost estimates for work to be performed under each program, as outlined in Attachment 1. The package will be reviewed by FEMA for acceptance. Upon determination of acceptance, a proper invoice for the amount accepted by FEMA will be submitted by the State for payment. The original invoice payment request shall be submitted via email as provided in the attached invoice instructions below. The FEMA Point of Contact for payment issues is Dennis C. Clements.

C. Each invoice submitted shall contain the following information:

1. The date of invoice submission;
2. Invoice date and number;
3. Agreement number;
4. Detail of the Services provided and work completed;
5. Breakdown of the political subdivisions at which services were provided;

6. Breakdown by service and associated CLIN;
7. Itemized listing of all other charges;
8. Supporting documentation;
9. Name, title, and phone number of person to notify in event of defective invoice;
10. Taxpayer Identification Number (TIN).

D. Attachments 3 and 4 are the approved and required Invoice templates for use by the State in submitting for payment.

E. FEMA shall review the invoice and make payment on a proper invoice within 10 business days of receipt.

F. For any improper or questioned invoice, FEMA will review and deny or resubmit with 14 business days.

G. Payment will be made by electronic funds transfer.

H. The following FEMA individual (in addition to the Contracting Officer) is hereby delegated authority to accept goods and services and to review and approve invoices for this contract:

Authorized Invoice Approver
Name: William P. Gardner
Title: Contracting Officer Representative (COR)
Email: william.gardner3@fema.dhs.gov
Phone: 202-738-0875

Name: Carl Kahn
Title: Contracting Officer Representative (COR)
Email: carl.kahn@fema.dhs.gov
Phone: 225-910-5244

XII. Audits:

The State is responsible for obtaining audits in accordance with the Single Audit Act Amendments of 1996 (31 U.S.C. §§ 7501-7507); 31 U.S.C. § 503, 1111; Executive Order 8248; Executive Order 11609; Executive Order 11717; and 2 CFR Part 200, Subpart F (Audit Requirements).

XIII. Liability Provisions:

A. The parties each agree to be responsible for the negligent or wrongful acts or omissions of their respective employees.

B. FEMA liability for any injury, damage, or loss to persons or property arising in the performance of this Agreement and caused by the negligence of its own officers, employees, agents and representatives shall be governed by the Federal Tort Claims Act, 28 U.S.C. § 2691 *et seq.* The State shall promptly notify FEMA of any claims or lawsuits filed against any FEMA employees of which the State is notified.

C. State liability, if any, for any injury, damage or loss to persons or property arising out of the performance of this Agreement and caused by the negligence of its own officers, employees, agents, and representatives shall be governed by the laws of the State of Texas. FEMA shall promptly notify the State of any claims filed against any of State employees of which FEMA is notified. **NOTHING HEREIN THIS AGREEMENT SHALL BE CONSTRUED AS A WAIVER OF SOVEREIGN IMMUNITY BY THE STATE**.

XIV. Financial Records:

A. Retention of Records. All Agreement and financial records including, but not limited to, supporting documents, statistical records, and other records, pertinent contracts, or subordinate agreements under this Agreement shall be retained by the State for three (3) years after the expiration of the Agreement for purposes of federal examinations and audit. If any litigation, claim, negotiation, audit, or other action involving the records is initiated before the expiration of the three (3) year period, the records must be retained until completion of the action and resolution of all issues which arise from it or until the end of the regular three (3) year period, whichever is later.

B. Access to Records. FEMA and the Comptroller General of the United States, or any of their authorized representatives, shall have the right of access to any pertinent books, documents, papers or other records of the State, its sub-recipients or its sub-contractors, which are pertinent to this Agreement, in order to make audits, examinations, excerpts, and transcripts. The rights of access must not be limited to the required retention period, but shall last as long as the records are retained.

C. Delinquent Debt Collection. FEMA will hold the State accountable for any overpayment, or any breach of this Agreement that results in a debt owed to the federal government. FEMA shall apply interest, penalties, and administrative costs to a delinquent debt owed to the federal government by the State pursuant to the Debt Collection Improvement Act of 1982, as amended.

XV. Labor Standard and Wage Determination:

The Service Contract Act, 41 U.S.C. § 351 *et seq*., Title 29, Part 4 Labor Standards for Federal Service Contracts, is hereby incorporated into this Agreement by reference.

These standards and provisions are included in every contract over $2,500, or in an indefinite amount, that is entered into by the United States, the principal purpose of which is to furnish services through the use of service employees.

XVI. Disputes:

A. The FEMA Contracting Officer and the authorized signatory of the State will settle disputes, questions and concerns arising from this Agreement. Settlement of disputes shall be memorialized in a written modification between the FEMA Contracting Officer and authorized signatory of the State. In the event a dispute is not able to be resolved between the State and the Contracting Officer, the Contracting Officer will make a decision, which may be appealed by the State to the FEMA Head of the Contracting Activity (HCA).

B. The FEMA HCA may employ all methods available to resolve the dispute including alternative dispute resolution techniques.

C. The State shall proceed diligently with performance of this Agreement pending final resolution of any dispute.

D. The HCA's decision shall be final unless the State appeals or files a suit as provided in 41 U.S.C chapter 71.

E. If the Federal Coordinating Officer or other senior FEMA official determines the services provided do not meet the operational requirement, FEMA has the right to request replacement services from the State, or to terminate this Agreement in whole or in part. Replacement services requested, due to fault or negligence of performance, in excess of the associated cap or cost-control method will be ineligible for reimbursement.

F. If this Agreement is terminated, within 4 months of the notice of termination, the State must submit a final invoice for services provided and administrative costs incurred up until the date of termination. The Federal Government shall not be liable to the State for damages incurred for early termination.

XVII. Inspection:

Work described in the Agreement is subject to inspection by FEMA and other applicable Government agencies. The State shall participate in responding to all requests for information and inspection or review findings by regulatory agencies. The State shall allow FEMA, or an entity or organization approved by FEMA, to conduct inspections of the housing units, as required, to ensure an acceptable level of services and acceptable conditions of housing as determined by FEMA. No notice to the State is required prior to an inspection. FEMA will share findings of the inspection with the State's.

XVIII. Confidentiality and Nondisclosure:

A. The State shall keep all assignment-related information strictly confidential.

B. Within 15 days of the date of this Agreement, and before any Sensitive Personally Identifiable Information (SPII) will be provided by FEMA, the State shall develop a process for receiving and securing SPII provided to the State by FEMA for the purpose of providing Direct Assistance on FEMA's behalf and providing case updates to FEMA. This process shall comply with Homeland Security Acquisition Regulations (HSAR) Class Deviation 15-01, and HSAR 3052.204-71.

C. The State shall ensure compliance with The Privacy Act of 1974 (Privacy Act), as amended, 5 U.S.C. § 552a, for the collection, maintenance, use and dissemination of information under this Agreement.

1. The State shall only collect information that is necessary to carry out this Agreement.

2. The State shall maintain the information in a secure fashion that meets Federal administrative, technical, and physical safeguards.

3. The State shall use information under this Agreement only for the purpose for which it was collected, including but not limited to, aiding in the execution of, and ensuring the prevention of duplication of benefits from, the State's Community Development Block Grant Disaster Recovery (CDBG-DR) program.

4. The State shall only permit the sharing of information with State officials and Local officials that have the need to know. No other sharing or dissemination of information is permitted without the express permission from FEMA.

D. The State is performing its responsibilities under this Agreement in support of FEMA, and any data or materials generated by the State in fulfillment of this Agreement remain the property of FEMA. Any release of information pursuant to Tex. Gov't Code § 552.021 related to this Agreement, including any data or materials generated by the State in fulfillment of this Agreement, shall be coordinated with FEMA, and together, the State and FEMA shall determine if any information is exempt from release pursuant to Tex. Gov't Code § 552.101 and/or the Federal Freedom of Information Act or Privacy Act.

E. Press releases, marketing material, and any other printed or electronic documentation related to this project shall not be publicized without coordination with FEMA. Any material containing the FEMA or DHS names or logos must be approved by FEMA before publication.

XIX. Security Requirements:

The State shall submit to the FEMA Contracting Officer a roster of names of all employees and/or contractors who will be engaged in services set forth in Paragraph V. The roster shall contain the following information about each individual:

A. Name (last, first, and middle initial), including aliases
B. Status (type of employment)
C. Home address
D. Phone number
E. Date of birth
F. Citizenship

XX. Contractor Officer's Representative:

A. The FEMA Contracting Officer may designate Government personnel to act as the Contracting Officer's Representative (COR) to perform functions under the Agreement such as review or inspection and acceptance of services. The Contracting Officer will provide a written notice of such designation to the State.

B. The FEMA Contracting Officer cannot authorize the COR or any other representative to sign documents, such as Agreement modifications, that require the signature of the FEMA Contracting Officer.

XXI. Stop Work Order:

A. The FEMA Contracting Officer may, at any time, by written order to the State, require the State to stop all, or any part, of the work called for by this Agreement for a period of 90 days after the order is delivered to the State, and for any further period to which the parties may agree. The order shall be specifically identified as a stop-work order. Upon receipt of the order, the State shall immediately comply with its terms and take all reasonable steps to minimize the incurrence of costs allocable to the work covered by the order during the period of work stoppage.

B. Within a period of 90 days after a stop-work order is delivered to the State, or within any extension of that period to which the parties shall have agreed, the Contracting Officer shall either—

1. Cancel the stop-work order; or
2. Terminate the Agreement.

XXII. Termination:

A. The terms of this Agreement, as modified with the mutual written consent of the parties, will remain in effect until February 25, 2019.

B. The parties may extend this Agreement by mutual written agreement.

C. Any party, upon a 3 day written notice to the other party, may terminate this Agreement.

XXIII. Effective Date:

This Agreement takes effect on the date when both parties have signed the Agreement.

XXIV. Modification:

A. The FEMA Contracting Officer is the only Government official authorized to make modifications to this Agreement. All modifications will be made in writing.

B. The FEMA Contracting Officer may at any time, by written order, and without notice to the State, make changes within the general scope of this Agreement in any one or more of the following:

1. Reduction in the quantity of services to be provided; and
2. Place of performance of the services.

C. The parties may modify all other terms of this Agreement upon the mutual written consent of each party.

XXV. Other Provisions:

A. Nothing in this Agreement is intended to conflict with current law or regulation or the directives of the federal government, FEMA, DHS, or the State. If a term of this Agreement is inconsistent with such authority, then that term shall be invalid but the remaining terms and conditions of this Agreement shall remain in full force and effect.

B. The State, in its completion of its responsibilities under this Agreement, shall abide by all statutes, Executive Orders, regulations, and policies governing the provision of FEMA's direct housing assistance program in the same manner and to the same extent as would be required of FEMA in its own implementation of the program. The State has no authority to waive FEMA policy.

C. Nothing in this Agreement is intended to create any right or benefit, substantive or procedural, enforceable by law or equity, by the parties or by persons who are not a party to this Agreement against the parties, their officers or employees, or any other person.

D. Prohibition on Performance of Inherently Governmental Functions: State personnel shall not perform inherently governmental functions. The term

''inherently governmental function'' means a function that is so intimately related to the public interest as to require performance by Federal Government employees. *See* FAIR Act of 1998, Public Law 105-270, 31 U.S.C. § 501 note.

E. FEMA shall provide the GLO with adequate technical assistance to GLO and Subrecipients of the GLO to facilitate effective operations of this agreement.

XXVI. Attachments

A. The following attachments are incorporated into this agreement.
   1. Program Implementation and Conditions
   2. Detailed Eligible Permanent Housing Construction-Repairs
   3. SF1034-87c
   4. SF1035-73

XXVII. Points of Contact:

A. The FEMA points of contact for this Agreement are as follows:

   1. Dennis C. Clements, dennis.clements@fema.dhs.gov

   2. Primary: William P. Gardner, william.gardner3@fema.dhs.gov

   3. Alternate: Carl Kahn, carl.kahn@fema.dhs.gov

B. The State of Texas points of contact for this Agreement are as follows:

   1. Pete Phillips, pete.phillips@glo.texas.gov

   2. Heather Lagrone, heather.lagrone@glo.texas.gov

XXVIII. Approved By:

1. Dennis C. Clements 9/22/2017

2. Anne L. Idsal 9/22/2017

SIGNATURE PAGE FOR INTERGOVERNMENTAL SERVICE AGREEMENT BETWEEN THE UNITED STATES DEPARTMENT OF HOMELAND SECURITY AND THE STATE OF TEXAS GENERAL LAND OFFICE

Texas General Land Office

Anne L. Idsal, Chief Clerk/
Deputy Land Commissioner

Date of Execution: 9/22/17

Department of Homeland Security
Federal Emergency Management Agency

Dennis C. Clements
Contracting Officer

Date of Execution: 9/22/17

Attachment 1:
Program Implementation and Conditions

This document outlines conditions related to executing an Inter-Governmental Service Agreement (IGSA) with the State of Texas:

- General Program Administration Conditions
- Duplication of Benefits
- Compliance with Environmental and Historic Preservation Laws and Executive Orders
- Direct Temporary Housing Terms and Conditions
    - General Eligibility Conditions
    - Continued Assistance Conditions
    - Termination of Assistance Conditions
    - Direct Lease Conditions
    - Multi-Family Lease and Repair (MLR) Conditions
    - Recreation Vehicle (RV) Conditions
    - Manufactured Housing Unit (MHU) Conditions
    - RV and MHU Site Conditions
- PHC Terms and Conditions
    - Eligibility Conditions
    - PHC Repair Conditions

Definitions

1. Direct Temporary Housing Assistance: A Temporary Housing Unit (THU) provided directly to eligible applicants in the form of MLR, Direct Lease, or a MHU or RV placed temporarily on a private, commercial, or group site.

2. Eligible Applicants: Individuals or households determined by FEMA to be eligible for Direct Housing Assistance under Section 408 of the Stafford Act.

3. Multi-family Housing: A building that contains three or more dwelling units, with each unit providing complete and independent living facilities for one or more persons, including permanent provisions for living, sleeping, cooking, and sanitation.

4. Recreation Vehicle: A travel trailer or fifth wheel.

5. Personally Identifiable Information (PII): Information that permits the identity of an individual to be directly or indirectly inferred, including information linked or linkable to that individual. Examples include: name, personal address, and personal telephone number.

General Program Administration Conditions

1. Once the Inter-Governmental Service Agreement (IGSA) is executed, the State shall develop and present a project management plan to FEMA. FEMA and the State must

jointly approve prior to the execution of the plan. The plan shall be completed within 10 business days after the execution of this IGSA. FEMA, at its discretion, may extend this time period. The project management plan shall include:

a. Description of processes the State shall develop and implement for managing work to provide the forms of Direct Housing Assistance FEMA has authorized and for ensuring work performed by local governments or sub-contractors is consistent with FEMA's conditions, and applicable regulations and statutes, including the Robert T. Stafford Disaster Relief and Emergency Assistance Act, Pub. L. No. 93-288, as amended, §§42 U.S.C. 5121-5207, Title 44 of the Code of Federal Regulations, and the Individuals and Household Program Unified Guidance (IHPUG), FP 104-009-3, dated September 30, 2016.
b. Description of roles and responsibilities among State and local jurisdictions, including State processes that will be implemented to prevent the award of duplicative benefits as discussed under the heading "Duplication of Benefits" and policies to avoid conflict with local land use decisions (e.g., strategic buy-outs of properties).
c. Specific timeframes, milestones, and performance goals established by the State for providing each type of authorized Direct Housing Assistance. FEMA will provide additional guidance and reporting templates to facilitate this process.
d. Communication plan describing the processes the State will develop for responding to applicants' inquires and concerns regarding assistance provided to them by the State and an implementation plan for those processes under the terms and conditions of this agreement.
e. Description of the processes the State shall develop for receiving and securing Personally Identifiable Information (PII), as defined by Department of Homeland Security Guidance, provided to the State for the purpose of providing Direct Housing Assistance on FEMA's behalf and providing weekly case updates to FEMA.
f. Quality assurance plan by which the State shall monitor the quality of work, which will also be used to facilitate FEMA's oversight of the State's performance under the IGSA.

2. The State will ensure all Direct Housing Assistance options determined by FEMA are available to eligible applicants in all counties authorized for Direct Housing Assistance, unless specifically prohibited by local laws and ordinances.

3. In implementing this IGSA, the State shall abide by all applicable statutes, regulations, Executive Orders, and policies governing the provision of FEMA's direct housing assistance program, including but not limited to:
    a. The Robert T. Stafford Disaster Relief and Emergency Assistance Act (Stafford Act), as amended, 42 U.S.C. §§ 5121 – 5207;

b. 44 C.F.R. §§ 206.110 – 206.118, Federal Assistance to Individuals and Households;
c. Individuals and Household Program Unified Guidance (IHPUG), FP 104-009-3, Federal Emergency Management Agency, September 30, 2016;
d. 44 CFR part 9, Floodplain Management and Protection of Wetlands;
e. Executive Order 11990, Protection of Wetlands, 42 FR 26961 (1977);
f. Executive Order 11988, Floodplain Management, 42 FR 26951 (1977);
g. DHS Directive 023-01, Rev. 01 and Instruction Manual 023-01-001-01, Rev.01, 81 FR 56682 (2016), implementing the National Environmental Policy Act (NEPA), with component supplemental instructions in FEMA Directive 108-1 and FEMA Instruction 108-1-1 (2016);
h. 24 C.F.R. Part 3280, Manufactured Home Procedural and Enforcement Regulations; and
i. The Privacy Act of 1974 (Privacy Act), as amended, 5 U.S.C. § 552a.

4. FEMA is responsible for compliance with a number of environmental and historic preservation laws. These responsibilities cannot be delegated to the State. FEMA will work with the State to gather the necessary information to ensure compliance.

5. FEMA will provide all necessary forms to the State and detail when each form is required for use within 15 days of the execution of the IGSA.

6. FEMA is responsible for making all applicant eligibility determinations for Direct Temporary Housing and Permanent Housing Construction under section 408 of the Stafford Act and notifying the applicant of their approval for Direct Temporary Housing Assistance or PHC. Based upon the casework being performed by the State, any requested changes to the eligibility determined by FEMA must be reviewed and approved by FEMA. FEMA will retain determinations in the National Emergency Management Information System (NEMIS) and provide eligibility determinations to the State. The State or local jurisdiction will be responsible for working with the applicant to implement or update the Direct Housing option, with approval from FEMA.

7. FEMA will provide the State with a daily list of applicants approved for Direct Temporary Housing or PHC in a password protected Microsoft Excel format which will be transmitted to FEMA via AMRDEC Aviation and Missile RDEC Unclassified LAN Infrastructure (AMRULI) utilizing its Safe Access File Exchange (SAFE) system or, if not available, via email. Password must be transmitted out-of-band via separate email message. Each list will contain the following information:
    a. Applicant's Registration Identification (Reg ID) number;
    b. Primary and Co-applicant's First and Last Name;

c. Primary and Co-applicant's current mailing address and telephone number, and any reasonable accommodation to ensure effective communication;
d. Primary and Co-applicant's pre-disaster residence address;
e. The number of bedrooms required;
f. Initial approved type of Direct Housing Assistance
g. Determination on whether individuals eligible for Direct Housing Assistance are located in Special Flood Hazard Area (SFHA);
h. Specific information on members of the household with a disability or other access and functional need, including any modification or reasonable accommodations required.

8. FEMA will initially provide the State with the recommended direct housing solution for each applicant. The State, upon working with the applicant, will consider the below criteria and inform FEMA if the recommended Direct Housing solution has changed. After reviewing the State's proposal, FEMA will provide final approval of updated Direct Housing determinations for applicants. The criteria are:
    a. Timeliness, availability, and cost;
    b. Suitability for the applicant's household, including members of the household with disabilities or other access and functional needs;
    c. Location of available option, and
    d. Environmental and Historic Preservation compliance requirements, including consideration of options available outside the SFHA.

9. The State shall provide weekly reports to FEMA identifying for each applicant referred to the State by FEMA:
    a. The housing option recommended for each applicant;
    b. Justification for any change to FEMA's initial determination using the criteria identified above;
    c. The date the applicant begins occupying temporary housing provided by the State or repairs are complete;
    d. Any accessibility modification or other reasonable accommodations provided for applicants with disability or other access and functional need; and
    e. The continued Direct Temporary Housing Assistance eligibility recommendation for applicants placed in Direct Temporary Housing Assistance.
    f. Reports shall be organized by county and provided using templates agreed upon by FEMA and the State.

10. The State shall develop a strategy for regular maintenance and repair for all forms of Direct Temporary Housing Assistance.

11. Direct Temporary Housing Assistance is limited to 18 months following the date of the disaster declaration. The period of assistance for this disaster began on August 25, 2017, and will end on February 25, 2019. At the State's request, FEMA may extend the period of assistance if FEMA's Assistant Administrator for Recovery determines that due to extraordinary circumstances an extension would be in the public interest.

12. The State shall work with applicants to establish a permanent housing plan to transition them from Direct Temporary Housing Assistance in anticipation of the program's termination.

13. FEMA will monitor the State based on the following established performance standards.
    a. The State will make initial contact with an applicant within 10 business days of the referral from FEMA.
    b. The State will inform FEMA within 30 business days of contact with the applicant of any required changes to FEMA's initial eligibility determination or housing solution.
    c. FEMA will approve any recommended changes to the eligibility determination or housing solution as soon as possible, and no later than 5 days after receiving the change request from the State.
    d. The State will ensure any applicant placed into Direct Lease will be provided temporary housing within 30 business days of FEMA approval of the final housing solution for each applicant.
    e. The State will identify, assess, make final selection, and begin the process to contract with eligible MLR properties within 60 days of execution of IGSA, unless extended by FEMA.
    f. The State will ensure any applicant placed into an MLR unit will be provided temporary housing within 120 days of FEMA approval of the final housing solution for each applicant.
    g. On commercial park locations or private sites, upon approval of the EHP review by FEMA, the State within 15 days of receipt will place and make ready for occupancy the RV or MHU. The State will then have 5 days to license the applicant into the unit.
    h. The State will ensure any applicant provided with Permanent Housing Construction in the form of repairs will have all repairs complete within 90 days from start of repair work for each applicant.
    i. The State will begin to conduct continued assistance verifications within 30 days of providing the applicant with temporary housing for submission to FEMA.
    j. The State will begin to coordinate with FEMA on the end of program or potential need for an extension of the program within 90 days of February 25, 2019.

Duplication of Benefits

1. A duplication of benefit (DOB) may occur when an insured direct temporary housing occupant receives Additional Living Expense (ALE) or Loss of Use (LOU) insurance benefits that cover the cost of renting alternative housing. When FEMA identifies a DOB with ALE or LOU while making an eligibility determination, FEMA will initiate steps to collect the ALE or LOU benefits for housing costs. FEMA will base the amount of the monthly payment on the ALE or LOU amount not to exceed the Fair Market Rent (FMR) rate established by the U.S. Department of Housing and Urban Development (HUD) for the size (number of bedrooms) and location of the housing unit. FEMA will only collect payments until the total amount of the ALE or LOU insurance has been exhausted or the occupant vacates the direct THU, whichever is first. The State will inform FEMA when an applicant with ALE is placed in and vacates a direct temporary housing assistance option.

2. PHC represents a DOB with financial housing assistance: Applicants determined eligible for PHC who choose to receive PHC must provide documentation of the use of any previously provided FEMA financial housing assistance for Repair, and return all unused, previously provided financial housing assistance for Repair or Replacement to FEMA.

3. Right of Recoupment: The State agrees that FEMA may seek reimbursement for any identified DOB, including through the reduction of future disaster relief awards to applicants, the State, or other parties to this agreement.

Compliance with Environmental and Historic Preservation Laws and Executive Orders

1. FEMA will provide the State a matrix of Environmental and Historic Preservation Compliance requirements, including the National Environmental Policy Act (NEPA), the National Historic Preservation Act, and Executive Order 11988 Floodplain Management (44 CFR Part 9) to help inform the choice of best housing option for the applicant's location.

2. FEMA is responsible for compliance with a number of environmental and historic preservation laws. These responsibilities cannot be delegated to the State. FEMA will work with the State to gather the necessary information to ensure compliance.

Direct Temporary Housing Terms and Conditions

Eligibility Conditions

1. All eligibility determinations by FEMA for Direct Temporary Housing Assistance and continued Direct Temporary Housing Assistance will be made by FEMA in accordance with the Stafford Act, and implementing regulations, and IHPUG.

Continued Direct Temporary Housing Assistance Conditions

1. The State will monitor the progress that Direct Temporary Housing occupants are making towards obtaining and occupying permanent housing within the 18 month period of assistance, based on the conditions outlined by FEMA's regulations at 44 C.F.R § 206.117(b)(1)(ii)(G).

2. The State will provide FEMA with a recommendation for continued Direct Temporary Housing Assistance to individuals and households based on these conditions until February 25, 2019.

3. FEMA will make the final determination on an applicant's eligibility for continued Direct Temporary Housing Assistance based on the State's recommendation.

Termination of Direct Temporary Housing Assistance Conditions

1. The State may recommend to FEMA to terminate an occupant's Direct Temporary Housing Assistance for any reason not prohibited by the Stafford Act, FEMA's regulations at 44 C.F.R § 206.117(b)(1)(ii)(G), or IHPUG.

2. FEMA must approve all terminations and appeal decisions in a timely manner before the applicant is notified.

3. The State shall utilize FEMA templates to notify the applicant of the termination and provide FEMA with copies of all termination notices, appeals, and appeal decisions within seven days of the date issued to ensure FEMA is able to record these documents in NEMIS.

Direct Lease Conditions

1. The State may lease to Eligible Applicants, existing residential property, not typically available to the general public, for use as temporary housing for eligible individuals and households.

2. The State may lease properties that comply with Housing Quality Standards (HQS) established by the U.S. Department of Housing and Urban Development (HUD), to provide complete and independent living facilities for one or more persons, including permanent provisions for living, sleeping, cooking, and sanitation. All utilities, appliances, and other furnishings must be functional.

3. The State shall evaluate properties according to the following factors:
    a. Cost to the federal government: The State shall lease properties with per-unit rent at or below the Fair Market Rent (FMR) established by HUD. If the State is unable to obtain sufficient rental resources, the State shall conduct an analysis of

prevailing market rates and may increase leases to properties with per-unit rent of up to 125% of FMR. Properties with per-unit rent above 125% of the Fair Market Rate established by HUD must be approved by FEMA;

b. Landlord's demonstrated ability to manage and provide maintenance services;
c. Proximity to community and wrap-around services, such as accessible public transportation, schools, fire and emergency services, grocery stores, health care services, etc.;
d. When selecting available properties, the State may prioritize properties that are already accessible, include accessibility features, or can be easily made accessible; and are in proximity to accessible public transportation.

4. The estimated monthly cost per unit is up to $1,300 unless approved by FEMA.
    a. The State can also provide one month's cost for a security deposit for each unit.

5. Within 7 business days of completion, the State must provide FEMA the following documentation:
    a. A copy of the inspection record confirming the property complies with HQS;
    b. A copy of the lease contract specifying the monthly rent rates.
    c. A copy of the lease agreement signed between the applicant and the property and the applicant and the State, for each applicant.

Multi-Family Lease and Repair (MLR) Conditions

1. The State may enter into lease agreements with owners of multi-family rental properties located in Individual Assistance designated counties to house Eligible Applicants and make repairs or improvements to existing multi-family housing units in order to provide temporary housing to Eligible Applicants.

2. Per the Stafford Act, under the terms of any lease agreement for property entered into under MLR, the value of the improvements or repairs shall be deducted from the value of the lease agreement and may not exceed the value of the lease. To determine the cost-effectiveness of the potential MLR property, the State will deduct the estimated cost of repairs and improvements from the value of the lease as follows:
    a. The State will determine the estimated cost of repairs or improvements by performing an independent cost estimate for the necessary repairs and improvements, or receive an estimated cost for repairs and improvements from the building contractor.
    b. The State will determine the value of the lease agreement by multiplying the monthly FMR by the number of units, and then multiplying the number of months remaining between the date the repairs are completed and the end of the 18 month period of assistance, which is February 25, 2019.
    c. The estimated total cost per unit is up to $21,000 unless approved by FEMA.

i. This includes a minimal monthly maintenance cost per unit for the operation of the property.
ii. The State can also provide one month's cost for a security deposit for each unit.
iii. FEMA may approve an increase to the cap up to 25% for access and functional needs-related costs.

3. Properties located within a floodway, coastal high-hazard area, or Coastal Barrier Resource Unit are not eligible for this program.

4. Prior to leasing a property, the State shall provide for each property an initial inspection report to include:
    a. Location, physical address and latitude and longitude;
    b. Date of construction, and
    c. An exterior photo.

5. The State shall provide the following documentation to FEMA within 7 days of leasing a property for temporary housing:
    a. Completed property inspection report;
    b. Itemized repair cost estimate;
    c. The state or local government's valuation of the lease, including methodology used;
    d. Copy of the tenant lease and application requirements; and
    e. A copy of the executed lease agreement and repair contracts, specifying the expenditures for repairs, rent, property management, and maintenance.

6. Within 14 days of completion, the State must provide FEMA the following documentation:
    a. Paid invoices documenting the expenses incurred for repairs and improvements;
    b. A copy of the occupancy certificate issued by the local government; and
    c. A copy of the lease agreement signed between the applicant and the property and the applicant and the State, for each applicant.

7. All repairs shall be made in a manner consistent with current local building codes, standards, permitting, inspection requirements, and all applicable environmental planning and historic preservation (EHP) laws and regulations. Items will be repaired when feasible, but may be replaced when cost-effective to the government or when necessary to ensure the health and safety of the occupant. The State will be responsible for obtaining local permits, but can delegate this responsibility.

RV Conditions (currently only approved for DR-4332-TX)

1. The State may provide and place RVs certified to comply with the Recreation Vehicle Industry Association (RVIA) standards established on July 1, 2012.

2. The State will notify disaster survivors with access and functional needs who request a RV that a reasonable modification may be available upon request. If survivors are unable to occupy an RV due to access and functional needs:
    a. The State, with approval from FEMA, may make other forms of direct temporary housing assistance available, which meets the survivor's access and functional needs, including Uniform Federal Accessibility Standards (UFAS)-compliant MHUs if needed.
    b. Should the State require UFAS-compliant MHUs, FEMA will provide them on behalf of the State.

3. Any RVs the State procures must meet current California Air Resource Board (CARB) standards or are certified compliant with the Toxic Substances Control Act (TSCA) Title VI requirements for formaldehyde emissions from composite wood products found in RVs.[1]

4. The estimated cost per unit is up to $55,000 unless approved by FEMA. This cost includes procurement, hauling and installing the unit, and any maintenance and deactivation costs.

5. The State shall provide, on a weekly basis, the following documentation for RVs procured for use as temporary housing:
    a. A copy of Purchase Order and Bill of Sale.

6. The State shall be responsible for disposing of RVs provided under this IGSA in accordance with Section 408(d)(2) of the Stafford Act. The State must provide documentation of the method of disposal for all units. The State shall return the proceeds from any sale of the units to FEMA.

MHU Conditions

1. The State may procure, haul, and install MHUs as a form of Direct Temporary Housing Assistance.

[1] On December 12, 2016, the EPA issued a final rule mirroring the CARB standards as required by the Formaldehyde Standards for Composite Wood Products Act, Pub. L. 111-199 (2010), 15 U.S.C. § 2601 *note*. The rule will take effect in December 2017; however regulated entities may voluntarily label compliant products as soon as compliance can be achieved. *See* 40 CFR Part 770.

2. The number of bedrooms in the MHU must accommodate the applicant's household composition, as recorded during the FEMA inspection.

3. Units must comply with 24 C.F.R. Part 3280 Manufactured Home Construction and Safety Standards ("HUD code").

4. The estimated cost per unit is up to $92,000 unless approved by FEMA.
    a. This cost includes procurement, hauling and installing the unit, and any maintenance and deactivation costs.
    b. FEMA may approve an increase to the cap up to 25% for access and functional needs-related costs.

5. Any UFAS MHU provided for an Eligible Applicant with a disability or other access and functional needs will be provided by FEMA, and must be installed with a functioning Tank and Pump System prior to occupancy.

6. Any FEMA-sourced MHU provided for an eligible applicant must be installed with a functioning Tank and Pump System prior to occupancy except where to do so would cause a delay in allowing the applicant to take occupancy, in which case the Tank and Pump System shall be installed at the earliest possible date after occupancy. This requirement for the installation of a Tank and Pump System does not apply to any state-sourced MHU provided to an Eligible Applicant.

7. The State shall provide FEMA, on a weekly basis, the following documentation for MHUs procured for use as temporary housing:
    a. A copy of Purchase Order and Bill of Sale.

8. The State shall be responsible for disposing of MHUs provided under this IGSA in accordance with Section 408(d)(2) of the Stafford Act. The State must provide documentation of the method of disposal for all units. The State shall return the proceeds from any sale of the units to FEMA.

<u>RV and MHU Site Conditions</u>

1. The State may provide RVs and MHUs to eligible applicants and place them on private and commercial sites.
    a. The estimated monthly cost per pad lease is up to $600 unless approved by FEMA.

2. Placement of RVs and MHUs as post-disaster temporary housing in a SFHA/1-percent annual chance year floodplain must comply with 44 C.F.R. Part 9 and FEMA Directive/Instruction 108-1, Environmental Planning and Historic Preservation

Responsibilities and Program Requirements, and the abbreviated decision-making process under 44 C.F.R. §9.13 when considering the placement of RVs and MHUs on private and commercial sites in a floodplain.

a. Pursuant to 44 CFR §9.13 (d)(2), no MHUs or other readily-fabricated dwellings can be placed within a floodway, coastal high-hazard area, even under the abbreviated decision-making process. No MHUs or other readily-fabricated dwellings can be placed within a Coastal Barrier Resource Unit.
b. In accordance with 44 C.F.R. §9.13(d)(4)(i), MHUs placed on a private or commercial site in a SFHA must be elevated to the fullest extent practicable up to the Base Flood Elevation (BFE) and adequately anchored.
    i. The State shall evaluate RV and MHU placement sites individually, and make a determination regarding a site's suitability for RV or MHU placement based on the best available flood hazard information for that site.
c. RVs will not be placed in the regulatory Floodway or Coastal High Hazard Areas.
d. RVs will only be placed in the SFHA if no other housing options are available. In order to reduce the risk of loss of life of the occupants, RVs may be placed in the SFHA only where base flood depths are sufficiently shallow to allow for timely and safe evacuation from the RV on foot. RVs placed in the SFHA will be adequately anchored.
e. Prior to placement, the State shall provide for each RV and MHU a completed Request for Site Inspection Report (FEMA form 010-0-9), to include, latitude and longitude of the proposed location.
f. Placement of MHUs or other readily fabricated dwellings must be in accordance and compliance with Texas Manufactured Housing Division regulations.
g. Repairs to commercial sites shall be limited to reasonable and cost-effective repairs or improvements necessary to make the site functional (such as an electrical service upgrade), including those necessary to meet reasonable accommodations for people with disabilities.
    i. The estimated cost per pad improvement is up to $7,500 unless approved by FEMA.

3. Prior to building a MHU Group Site, the State must request and receive approval from FEMA's Assistant Administrator for Recovery.
    a. The development of a MHU Group Site(s) is authorized only when the placement of MHUs on private sites are not feasible or if the use of existing commercial sites are not feasible for the eligible applicant.
    b. The State will prioritize sites provided by the State and local government at no cost before leasing a site from a private party.
    c. When considering the placement of MHU at potential group sites, the State must coordinate with the Environmental Planning and Historic Preservation Program.

d. FEMA, including Environmental Planning and Historic Preservation, approval must be obtained prior to any site lease and site construction activity.
e. The estimated cost per pad is up to $50,000 unless approved by FEMA.

Permanent Housing Construction Repairs: Terms and Conditions

Eligibility Conditions

1. Applicants may be eligible for PHC assistance after a FEMA determination that all other forms of temporary housing are not available, feasible, or cost effective.

2. PHC assistance shall only include repairs (PHC-Repairs) not PHC-Replacement. Reference "Attachment 2: Detailed Eligible Permanent Housing Construction-Repairs," for eligible repair items.

3. At the State's recommendation, FEMA may approve PHC Repair for eligible applicants whose homes are feasible to repair when:
    a. The repairs are estimated to be completed within 90 days or less from the start of the repair work;
    b. The damages are less than fifty percent of the market value prior to the disaster; and
    c. The estimated labor and materials costs are up to $60,000 unless approved by FEMA. FEMA generally will not approve a total price that exceeds this amount.
        i. FEMA may approve an increase to the cap up to 25% for access and functional needs-related costs.

4. PHC-Repair is not eligible when the State identifies:
    a. The home requires repairs to structural elements (e.g. foundation, frame) or other items requiring architectural or engineering services;
    b. The home requiring repairs with estimated costs that exceed fifty percent of the market value of the structure before the damage occurred; or
    c. The home is determined to be "repetitive loss or severe repetitive loss", as identified by the National Flood Insurance Program, and the cost to be brought into compliance with the local floodplain exceeds the maximum allowable costs for PHC-Repair.

5. Any home located within a SFHA shall not be considered for PHC repairs unless in accordance with applicable federal, and local laws, regulations, and ordinances, and can be repaired within the PHC cost limits.

6. Applicants determined eligible by FEMA for PHC may choose either to:
    a. Receive PHC, provide documentation of the use of any previously provided financial housing assistance for Repair, and return all unused, previously provided financial housing assistance for Repair or Replacement to FEMA; OR

b. Receive Direct Temporary Housing Assistance, if available, and keep any financial housing assistance for Repair or Replacement that FEMA previously provided.

7. In order to be referred to the State for PHC, eligible applicants who choose to receive PHC assistance must sign an acknowledgement of the following terms and conditions:
    a. The applicant agrees to participate in the State program, including right of entry;
    b. The applicant agrees to obtain and maintain flood insurance coverage on the home for at least the value of the repairs provided the home is located in an SFHA. FEMA will not contribute to the cost of flood insurance premiums; and
    c. An applicant's decision to accept or decline PHC shall be considered final; FEMA will not re-consider an applicant for Direct Temporary Housing Assistance or PHC after they have declined either form of assistance. Applicants who accept PHC will not be considered for any additional FEMA Housing Assistance, including financial Temporary Housing Assistance.

8. The State and FEMA agree that applicants for PHC-Repair should not include those applicants whose properties may eventually be eligible for elevation or a buy-out. The State and FEMA will work together to ensure applicants eligible for PHC-Repair are reviewed for potential future mitigation, elevation, or home buy-out programs and, to the maximum extent possible, minimize PHC-Repair approval for those applicants.

9. The State and FEMA's responsibility to provide Direct Housing Assistance to the applicant ends once the completed PHC-Repairs are accepted by the applicant.

PHC Repair Conditions

1. Under PHC, the State will not repair or replace items eligible under Other Needs Assistance for Personal Property, such as furnishings and appliances.

2. The State will need to ensure that there is no duplication of benefits between emergency work provided under the Sheltering and Temporary Essential Power (STEP) program and PHC-Repair assistance, and report to FEMA on the mechanism for doing so within thirty (30) days of initiating the PHC-Repair program. FEMA will only reimburse for specific line items repairs for a property under PHC or STEP, not under both options.

3. PHC-Repairs are limited to real property components eligible under FEMA Housing Assistance that were damaged by the disaster and functional before the declared event. The State shall only perform repairs necessary to restore the pre-disaster residence to a habitable condition. The completed repairs shall ensure the pre-disaster residence is restored to a safe, sanitary, and functional condition.

4. All repairs shall be made in a manner consistent with current local building codes, standards, or minimal acceptable construction industry standards by the area, permitting, inspection requirements, and all applicable environmental planning and historic preservation (EHP) laws and regulations. Items will be repaired when feasible, but may be replaced when cost-effective to the government or when necessary to ensure the health and safety of the occupant. The State will be responsible for obtaining local permits, but can delegate this authority.

5. Prior to repairing a property, the State shall provide for each property an initial inspection report to include:
    a. Location, physical address and latitude and longitude;
    b. Date of construction, and
    c. An exterior photo.

6. Repairs shall be made using materials of average quality used in new construction, in accordance with 44 C.F.R. § 206.117(b)(4)(iii), and taking into account the accessibility needs of the occupant.

7. Repairs to accessibility features and accessible routes will be guided by the Americans with Disabilities Act Accessibility Guidelines (ADAAG) and HUD Design Details for Accessible Disaster Relief Housing.

8. The State shall provide to FEMA the following documentation within 7 business days of completing PHC Repairs for an applicant:
    a. Completed property inspection report;
    b. Itemized repair cost estimate;
    c. Executed repair contract or work order, including itemized list of repairs performed;
    d. A copy of the occupancy certificate issued by the local government.

Attachment 2:

Detailed Eligible Repairs for Permanent Housing Construction – Repairs

Interior Repairs

- Debris removal
- Clean and sanitize damaged materials
- Interior wall cover, to include drywall
- Floor, subfloor and floor covering
- Interior doors
- Cabinet
- Bathroom vanity
- Bathroom exhaust fan

Exterior Repairs

- Windows
- Exterior doors
- Ceiling/wall insulation
- Siding
- Roof covering
- Roof sheathing

Electrical/HVAC

- Furnace
- Exterior electrical work, to include weather, head, cable, and meter
- Wiring
- Electric panel, 200 amp main breaker – 18 circuit
- Outlets or switches
- Central air conditioner
- Duct work
- Smoke Detector
- Carbon Monoxide Detector
- Light fixtures

Plumbing

- Water heater
- Water lines
- Well pump

- Pressure tank
- Decontaminate water supply
- Septic tank
- Distribution box
- Drain field
- Sewer lines
- Gas lines
- Sump pump
- Kitchen sink
- Bathroom sink
- Faucets
- Tub
- Fiberglass Shower Replacement
- Tank and toilet

Accessibility Related Repairs

- Grab bars around toilet, tub, shower stall, and shower seat
- Ramp
- ADA compliant toilets
- Faucet with single-lever faucet controls
- Lever-type door knobs and handles
- Single-push door locks
- Drawers and cabinets with D-loop or other easy to use handle pulls
- Low-pile carpet or smooth anti-slip flooring

From: Kelley, Michael J
Sent: Friday, September 22, 2017 2:04 PM
To: Patenaude, Pamela H; Marshall, Michael J; Thompson, Amy C
Cc: Greenwood, Sheila M; Appleton, Seth D; Barton, Victoria L; Burley, Michael N; Dendas, Michael W
Subject: FEMA-Texas Final IGSA
Attachments: Final IGSA Direct Housing Texas Terms signed.pdf

All-

Attached is the final signed IGSA between FEMA and the State of Texas.

Thanks,

Mike

Michael J. Kelley
Deputy Assistant Secretary for Congressional Relations
Office of Congressional & Intergovernmental Relations
U.S. Department of Housing and Urban Development
T: (202) 402-4888 | C: (b) (6)

INTERGOVERNMENTAL SERVICE AGREEMENT

INTERGOVERNMENTAL SERVICE AGREEMENT
BETWEEN THE
UNITED STATES DEPARTMENT OF HOMELAND SECURITY
FEDERAL EMERGENCY MANAGEMENT AGENCY
AND
THE STATE OF TEXAS GENERAL LAND OFFICE

I. Parties:

The parties to this Intergovernmental Service Agreement ("Agreement") are the Department of Homeland Security Federal Emergency Management Agency ("FEMA") and the State of Texas General Land Office ("State").

II. Authority:

This Agreement is authorized by:

A. Homeland Security Act of 2002, Pub. L. No. 107-296 (2002) (codified as amended at 6 U.S.C. § 101 *et seq*.)

B. Sections 306 and 408 of the Robert T. Stafford Disaster Relief and Emergency Assistance Act, Pub. L. No. 93-288 (1974) (codified as amended at 42 U.S.C. §§ 5149 and 5174) ("Stafford Act")

C. Department of Homeland Security Delegation of Authority No. 9001.1, *Delegation to the Administrator of the Federal Emergency Management Agency* (Dec. 10, 2010)

D. Title 44 of the U.S. Code of Federal Regulations, Chapter I, Part 206.

E. Texas Disaster Act of 1975 (Tex. Gov't Code § 418)

F. Federal Grant and Cooperative Agreement Act, 31 U.S.C. § 6301 et seq.

III. Background:

On August 25, 2017, the President declared major disaster DR-4332 for the State pursuant to his authority under the Stafford Act. (82 FR 42691 (Sept. 11, 2017.) This declaration authorized FEMA to provide financial assistance and direct services, under Section 408 of the Stafford Act, to individuals and households "who, as a direct result of a major disaster, have necessary expenses and serious needs in which the individuals and households are unable to meet such expenses, or needs through other means," such as insurance. FEMA may provide direct temporary housing when there are a lack of available housing resources. In addition, FEMA may

authorize Permanent Housing Construction (PHC) in the form of direct or financial assistance when there are no alternate housing resources available and temporary housing assistance is not available, is infeasible, or not cost effective.

FEMA determined that due to the significant damage caused by Hurricane Harvey in the State, the exigent need for housing requires the provision of direct housing assistance to eligible survivors under Section 408. FEMA is in need of support to execute the direct housing mission for DR-4332, and the State has expressed a desire and the capability to provide the needed support.

IV. Purpose:

A. The purpose of this Agreement is to establish an agreement between FEMA and the State for the provision of direct housing assistance, under section 408 of the Stafford Act, to individuals and households who are displaced from their pre-disaster residences, or whose pre-disaster primary residences are rendered uninhabitable as a result of damage caused by Hurricane Harvey, and who are unable to meet the expenses associated with procuring housing by other means.

B. This Agreement sets forth the responsibilities of FEMA and the State and states the services that the State shall perform satisfactorily in order to receive payment from FEMA.

V. Services and Period of Performance:

A. The State shall provide assistance to FEMA in the delivery of direct temporary housing, and direct permanent housing construction assistance to Hurricane Harvey survivors residing within the areas declared by DR-4332. *See* **Attachment 1, Program Implementation and Conditions**.

B. **Performance Period:** The period of performance shall be for 18 months from the date of the disaster declaration (August 25, 2017). FEMA may, at the State's request, extend the period of performance if FEMA's Assistant Administrator for Recovery determines that due to extraordinary circumstances an extension would be in the public interest.

C. **Procurement Standards:** The State will generally comply with the procurement standards detailed in 2 CFR 200.317-326 in conjunction with state emergency procurement law.

D. **Similar Agreements:** To the extent a similar agreement is executed between FEMA and another state for the provision of direct temporary housing and direct permanent housing construction assistance with terms and conditions that are more favorable than those offered to the State of Texas General Land Office, the

more favorable terms and conditions will immediately apply to this Agreement upon approval by the State of Texas General Land Office.

VI. Issuance of Orders

A. For the purpose of this Agreement, the FEMA Contracting Officer may issue orders on either a firm-fixed-price basis, or a total not-to-exceed basis (time and materials) or a combination of both. Terms and conditions applicable to any order shall be as described in this Agreement.

B. The intent is to allow the State, and its local partners, to begin work on discrete projects as the specific need and capacity are identified, defined, and established. The State, within the general scope of this Agreement, may propose projects based on program service line item(s), political subdivision(s), or any combination thereof.

C. FEMA will obtain written technical and cost program proposals from the State. The proposal generally shall include the following, as appropriate to the task:

1. Task to be performed;
2. Scope of task;
3. Time for completion or target date;
4. A detailed cost estimate;
5. Other pertinent information, such as technical/management approach;
6. QA/QR [Quality Assurance/Quality Review] plan;
7. Total firm-fixed-price or ceiling price (for Time and Material); and
8. Any other requirements specific or unique to the project.

D. FEMA will evaluate the State's proposals, and negotiate and memorialize appropriate cost and quality control mechanisms in a timely manner, as necessary.

E. Only upon receipt of an executed order, signed by the Contracting Officer, shall the State commence work. All orders are subject to the terms and conditions of this contract. In the event of conflict between an order and the Agreement, the Agreement shall control.

F. The State shall notify the Contracting Officer within 24 hours if any significant difficulties with regard to performance according to the terms of the order are anticipated or any time significant difficulties in performance arise.

G. If at any time during the performance of a time and materials order it appears that additional funds will be required to complete performance, the State shall promptly notify the Contracting Officer in writing. Such notification shall include the costs expended, an estimate of costs required to complete the order, and an

explanation of why the originally negotiated estimated costs were not adequate. The Government shall have the right to require the State to continue performance up to the originally estimated cost level and to suspend work thereafter, negotiate a new set of work priorities to be completed within the remaining funds, to modify the order, increasing the estimated cost to the level appropriate for completion of the work, or to modify the order to reduce the total to coincide with actual work accomplished.

VII. Rates and Ceiling:

A. FEMA agrees to pay the State for documented, reasonable, and allowable, and allocable costs related to assistance provided to applicants, in accordance with the terms of Attachment 1, Federal law, and FEMA regulation and policy.

B. 2 CFR Part 200. The State, by execution of this Agreement, certifies that the pricing established under this Agreement is in compliance the Cost Principles in 2 CFR Part 200, Subpart E, and includes only allowable costs of performance under this Agreement.

C. The State shall not exceed the total ceiling price in services for FEMA without written modification by a FEMA Contracting Officer, such written modification to be provided in a timely manner. Any such modification shall be reviewed by FEMA's Assistant Administrator for Recovery prior to approval.

If at any time the State has reason to believe that the payments and material costs that will accrue in performing this Agreement in the next succeeding 30 days, if added to all other payments and costs previously accrued, will exceed 80 percent of the ceiling price in the Schedule, the State shall notify the Contracting Officer giving a revised estimate of the total price to FEMA for performing this contract with supporting reasons and documentation.

D. FEMA is not obligated to pay the State any amount in excess of the ceiling price, and the State shall not be obligated to continue performance if to do so would exceed the ceiling price set forth in the Schedule, unless and until the Contracting Officer notifies the State in writing that FEMA has approved the increase in the ceiling price and specifies in the notice a revised ceiling approved by FEMA.

E. If at any time during the performance of this contract, the State has reason to believe that the total price to FEMA for performing this contract will be substantially greater or less than the stated ceiling price, the State shall so notify the Contracting Officer, giving a revised estimate of the total price for performing this contract, with supporting reasons and documentation. FEMA generally will not approve a total price that exceeds the stated ceiling price.

FEMA may approve such an excess only if the supporting reasons and documentation provided by the State demonstrate extraordinary circumstances.

F. If at any time during performance of this contract, FEMA has reason to believe that the work to be required in performing this contract will be substantially greater or less than the stated ceiling price, the Contracting Officer will so advise the State, given the then revised estimate of the total amount of effort to be required under the contract.

VIII. Program Service Cost Controls

A. Each program assistance service line item has a per applicant household cap established.

B. The program service cost-control methods will be applied, as detailed in Attachment 1.

C. Only the Contracting Officer may approve exceptions to the program service cost caps which exceed the amounts or justifications described in Attachment 1.

IX. Administrative Costs

A. State administrative costs for the direct housing program will be calculated and managed for purposes of this agreement in an analogous manner to the current PA model delineated in 44 CFR 207.7(b) and (c).

B. Administrative Costs means any direct and indirect costs, administrative expenses, and any other expenses not directly chargeable to a specific project that are reasonably incurred by the State and municipalities in administering and managing this mission. Indirect costs means costs that are incurred by the State and municipalities for a common or joint purpose benefiting more than one cost objective that are not readily assignable to the cost objectives specifically benefited.

C. Administrative costs are not intended to cover direct costs of managing specific projects because these costs generally are eligible as part of the cost accounting for each project.

D. Administrative costs will be actual costs, capped at 6% of the final program costs.

E. The State must submit an administrative plan and include procedures for sub-recipient administrative costs amount or percentage determination, pass through, closeout, and audit. The State will submit this initial administrative cost funding request/invoice before any administrative fees for the direct housing program can be disbursed.

F. An initial 25% of the State's total projected administrative cost amount will be disbursed upon the submission and approval of the plan with additional funds obligated and released as program requirements stabilize. The State may submit a funding request for additional administrative costs, upon a showing of need and a revised administration plan. FEMA's Assistant Administrator for Recovery may approve or deny such request at his discretion.

G. Final administrative costs accounting will be verified upon agreement closeout, and based on actuals, not initial projection amounts. Any surplus is subject to reimbursement to FEMA.

X. Program Funding

A. FEMA will obligate funds to the State upon approval and issuance of project orders under Section VI. This money will be drawn down upon via the invoicing procedures contained herein.

B. Approved proper invoices will draw down against obligated projects on a reimbursable basis.

C. If the State requires additional funding to ensure compliance with the Prompt Payment Act requirements, Tex. Govt. Code 2251, are being met, it shall submit a written request to the Contracting Officer detailing the need and proposed solution.

XI. Invoicing and Payment:

A. Subject to the availability of funds from the Disaster Relief Fund (DRF), FEMA will provide funding to the State in accordance with this Agreement.

B. The State shall submit a project management plan package to include performance schedule and cost estimates for work to be performed under each program, as outlined in Attachment 1. The package will be reviewed by FEMA for acceptance. Upon determination of acceptance, a proper invoice for the amount accepted by FEMA will be submitted by the State for payment. The original invoice payment request shall be submitted via email as provided in the attached invoice instructions below. The FEMA Point of Contact for payment issues is Dennis C. Clements.

C. Each invoice submitted shall contain the following information:

1. The date of invoice submission;
2. Invoice date and number;
3. Agreement number;
4. Detail of the Services provided and work completed;
5. Breakdown of the political subdivisions at which services were provided;

6. Breakdown by service and associated CLIN;
7. Itemized listing of all other charges;
8. Supporting documentation;
9. Name, title, and phone number of person to notify in event of defective invoice;
10. Taxpayer Identification Number (TIN).

D. Attachments 3 and 4 are the approved and required Invoice templates for use by the State in submitting for payment.

E. FEMA shall review the invoice and make payment on a proper invoice within 10 business days of receipt.

F. For any improper or questioned invoice, FEMA will review and deny or resubmit with 14 business days.

G. Payment will be made by electronic funds transfer.

H. The following FEMA individual (in addition to the Contracting Officer) is hereby delegated authority to accept goods and services and to review and approve invoices for this contract:

Authorized Invoice Approver
Name: William P. Gardner
Title: Contracting Officer Representative (COR)
Email: william.gardner3@fema.dhs.gov
Phone: 202-738-0875

Name: Carl Kahn
Title: Contracting Officer Representative (COR)
Email: carl.kahn@fema.dhs.gov
Phone: 225-910-5244

XII. Audits:

The State is responsible for obtaining audits in accordance with the Single Audit Act Amendments of 1996 (31 U.S.C. §§ 7501-7507); 31 U.S.C. § 503, 1111; Executive Order 8248; Executive Order 11609; Executive Order 11717; and 2 CFR Part 200, Subpart F (Audit Requirements).

XIII. Liability Provisions:

A. The parties each agree to be responsible for the negligent or wrongful acts or omissions of their respective employees.

B. FEMA liability for any injury, damage, or loss to persons or property arising in the performance of this Agreement and caused by the negligence of its own officers, employees, agents and representatives shall be governed by the Federal Tort Claims Act, 28 U.S.C. § 2691 *et seq.* The State shall promptly notify FEMA of any claims or lawsuits filed against any FEMA employees of which the State is notified.

C. State liability, if any, for any injury, damage or loss to persons or property arising out of the performance of this Agreement and caused by the negligence of its own officers, employees, agents, and representatives shall be governed by the laws of the State of Texas. FEMA shall promptly notify the State of any claims filed against any of State employees of which FEMA is notified. **NOTHING HEREIN THIS AGREEMENT SHALL BE CONSTRUED AS A WAIVER OF SOVEREIGN IMMUNITY BY THE STATE**.

XIV. Financial Records:

A. Retention of Records. All Agreement and financial records including, but not limited to, supporting documents, statistical records, and other records, pertinent contracts, or subordinate agreements under this Agreement shall be retained by the State for three (3) years after the expiration of the Agreement for purposes of federal examinations and audit. If any litigation, claim, negotiation, audit, or other action involving the records is initiated before the expiration of the three (3) year period, the records must be retained until completion of the action and resolution of all issues which arise from it or until the end of the regular three (3) year period, whichever is later.

B. Access to Records. FEMA and the Comptroller General of the United States, or any of their authorized representatives, shall have the right of access to any pertinent books, documents, papers or other records of the State, its sub-recipients or its sub-contractors, which are pertinent to this Agreement, in order to make audits, examinations, excerpts, and transcripts. The rights of access must not be limited to the required retention period, but shall last as long as the records are retained.

C. Delinquent Debt Collection. FEMA will hold the State accountable for any overpayment, or any breach of this Agreement that results in a debt owed to the federal government. FEMA shall apply interest, penalties, and administrative costs to a delinquent debt owed to the federal government by the State pursuant to the Debt Collection Improvement Act of 1982, as amended.

XV. Labor Standard and Wage Determination:

The Service Contract Act, 41 U.S.C. § 351 *et seq*., Title 29, Part 4 Labor Standards for Federal Service Contracts, is hereby incorporated into this Agreement by reference.

These standards and provisions are included in every contract over $2,500, or in an indefinite amount, that is entered into by the United States, the principal purpose of which is to furnish services through the use of service employees.

XVI. Disputes:

A. The FEMA Contracting Officer and the authorized signatory of the State will settle disputes, questions and concerns arising from this Agreement. Settlement of disputes shall be memorialized in a written modification between the FEMA Contracting Officer and authorized signatory of the State. In the event a dispute is not able to be resolved between the State and the Contracting Officer, the Contracting Officer will make a decision, which may be appealed by the State to the FEMA Head of the Contracting Activity (HCA).

B. The FEMA HCA may employ all methods available to resolve the dispute including alternative dispute resolution techniques.

C. The State shall proceed diligently with performance of this Agreement pending final resolution of any dispute.

D. The HCA's decision shall be final unless the State appeals or files a suit as provided in 41 U.S.C chapter 71.

E. If the Federal Coordinating Officer or other senior FEMA official determines the services provided do not meet the operational requirement, FEMA has the right to request replacement services from the State, or to terminate this Agreement in whole or in part. Replacement services requested, due to fault or negligence of performance, in excess of the associated cap or cost-control method will be ineligible for reimbursement.

F. If this Agreement is terminated, within 4 months of the notice of termination, the State must submit a final invoice for services provided and administrative costs incurred up until the date of termination. The Federal Government shall not be liable to the State for damages incurred for early termination.

XVII. Inspection:

Work described in the Agreement is subject to inspection by FEMA and other applicable Government agencies. The State shall participate in responding to all requests for information and inspection or review findings by regulatory agencies. The State shall allow FEMA, or an entity or organization approved by FEMA, to conduct inspections of the housing units, as required, to ensure an acceptable level of services and acceptable conditions of housing as determined by FEMA. No notice to the State is required prior to an inspection. FEMA will share findings of the inspection with the State's.

XVIII. Confidentiality and Nondisclosure:

A. The State shall keep all assignment-related information strictly confidential.

B. Within 15 days of the date of this Agreement, and before any Sensitive Personally Identifiable Information (SPII) will be provided by FEMA, the State shall develop a process for receiving and securing SPII provided to the State by FEMA for the purpose of providing Direct Assistance on FEMA's behalf and providing case updates to FEMA. This process shall comply with Homeland Security Acquisition Regulations (HSAR) Class Deviation 15-01, and HSAR 3052.204-71.

C. The State shall ensure compliance with The Privacy Act of 1974 (Privacy Act), as amended, 5 U.S.C. § 552a, for the collection, maintenance, use and dissemination of information under this Agreement.

1. The State shall only collect information that is necessary to carry out this Agreement.

2. The State shall maintain the information in a secure fashion that meets Federal administrative, technical, and physical safeguards.

3. The State shall use information under this Agreement only for the purpose for which it was collected, including but not limited to, aiding in the execution of, and ensuring the prevention of duplication of benefits from, the State's Community Development Block Grant Disaster Recovery (CDBG-DR) program.

4. The State shall only permit the sharing of information with State officials and Local officials that have the need to know. No other sharing or dissemination of information is permitted without the express permission from FEMA.

D. The State is performing its responsibilities under this Agreement in support of FEMA, and any data or materials generated by the State in fulfillment of this Agreement remain the property of FEMA. Any release of information pursuant to Tex. Gov't Code § 552.021 related to this Agreement, including any data or materials generated by the State in fulfillment of this Agreement, shall be coordinated with FEMA, and together, the State and FEMA shall determine if any information is exempt from release pursuant to Tex. Gov't Code § 552.101 and/or the Federal Freedom of Information Act or Privacy Act.

E. Press releases, marketing material, and any other printed or electronic documentation related to this project shall not be publicized without coordination with FEMA. Any material containing the FEMA or DHS names or logos must be approved by FEMA before publication.

XIX. Security Requirements:

The State shall submit to the FEMA Contracting Officer a roster of names of all employees and/or contractors who will be engaged in services set forth in Paragraph V. The roster shall contain the following information about each individual:

A. Name (last, first, and middle initial), including aliases
B. Status (type of employment)
C. Home address
D. Phone number
E. Date of birth
F. Citizenship

XX. Contractor Officer's Representative:

A. The FEMA Contracting Officer may designate Government personnel to act as the Contracting Officer's Representative (COR) to perform functions under the Agreement such as review or inspection and acceptance of services. The Contracting Officer will provide a written notice of such designation to the State.

B. The FEMA Contracting Officer cannot authorize the COR or any other representative to sign documents, such as Agreement modifications, that require the signature of the FEMA Contracting Officer.

XXI. Stop Work Order:

A. The FEMA Contracting Officer may, at any time, by written order to the State, require the State to stop all, or any part, of the work called for by this Agreement for a period of 90 days after the order is delivered to the State, and for any further period to which the parties may agree. The order shall be specifically identified as a stop-work order. Upon receipt of the order, the State shall immediately comply with its terms and take all reasonable steps to minimize the incurrence of costs allocable to the work covered by the order during the period of work stoppage.

B. Within a period of 90 days after a stop-work order is delivered to the State, or within any extension of that period to which the parties shall have agreed, the Contracting Officer shall either—

    1. Cancel the stop-work order; or
    2. Terminate the Agreement.

XXII. Termination:

A. The terms of this Agreement, as modified with the mutual written consent of the parties, will remain in effect until February 25, 2019.

B. The parties may extend this Agreement by mutual written agreement.

C. Any party, upon a 3 day written notice to the other party, may terminate this Agreement.

XXIII. Effective Date:

This Agreement takes effect on the date when both parties have signed the Agreement.

XXIV. Modification:

A. The FEMA Contracting Officer is the only Government official authorized to make modifications to this Agreement. All modifications will be made in writing.

B. The FEMA Contracting Officer may at any time, by written order, and without notice to the State, make changes within the general scope of this Agreement in any one or more of the following:

1. Reduction in the quantity of services to be provided; and
2. Place of performance of the services.

C. The parties may modify all other terms of this Agreement upon the mutual written consent of each party.

XXV. Other Provisions:

A. Nothing in this Agreement is intended to conflict with current law or regulation or the directives of the federal government, FEMA, DHS, or the State. If a term of this Agreement is inconsistent with such authority, then that term shall be invalid but the remaining terms and conditions of this Agreement shall remain in full force and effect.

B. The State, in its completion of its responsibilities under this Agreement, shall abide by all statutes, Executive Orders, regulations, and policies governing the provision of FEMA's direct housing assistance program in the same manner and to the same extent as would be required of FEMA in its own implementation of the program. The State has no authority to waive FEMA policy.

C. Nothing in this Agreement is intended to create any right or benefit, substantive or procedural, enforceable by law or equity, by the parties or by persons who are not a party to this Agreement against the parties, their officers or employees, or any other person.

D. Prohibition on Performance of Inherently Governmental Functions: State personnel shall not perform inherently governmental functions. The term

''inherently governmental function'' means a function that is so intimately related to the public interest as to require performance by Federal Government employees. *See* FAIR Act of 1998, Public Law 105-270, 31 U.S.C. § 501 note.

E. FEMA shall provide the GLO with adequate technical assistance to GLO and Subrecipients of the GLO to facilitate effective operations of this agreement.

XXVI. Attachments

A. The following attachments are incorporated into this agreement.
   1. Program Implementation and Conditions
   2. Detailed Eligible Permanent Housing Construction-Repairs
   3. SF1034-87c
   4. SF1035-73

XXVII. Points of Contact:

A. The FEMA points of contact for this Agreement are as follows:

   1. Dennis C. Clements, dennis.clements@fema.dhs.gov

   2. Primary: William P. Gardner, william.gardner3@fema.dhs.gov

   3. Alternate: Carl Kahn, carl.kahn@fema.dhs.gov

B. The State of Texas points of contact for this Agreement are as follows:

   1. Pete Phillips, pete.phillips@glo.texas.gov

   2. Heather Lagrone, heather.lagrone@glo.texas.gov

XXVIII. Approved By:

1. Dennis C. Clements 9/22/2017

2. Anne L. Idsal 9/22/2017

SIGNATURE PAGE FOR INTERGOVERNMENTAL SERVICE AGREEMENT BETWEEN THE UNITED STATES DEPARTMENT OF HOMELAND SECURITY AND THE STATE OF TEXAS GENERAL LAND OFFICE

Texas General Land Office

Anne L. Idsal, Chief Clerk/
Deputy Land Commissioner

Date of Execution: 9/22/17

Department of Homeland Security
Federal Emergency Management Agency

Dennis C. Clements
Contracting Officer

Date of Execution: 9/22/17

Attachment 1:
Program Implementation and Conditions

This document outlines conditions related to executing an Inter-Governmental Service Agreement (IGSA) with the State of Texas:

- General Program Administration Conditions
- Duplication of Benefits
- Compliance with Environmental and Historic Preservation Laws and Executive Orders
- Direct Temporary Housing Terms and Conditions
    - General Eligibility Conditions
    - Continued Assistance Conditions
    - Termination of Assistance Conditions
    - Direct Lease Conditions
    - Multi-Family Lease and Repair (MLR) Conditions
    - Recreation Vehicle (RV) Conditions
    - Manufactured Housing Unit (MHU) Conditions
    - RV and MHU Site Conditions
- PHC Terms and Conditions
    - Eligibility Conditions
    - PHC Repair Conditions

Definitions

1. Direct Temporary Housing Assistance: A Temporary Housing Unit (THU) provided directly to eligible applicants in the form of MLR, Direct Lease, or a MHU or RV placed temporarily on a private, commercial, or group site.

2. Eligible Applicants: Individuals or households determined by FEMA to be eligible for Direct Housing Assistance under Section 408 of the Stafford Act.

3. Multi-family Housing: A building that contains three or more dwelling units, with each unit providing complete and independent living facilities for one or more persons, including permanent provisions for living, sleeping, cooking, and sanitation.

4. Recreation Vehicle: A travel trailer or fifth wheel.

5. Personally Identifiable Information (PII): Information that permits the identity of an individual to be directly or indirectly inferred, including information linked or linkable to that individual. Examples include: name, personal address, and personal telephone number.

General Program Administration Conditions

1. Once the Inter-Governmental Service Agreement (IGSA) is executed, the State shall develop and present a project management plan to FEMA. FEMA and the State must

jointly approve prior to the execution of the plan. The plan shall be completed within 10 business days after the execution of this IGSA. FEMA, at its discretion, may extend this time period. The project management plan shall include:

a. Description of processes the State shall develop and implement for managing work to provide the forms of Direct Housing Assistance FEMA has authorized and for ensuring work performed by local governments or sub-contractors is consistent with FEMA's conditions, and applicable regulations and statutes, including the Robert T. Stafford Disaster Relief and Emergency Assistance Act, Pub. L. No. 93-288, as amended, §§42 U.S.C. 5121-5207, Title 44 of the Code of Federal Regulations, and the Individuals and Household Program Unified Guidance (IHPUG), FP 104-009-3, dated September 30, 2016.
b. Description of roles and responsibilities among State and local jurisdictions, including State processes that will be implemented to prevent the award of duplicative benefits as discussed under the heading "Duplication of Benefits" and policies to avoid conflict with local land use decisions (e.g., strategic buy-outs of properties).
c. Specific timeframes, milestones, and performance goals established by the State for providing each type of authorized Direct Housing Assistance. FEMA will provide additional guidance and reporting templates to facilitate this process.
d. Communication plan describing the processes the State will develop for responding to applicants' inquires and concerns regarding assistance provided to them by the State and an implementation plan for those processes under the terms and conditions of this agreement.
e. Description of the processes the State shall develop for receiving and securing Personally Identifiable Information (PII), as defined by Department of Homeland Security Guidance, provided to the State for the purpose of providing Direct Housing Assistance on FEMA's behalf and providing weekly case updates to FEMA.
f. Quality assurance plan by which the State shall monitor the quality of work, which will also be used to facilitate FEMA's oversight of the State's performance under the IGSA.

2. The State will ensure all Direct Housing Assistance options determined by FEMA are available to eligible applicants in all counties authorized for Direct Housing Assistance, unless specifically prohibited by local laws and ordinances.

3. In implementing this IGSA, the State shall abide by all applicable statutes, regulations, Executive Orders, and policies governing the provision of FEMA's direct housing assistance program, including but not limited to:
    a. The Robert T. Stafford Disaster Relief and Emergency Assistance Act (Stafford Act), as amended, 42 U.S.C. §§ 5121 – 5207;

b. 44 C.F.R. §§ 206.110 – 206.118, Federal Assistance to Individuals and Households;
c. Individuals and Household Program Unified Guidance (IHPUG), FP 104-009-3, Federal Emergency Management Agency, September 30, 2016;
d. 44 CFR part 9, Floodplain Management and Protection of Wetlands;
e. Executive Order 11990, Protection of Wetlands, 42 FR 26961 (1977);
f. Executive Order 11988, Floodplain Management, 42 FR 26951 (1977);
g. DHS Directive 023-01, Rev. 01 and Instruction Manual 023-01-001-01, Rev.01, 81 FR 56682 (2016), implementing the National Environmental Policy Act (NEPA), with component supplemental instructions in FEMA Directive 108-1 and FEMA Instruction 108-1-1 (2016);
h. 24 C.F.R. Part 3280, Manufactured Home Procedural and Enforcement Regulations; and
i. The Privacy Act of 1974 (Privacy Act), as amended, 5 U.S.C. § 552a.

4. FEMA is responsible for compliance with a number of environmental and historic preservation laws. These responsibilities cannot be delegated to the State. FEMA will work with the State to gather the necessary information to ensure compliance.

5. FEMA will provide all necessary forms to the State and detail when each form is required for use within 15 days of the execution of the IGSA.

6. FEMA is responsible for making all applicant eligibility determinations for Direct Temporary Housing and Permanent Housing Construction under section 408 of the Stafford Act and notifying the applicant of their approval for Direct Temporary Housing Assistance or PHC. Based upon the casework being performed by the State, any requested changes to the eligibility determined by FEMA must be reviewed and approved by FEMA. FEMA will retain determinations in the National Emergency Management Information System (NEMIS) and provide eligibility determinations to the State. The State or local jurisdiction will be responsible for working with the applicant to implement or update the Direct Housing option, with approval from FEMA.

7. FEMA will provide the State with a daily list of applicants approved for Direct Temporary Housing or PHC in a password protected Microsoft Excel format which will be transmitted to FEMA via AMRDEC Aviation and Missile RDEC Unclassified LAN Infrastructure (AMRULI) utilizing its Safe Access File Exchange (SAFE) system or, if not available, via email. Password must be transmitted out-of-band via separate email message. Each list will contain the following information:
    a. Applicant's Registration Identification (Reg ID) number;
    b. Primary and Co-applicant's First and Last Name;

c. Primary and Co-applicant's current mailing address and telephone number, and any reasonable accommodation to ensure effective communication;
d. Primary and Co-applicant's pre-disaster residence address;
e. The number of bedrooms required;
f. Initial approved type of Direct Housing Assistance
g. Determination on whether individuals eligible for Direct Housing Assistance are located in Special Flood Hazard Area (SFHA);
h. Specific information on members of the household with a disability or other access and functional need, including any modification or reasonable accommodations required.

8. FEMA will initially provide the State with the recommended direct housing solution for each applicant. The State, upon working with the applicant, will consider the below criteria and inform FEMA if the recommended Direct Housing solution has changed. After reviewing the State's proposal, FEMA will provide final approval of updated Direct Housing determinations for applicants. The criteria are:
    a. Timeliness, availability, and cost;
    b. Suitability for the applicant's household, including members of the household with disabilities or other access and functional needs;
    c. Location of available option, and
    d. Environmental and Historic Preservation compliance requirements, including consideration of options available outside the SFHA.

9. The State shall provide weekly reports to FEMA identifying for each applicant referred to the State by FEMA:
    a. The housing option recommended for each applicant;
    b. Justification for any change to FEMA's initial determination using the criteria identified above;
    c. The date the applicant begins occupying temporary housing provided by the State or repairs are complete;
    d. Any accessibility modification or other reasonable accommodations provided for applicants with disability or other access and functional need; and
    e. The continued Direct Temporary Housing Assistance eligibility recommendation for applicants placed in Direct Temporary Housing Assistance.
    f. Reports shall be organized by county and provided using templates agreed upon by FEMA and the State.

10. The State shall develop a strategy for regular maintenance and repair for all forms of Direct Temporary Housing Assistance.

11. Direct Temporary Housing Assistance is limited to 18 months following the date of the disaster declaration. The period of assistance for this disaster began on August 25, 2017, and will end on February 25, 2019. At the State's request, FEMA may extend the period of assistance if FEMA's Assistant Administrator for Recovery determines that due to extraordinary circumstances an extension would be in the public interest.

12. The State shall work with applicants to establish a permanent housing plan to transition them from Direct Temporary Housing Assistance in anticipation of the program's termination.

13. FEMA will monitor the State based on the following established performance standards.
    a. The State will make initial contact with an applicant within 10 business days of the referral from FEMA.
    b. The State will inform FEMA within 30 business days of contact with the applicant of any required changes to FEMA's initial eligibility determination or housing solution.
    c. FEMA will approve any recommended changes to the eligibility determination or housing solution as soon as possible, and no later than 5 days after receiving the change request from the State.
    d. The State will ensure any applicant placed into Direct Lease will be provided temporary housing within 30 business days of FEMA approval of the final housing solution for each applicant.
    e. The State will identify, assess, make final selection, and begin the process to contract with eligible MLR properties within 60 days of execution of IGSA, unless extended by FEMA.
    f. The State will ensure any applicant placed into an MLR unit will be provided temporary housing within 120 days of FEMA approval of the final housing solution for each applicant.
    g. On commercial park locations or private sites, upon approval of the EHP review by FEMA, the State within 15 days of receipt will place and make ready for occupancy the RV or MHU. The State will then have 5 days to license the applicant into the unit.
    h. The State will ensure any applicant provided with Permanent Housing Construction in the form of repairs will have all repairs complete within 90 days from start of repair work for each applicant.
    i. The State will begin to conduct continued assistance verifications within 30 days of providing the applicant with temporary housing for submission to FEMA.
    j. The State will begin to coordinate with FEMA on the end of program or potential need for an extension of the program within 90 days of February 25, 2019.

Duplication of Benefits

1. A duplication of benefit (DOB) may occur when an insured direct temporary housing occupant receives Additional Living Expense (ALE) or Loss of Use (LOU) insurance benefits that cover the cost of renting alternative housing. When FEMA identifies a DOB with ALE or LOU while making an eligibility determination, FEMA will initiate steps to collect the ALE or LOU benefits for housing costs. FEMA will base the amount of the monthly payment on the ALE or LOU amount not to exceed the Fair Market Rent (FMR) rate established by the U.S. Department of Housing and Urban Development (HUD) for the size (number of bedrooms) and location of the housing unit. FEMA will only collect payments until the total amount of the ALE or LOU insurance has been exhausted or the occupant vacates the direct THU, whichever is first. The State will inform FEMA when an applicant with ALE is placed in and vacates a direct temporary housing assistance option.

2. PHC represents a DOB with financial housing assistance: Applicants determined eligible for PHC who choose to receive PHC must provide documentation of the use of any previously provided FEMA financial housing assistance for Repair, and return all unused, previously provided financial housing assistance for Repair or Replacement to FEMA.

3. Right of Recoupment: The State agrees that FEMA may seek reimbursement for any identified DOB, including through the reduction of future disaster relief awards to applicants, the State, or other parties to this agreement.

Compliance with Environmental and Historic Preservation Laws and Executive Orders

1. FEMA will provide the State a matrix of Environmental and Historic Preservation Compliance requirements, including the National Environmental Policy Act (NEPA), the National Historic Preservation Act, and Executive Order 11988 Floodplain Management (44 CFR Part 9) to help inform the choice of best housing option for the applicant's location.

2. FEMA is responsible for compliance with a number of environmental and historic preservation laws. These responsibilities cannot be delegated to the State. FEMA will work with the State to gather the necessary information to ensure compliance.

Direct Temporary Housing Terms and Conditions

Eligibility Conditions

1. All eligibility determinations by FEMA for Direct Temporary Housing Assistance and continued Direct Temporary Housing Assistance will be made by FEMA in accordance with the Stafford Act, and implementing regulations, and IHPUG.

Continued Direct Temporary Housing Assistance Conditions

1. The State will monitor the progress that Direct Temporary Housing occupants are making towards obtaining and occupying permanent housing within the 18 month period of assistance, based on the conditions outlined by FEMA's regulations at 44 C.F.R § 206.117(b)(1)(ii)(G).

2. The State will provide FEMA with a recommendation for continued Direct Temporary Housing Assistance to individuals and households based on these conditions until February 25, 2019.

3. FEMA will make the final determination on an applicant's eligibility for continued Direct Temporary Housing Assistance based on the State's recommendation.

Termination of Direct Temporary Housing Assistance Conditions

1. The State may recommend to FEMA to terminate an occupant's Direct Temporary Housing Assistance for any reason not prohibited by the Stafford Act, FEMA's regulations at 44 C.F.R § 206.117(b)(1)(ii)(G), or IHPUG.

2. FEMA must approve all terminations and appeal decisions in a timely manner before the applicant is notified.

3. The State shall utilize FEMA templates to notify the applicant of the termination and provide FEMA with copies of all termination notices, appeals, and appeal decisions within seven days of the date issued to ensure FEMA is able to record these documents in NEMIS.

Direct Lease Conditions

1. The State may lease to Eligible Applicants, existing residential property, not typically available to the general public, for use as temporary housing for eligible individuals and households.

2. The State may lease properties that comply with Housing Quality Standards (HQS) established by the U.S. Department of Housing and Urban Development (HUD), to provide complete and independent living facilities for one or more persons, including permanent provisions for living, sleeping, cooking, and sanitation. All utilities, appliances, and other furnishings must be functional.

3. The State shall evaluate properties according to the following factors:
    a. Cost to the federal government: The State shall lease properties with per-unit rent at or below the Fair Market Rent (FMR) established by HUD. If the State is unable to obtain sufficient rental resources, the State shall conduct an analysis of

prevailing market rates and may increase leases to properties with per-unit rent of up to 125% of FMR. Properties with per-unit rent above 125% of the Fair Market Rate established by HUD must be approved by FEMA;

b. Landlord's demonstrated ability to manage and provide maintenance services;
c. Proximity to community and wrap-around services, such as accessible public transportation, schools, fire and emergency services, grocery stores, health care services, etc.;
d. When selecting available properties, the State may prioritize properties that are already accessible, include accessibility features, or can be easily made accessible; and are in proximity to accessible public transportation.

4. The estimated monthly cost per unit is up to $1,300 unless approved by FEMA.
    a. The State can also provide one month's cost for a security deposit for each unit.

5. Within 7 business days of completion, the State must provide FEMA the following documentation:
    a. A copy of the inspection record confirming the property complies with HQS;
    b. A copy of the lease contract specifying the monthly rent rates.
    c. A copy of the lease agreement signed between the applicant and the property and the applicant and the State, for each applicant.

Multi-Family Lease and Repair (MLR) Conditions

1. The State may enter into lease agreements with owners of multi-family rental properties located in Individual Assistance designated counties to house Eligible Applicants and make repairs or improvements to existing multi-family housing units in order to provide temporary housing to Eligible Applicants.

2. Per the Stafford Act, under the terms of any lease agreement for property entered into under MLR, the value of the improvements or repairs shall be deducted from the value of the lease agreement and may not exceed the value of the lease. To determine the cost-effectiveness of the potential MLR property, the State will deduct the estimated cost of repairs and improvements from the value of the lease as follows:
    a. The State will determine the estimated cost of repairs or improvements by performing an independent cost estimate for the necessary repairs and improvements, or receive an estimated cost for repairs and improvements from the building contractor.
    b. The State will determine the value of the lease agreement by multiplying the monthly FMR by the number of units, and then multiplying the number of months remaining between the date the repairs are completed and the end of the 18 month period of assistance, which is February 25, 2019.
    c. The estimated total cost per unit is up to $21,000 unless approved by FEMA.

i. This includes a minimal monthly maintenance cost per unit for the operation of the property.
ii. The State can also provide one month's cost for a security deposit for each unit.
iii. FEMA may approve an increase to the cap up to 25% for access and functional needs-related costs.

3. Properties located within a floodway, coastal high-hazard area, or Coastal Barrier Resource Unit are not eligible for this program.

4. Prior to leasing a property, the State shall provide for each property an initial inspection report to include:
    a. Location, physical address and latitude and longitude;
    b. Date of construction, and
    c. An exterior photo.

5. The State shall provide the following documentation to FEMA within 7 days of leasing a property for temporary housing:
    a. Completed property inspection report;
    b. Itemized repair cost estimate;
    c. The state or local government's valuation of the lease, including methodology used;
    d. Copy of the tenant lease and application requirements; and
    e. A copy of the executed lease agreement and repair contracts, specifying the expenditures for repairs, rent, property management, and maintenance.

6. Within 14 days of completion, the State must provide FEMA the following documentation:
    a. Paid invoices documenting the expenses incurred for repairs and improvements;
    b. A copy of the occupancy certificate issued by the local government; and
    c. A copy of the lease agreement signed between the applicant and the property and the applicant and the State, for each applicant.

7. All repairs shall be made in a manner consistent with current local building codes, standards, permitting, inspection requirements, and all applicable environmental planning and historic preservation (EHP) laws and regulations. Items will be repaired when feasible, but may be replaced when cost-effective to the government or when necessary to ensure the health and safety of the occupant. The State will be responsible for obtaining local permits, but can delegate this responsibility.

RV Conditions (currently only approved for DR-4332-TX)

1. The State may provide and place RVs certified to comply with the Recreation Vehicle Industry Association (RVIA) standards established on July 1, 2012.

2. The State will notify disaster survivors with access and functional needs who request a RV that a reasonable modification may be available upon request. If survivors are unable to occupy an RV due to access and functional needs:
    a. The State, with approval from FEMA, may make other forms of direct temporary housing assistance available, which meets the survivor's access and functional needs, including Uniform Federal Accessibility Standards (UFAS)-compliant MHUs if needed.
    b. Should the State require UFAS-compliant MHUs, FEMA will provide them on behalf of the State.

3. Any RVs the State procures must meet current California Air Resource Board (CARB) standards or are certified compliant with the Toxic Substances Control Act (TSCA) Title VI requirements for formaldehyde emissions from composite wood products found in RVs.[1]

4. The estimated cost per unit is up to $55,000 unless approved by FEMA. This cost includes procurement, hauling and installing the unit, and any maintenance and deactivation costs.

5. The State shall provide, on a weekly basis, the following documentation for RVs procured for use as temporary housing:
    a. A copy of Purchase Order and Bill of Sale.

6. The State shall be responsible for disposing of RVs provided under this IGSA in accordance with Section 408(d)(2) of the Stafford Act. The State must provide documentation of the method of disposal for all units. The State shall return the proceeds from any sale of the units to FEMA.

MHU Conditions

1. The State may procure, haul, and install MHUs as a form of Direct Temporary Housing Assistance.

[1] On December 12, 2016, the EPA issued a final rule mirroring the CARB standards as required by the Formaldehyde Standards for Composite Wood Products Act, Pub. L. 111-199 (2010), 15 U.S.C. § 2601 *note*. The rule will take effect in December 2017; however regulated entities may voluntarily label compliant products as soon as compliance can be achieved. *See* 40 CFR Part 770.

2. The number of bedrooms in the MHU must accommodate the applicant's household composition, as recorded during the FEMA inspection.

3. Units must comply with 24 C.F.R. Part 3280 Manufactured Home Construction and Safety Standards ("HUD code").

4. The estimated cost per unit is up to $92,000 unless approved by FEMA.
    a. This cost includes procurement, hauling and installing the unit, and any maintenance and deactivation costs.
    b. FEMA may approve an increase to the cap up to 25% for access and functional needs-related costs.

5. Any UFAS MHU provided for an Eligible Applicant with a disability or other access and functional needs will be provided by FEMA, and must be installed with a functioning Tank and Pump System prior to occupancy.

6. Any FEMA-sourced MHU provided for an eligible applicant must be installed with a functioning Tank and Pump System prior to occupancy except where to do so would cause a delay in allowing the applicant to take occupancy, in which case the Tank and Pump System shall be installed at the earliest possible date after occupancy. This requirement for the installation of a Tank and Pump System does not apply to any state-sourced MHU provided to an Eligible Applicant.

7. The State shall provide FEMA, on a weekly basis, the following documentation for MHUs procured for use as temporary housing:
    a. A copy of Purchase Order and Bill of Sale.

8. The State shall be responsible for disposing of MHUs provided under this IGSA in accordance with Section 408(d)(2) of the Stafford Act. The State must provide documentation of the method of disposal for all units. The State shall return the proceeds from any sale of the units to FEMA.

<u>RV and MHU Site Conditions</u>

1. The State may provide RVs and MHUs to eligible applicants and place them on private and commercial sites.
    a. The estimated monthly cost per pad lease is up to $600 unless approved by FEMA.

2. Placement of RVs and MHUs as post-disaster temporary housing in a SFHA/1-percent annual chance year floodplain must comply with 44 C.F.R. Part 9 and FEMA Directive/Instruction 108-1, Environmental Planning and Historic Preservation

Responsibilities and Program Requirements, and the abbreviated decision-making process under 44 C.F.R. §9.13 when considering the placement of RVs and MHUs on private and commercial sites in a floodplain.

a. Pursuant to 44 CFR §9.13 (d)(2), no MHUs or other readily-fabricated dwellings can be placed within a floodway, coastal high-hazard area, even under the abbreviated decision-making process. No MHUs or other readily-fabricated dwellings can be placed within a Coastal Barrier Resource Unit.
b. In accordance with 44 C.F.R. §9.13(d)(4)(i), MHUs placed on a private or commercial site in a SFHA must be elevated to the fullest extent practicable up to the Base Flood Elevation (BFE) and adequately anchored.
    i. The State shall evaluate RV and MHU placement sites individually, and make a determination regarding a site's suitability for RV or MHU placement based on the best available flood hazard information for that site.
c. RVs will not be placed in the regulatory Floodway or Coastal High Hazard Areas.
d. RVs will only be placed in the SFHA if no other housing options are available. In order to reduce the risk of loss of life of the occupants, RVs may be placed in the SFHA only where base flood depths are sufficiently shallow to allow for timely and safe evacuation from the RV on foot. RVs placed in the SFHA will be adequately anchored.
e. Prior to placement, the State shall provide for each RV and MHU a completed Request for Site Inspection Report (FEMA form 010-0-9), to include, latitude and longitude of the proposed location.
f. Placement of MHUs or other readily fabricated dwellings must be in accordance and compliance with Texas Manufactured Housing Division regulations.
g. Repairs to commercial sites shall be limited to reasonable and cost-effective repairs or improvements necessary to make the site functional (such as an electrical service upgrade), including those necessary to meet reasonable accommodations for people with disabilities.
    i. The estimated cost per pad improvement is up to $7,500 unless approved by FEMA.

3. Prior to building a MHU Group Site, the State must request and receive approval from FEMA's Assistant Administrator for Recovery.
    a. The development of a MHU Group Site(s) is authorized only when the placement of MHUs on private sites are not feasible or if the use of existing commercial sites are not feasible for the eligible applicant.
    b. The State will prioritize sites provided by the State and local government at no cost before leasing a site from a private party.
    c. When considering the placement of MHU at potential group sites, the State must coordinate with the Environmental Planning and Historic Preservation Program.

d. FEMA, including Environmental Planning and Historic Preservation, approval must be obtained prior to any site lease and site construction activity.
e. The estimated cost per pad is up to $50,000 unless approved by FEMA.

Permanent Housing Construction Repairs: Terms and Conditions

Eligibility Conditions

1. Applicants may be eligible for PHC assistance after a FEMA determination that all other forms of temporary housing are not available, feasible, or cost effective.

2. PHC assistance shall only include repairs (PHC-Repairs) not PHC-Replacement. Reference "Attachment 2: Detailed Eligible Permanent Housing Construction-Repairs," for eligible repair items.

3. At the State's recommendation, FEMA may approve PHC Repair for eligible applicants whose homes are feasible to repair when:
    a. The repairs are estimated to be completed within 90 days or less from the start of the repair work;
    b. The damages are less than fifty percent of the market value prior to the disaster; and
    c. The estimated labor and materials costs are up to $60,000 unless approved by FEMA. FEMA generally will not approve a total price that exceeds this amount.
        i. FEMA may approve an increase to the cap up to 25% for access and functional needs-related costs.

4. PHC-Repair is not eligible when the State identifies:
    a. The home requires repairs to structural elements (e.g. foundation, frame) or other items requiring architectural or engineering services;
    b. The home requiring repairs with estimated costs that exceed fifty percent of the market value of the structure before the damage occurred; or
    c. The home is determined to be "repetitive loss or severe repetitive loss", as identified by the National Flood Insurance Program, and the cost to be brought into compliance with the local floodplain exceeds the maximum allowable costs for PHC-Repair.

5. Any home located within a SFHA shall not be considered for PHC repairs unless in accordance with applicable federal, and local laws, regulations, and ordinances, and can be repaired within the PHC cost limits.

6. Applicants determined eligible by FEMA for PHC may choose either to:
    a. Receive PHC, provide documentation of the use of any previously provided financial housing assistance for Repair, and return all unused, previously provided financial housing assistance for Repair or Replacement to FEMA; OR

b. Receive Direct Temporary Housing Assistance, if available, and keep any financial housing assistance for Repair or Replacement that FEMA previously provided.

7. In order to be referred to the State for PHC, eligible applicants who choose to receive PHC assistance must sign an acknowledgement of the following terms and conditions:
    a. The applicant agrees to participate in the State program, including right of entry;
    b. The applicant agrees to obtain and maintain flood insurance coverage on the home for at least the value of the repairs provided the home is located in an SFHA. FEMA will not contribute to the cost of flood insurance premiums; and
    c. An applicant's decision to accept or decline PHC shall be considered final; FEMA will not re-consider an applicant for Direct Temporary Housing Assistance or PHC after they have declined either form of assistance. Applicants who accept PHC will not be considered for any additional FEMA Housing Assistance, including financial Temporary Housing Assistance.

8. The State and FEMA agree that applicants for PHC-Repair should not include those applicants whose properties may eventually be eligible for elevation or a buy-out. The State and FEMA will work together to ensure applicants eligible for PHC-Repair are reviewed for potential future mitigation, elevation, or home buy-out programs and, to the maximum extent possible, minimize PHC-Repair approval for those applicants.

9. The State and FEMA's responsibility to provide Direct Housing Assistance to the applicant ends once the completed PHC-Repairs are accepted by the applicant.

PHC Repair Conditions

1. Under PHC, the State will not repair or replace items eligible under Other Needs Assistance for Personal Property, such as furnishings and appliances.

2. The State will need to ensure that there is no duplication of benefits between emergency work provided under the Sheltering and Temporary Essential Power (STEP) program and PHC-Repair assistance, and report to FEMA on the mechanism for doing so within thirty (30) days of initiating the PHC-Repair program. FEMA will only reimburse for specific line items repairs for a property under PHC or STEP, not under both options.

3. PHC-Repairs are limited to real property components eligible under FEMA Housing Assistance that were damaged by the disaster and functional before the declared event. The State shall only perform repairs necessary to restore the pre-disaster residence to a habitable condition. The completed repairs shall ensure the pre-disaster residence is restored to a safe, sanitary, and functional condition.

4. All repairs shall be made in a manner consistent with current local building codes, standards, or minimal acceptable construction industry standards by the area, permitting, inspection requirements, and all applicable environmental planning and historic preservation (EHP) laws and regulations. Items will be repaired when feasible, but may be replaced when cost-effective to the government or when necessary to ensure the health and safety of the occupant. The State will be responsible for obtaining local permits, but can delegate this authority.

5. Prior to repairing a property, the State shall provide for each property an initial inspection report to include:
    a. Location, physical address and latitude and longitude;
    b. Date of construction, and
    c. An exterior photo.

6. Repairs shall be made using materials of average quality used in new construction, in accordance with 44 C.F.R. § 206.117(b)(4)(iii), and taking into account the accessibility needs of the occupant.

7. Repairs to accessibility features and accessible routes will be guided by the Americans with Disabilities Act Accessibility Guidelines (ADAAG) and HUD Design Details for Accessible Disaster Relief Housing.

8. The State shall provide to FEMA the following documentation within 7 business days of completing PHC Repairs for an applicant:
    a. Completed property inspection report;
    b. Itemized repair cost estimate;
    c. Executed repair contract or work order, including itemized list of repairs performed;
    d. A copy of the occupancy certificate issued by the local government.

Attachment 2:

Detailed Eligible Repairs for Permanent Housing Construction – Repairs

Interior Repairs

- Debris removal
- Clean and sanitize damaged materials
- Interior wall cover, to include drywall
- Floor, subfloor and floor covering
- Interior doors
- Cabinet
- Bathroom vanity
- Bathroom exhaust fan

Exterior Repairs

- Windows
- Exterior doors
- Ceiling/wall insulation
- Siding
- Roof covering
- Roof sheathing

Electrical/HVAC

- Furnace
- Exterior electrical work, to include weather, head, cable, and meter
- Wiring
- Electric panel, 200 amp main breaker – 18 circuit
- Outlets or switches
- Central air conditioner
- Duct work
- Smoke Detector
- Carbon Monoxide Detector
- Light fixtures

Plumbing

- Water heater
- Water lines
- Well pump

- Pressure tank
- Decontaminate water supply
- Septic tank
- Distribution box
- Drain field
- Sewer lines
- Gas lines
- Sump pump
- Kitchen sink
- Bathroom sink
- Faucets
- Tub
- Fiberglass Shower Replacement
- Tank and toilet

Accessibility Related Repairs

- Grab bars around toilet, tub, shower stall, and shower seat
- Ramp
- ADA compliant toilets
- Faucet with single-lever faucet controls
- Lever-type door knobs and handles
- Single-push door locks
- Drawers and cabinets with D-loop or other easy to use handle pulls
- Low-pile carpet or smooth anti-slip flooring

From: Farrar-Wilson, Loualice
Sent: Monday, September 11, 2017 8:38 AM
To: Appleton, Seth D; Dendas, Michael W; Ludlow, Ashley
Subject: Oversight and Priority Correspondence
Attachments: Oversight Congressional Correspondence.docx; Priority Congressional Correspondence.docx

Oversight Congressional Correspondence
Tracking Sheet

Date Received	Source	Subject	Program Office	Due date	Status
1/30/17	Senator McCaskill, Homeland Security & Governmental Affairs 2017-AHFD-EXEC-00408	Information regarding HUD's beach-head team (e.g., list of names official roles)	OCHCO OGC	2/6/17	Executive branch-wide correspondence. Interim response dtd 2/7/17. Advised by leadership to wait for guidance from WH.
3/24/17	Senator Grassley/Senate Committee on the Judiciary 2017-AHFD-EXEC-00975	Status of HUD's financial management system projects – addressing prior OIG and GAO audits	CFO CIO	4/7/16 5/8/2017	5/4/2017: Email (Expedite) 5/22/17 CFO (new info) w/DCFO/Courney Timberlake
4/3/2017	*Representative Jeb Hensarling Committee on Financial Services 2017-AHFD-EXEC-01159	Committee Intent to Control Congressional Records	FOIA OGC	5/1/2017 OPEN	Interim (Brett Sisto) dtd 5/3/2017 5/4/2017: Waiting for DOJ & Treasury
7/7/17	Representatives Cummings & Jeffries, Committee on Oversight 2017-AHFD-EXEC-02767	Conflict of Interests – Starrett City/ Lynne Patton	OGC OCHCO Housing	7/28/17	Mike Dendas Rolling Production 8/11/2017: 1st production 8/25/2017: 2nd production 9/8/2017: 3rd production
7/27/2017	Chairman Lamar Smith Committee on Science, Space and Technology 2017-AHFD-EXEC-03197	Cybersecurity Pollicies and Standards National Institute of Standards and Technology (NIST)	CIO		Agency Coordination 8/9/2017: CIO (2) CDs Conference call w/OMB NIST organized Assigned to CIR
8/8/2017	Cummings et al (18 members)	Federal funds expended on products/services provided by			All Agencies

9-11-17

Date Received	Source	Subject	Program Office	Due date	Status
	2017-AHFD-EXEC-03349	businesses owned/affiliated with Trump organizations			Whitehouse/OMB response draft ?

Priority Congressional and Intergovernmental Correspondence Tracking Sheet

Date Received	Source	Subject	Program Office	Due date	Status
3/13/17	Senators Schumer, Gillibrand, Representatives Serrano and Velazquez 2017-AHFD-EXEC-00862	Express deep concern regarding HUD announcement decreasing operating expense rate for New York City's Housing Authority (NYCHA)	PIH	4/6/17	Linked: 2017-AHFD-EXEC-01059/Cymbrowitz
3/15/17	Representative Velazquez, Senators Schumer, Gillibrand, Representatives Meeks et al 2017-AHFD-EXEC-00983	Express deep concern regarding HUD announcement decreasing operating expense rate for New York City's Housing Authority (NYCHA)	PIH	4/7/17	
7/5/2017	Senator Catherine Cortez Masto et al (29 Senators) 2017-AHFD-EXEC-02784	HUD has, in recent months, either withdrawn or removed from its website at least six resources (LGBTQ)	CIR		7/5/2017: Assigned to CIR/Mike Dendas Meeting w/SNAPS
7/14/2017	Senator Mike Lee & Representative Paul Gosar 2017-AHFD-EXEC-03084	Affirmatively Furthering Fair Housing HUD Final Rule	CIR		7/24/2017: Assigned to CIR/Mike Dendas

From: Dunn, Tracey
Sent: Friday, September 08, 2017 3:43 PM
To: Carr, Terry M
Cc: Appleton, Seth D; Wade, Dana T
Subject: Re: Congressional Inquiry: Rep. Evans (PA) - Bala

Thanks.

On Sep 8, 2017, at 3:42 PM, Carr, Terry M <Terry.M.Carr@hud.gov> wrote:

> + Dana
>
> Tracy, see responses from the program office below.
>
> Thanks
> Terry
>
> **From:** Dunn, Tracey
> **Sent:** Friday, September 08, 2017 1:10 PM
> **To:** Carr, Terry M <Terry.M.Carr@hud.gov>
> **Cc:** Appleton, Seth D <Seth.D.Appleton@hud.gov>
> **Subject:** RE: Congressional Inquiry: Rep. Evans (PA) - Bala
>
> See response from Rep. Evans' staff:
>
> **From:** Doss, Darrell <Darrell.Doss@mail.house.gov>
> **Sent:** Friday, September 8, 2017 1:07 PM
> **To:** Dunn, Tracey
> **Subject:** RE: Congressional Inquiry: Rep. Evans (PA) - Bala
>
> Thanks Tracey.
>
> 1. Does this mean that Bala has corrected the deficiencies which were noted previously?
>   a. Yes
> 2. What is the highest score possible?
>   a. 100
>
> Thank you again,

Darrell

Darrell Rico Doss

Legislative Counsel

Office of Congressman Dwight Evans (PA-02)

1105 Longworth House Office Building

Washington, DC 20515

(202) 225-5362 ***direct***

(202) 225-4001 *office*

(202)465.6100 office cell

darrell.doss@mail.house.gov

Join the online conversation:

<image007.png><image009.png><image011.png>

Click here for more legislative updates from Congressman Evans

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From: Dunn, Tracey [mailto:Tracey.Dunn@hud.gov]
Sent: Friday, September 8, 2017 1:03 PM
To: Doss, Darrell <Darrell.Doss@mail.house.gov>
Subject: Re: Congressional Inquiry: Rep. Evans (PA) - Bala

Darrell,

Bala Nursing Home received a score of 63. This is a passing score. When nursing homes receive a passing score, they are no longer included in the HUD REAC inspection program. Now, Bala will only be inspected by the Center for Medicaid and Medicare Services.

HUD can release the report to reporters through a FOIA 45-60 days after the inspection. Since the owner has the ability to appeal the score, REAC would prefer not to release the score before that process is complete.

We hope you find this information helpful.

Tracey Dunn

Congressional Liaison

Office of Congressional

And Intergovernmental Relations

US Department of Housing and Urban Development

Main: (202) 708-0005 | Fax: (202) 708-3707

Direct: (202) 402-2403 | Mobile: (b) (6)

From: Doss, Darrell <Darrell.Doss@mail.house.gov>
Sent: Tuesday, September 5, 2017 10:53:31 AM
To: Dunn, Tracey
Subject: RE: Congressional Inquiry: Rep. Evans (PA)

Good morning Tracey,

I just left you a quick VM—wanted to see if there were any updates and ask about the report that Lukoff had mentioned during our conference call back in July.

Thank you,

Darrell

Darrell Rico Doss

Legislative Counsel

Office of Congressman Dwight Evans (PA-02)

1105 Longworth House Office Building

Washington, DC 20515

(202) 225-5362 ***direct***

(202) 225-4001 *office*

(202)465.6100 office cell

darrell.doss@mail.house.gov

Join the online conversation:

<image007.png><image009.png><image011.png>

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From: Dunn, Tracey [mailto:Tracey.Dunn@hud.gov]
Sent: Thursday, July 6, 2017 9:53 AM
To: Doss, Darrell <Darrell.Doss@mail.house.gov>
Subject: RE: Congressional Inquiry: Rep. Evans (PA)

Sounds good…

From: Doss, Darrell [mailto:Darrell.Doss@mail.house.gov]
Sent: Thursday, July 06, 2017 9:51 AM
To: Dunn, Tracey <Tracey.Dunn@hud.gov>
Subject: RE: Congressional Inquiry: Rep. Evans (PA)

Tracey,

I will be the only one from our staff. Looking forward to chatting shortly.

Thank you,

Darrell

Darrell Rico Doss

Legislative Counsel

Office of Congressman Dwight Evans (PA-02)

1105 Longworth House Office Building

Washington, DC 20515

(202) 225-5362 ***direct***

(202) 225-4001 *office*

(202)465.6100 office cell

darrell.doss@mail.house.gov

Join the online conversation:

<image013.png><image015.png><image017.png>

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---

From: Dunn, Tracey [mailto:Tracey.Dunn@hud.gov]
Sent: Wednesday, July 5, 2017 10:24 AM
To: Doss, Darrell <Darrell.Doss@mail.house.gov>
Subject: RE: Congressional Inquiry: Rep. Evans (PA)

Hi Darrell,

HUD staff confirmed the 10:00 am time for tomorrow. We will have several HUD staff on the call (listed below). Is there anyone else joining you tomorrow? The remote dial in # is: **888-675-2535** / Access Code: (b) (6) .

HUD Staff

Roger Lukoff, Deputy Assistant Secretary for Nursing Homes Division

Vance Morris, acting Deputy Assistant Secretary for Office of Healthcare Programs

Terry Carr, Senior Advisor, Office of Housing

Jerry Brown, Deputy Assistant Secretary for Public Affairs

Joseph DeFelice, Regional Administrator, Region III (covering Pennsylvania)

Rich Ott, Deputy Regional Administrator, Region III

Michael Dendas, Policy Advisor, Office of Congressional and Intergovernmental Relations

Tracey Dunn, Congressional Liaison for Region III

Tracey Dunn

Congressional Liaison

Office of Congressional

And Intergovernmental Relations

US Department of Housing and Urban Development

Main: (202) 708-0005 | Fax: (202) 708-3707

Direct: (202) 402-2403 | Mobile: (b) (6)

What's new @ HUD:

Community Assessment Reporting Tool (CART)

https://egis.hud.gov/cart (Ask me for a demonstration!)

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Let go with 10:00am on Thursday, Tracey. Shall I phone you?

Thanks.

Darrell Rico Doss

Rep. Dwight Evans

Sent from my iPhone

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http://www.philly.com/philly/health/phila-nursing-home-bala-hud-lowest-rated-rodents-20170612.html

Darrell Rico Doss

Legislative Counsel

Office of Congressman Dwight Evans (PA-02)

1105 Longworth House Office Building

Washington, DC 20515

(202) 225-5362 ***direct***

(202) 225-4001 *office*

(202)465.6100 office cell

darrell.doss@mail.house.gov

Join the online conversation:

<image001.png><image002.png><image003.png>

Click here for more legislative updates from Congressman Evans

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HI Darrell,

I received your two (2) voicemail messages. Can you please outline your question(s) in an email format?

Thank you,

Tracey Dunn

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What's new @ HUD:

Community Assessment Reporting Tool (CART)

https://egis.hud.gov/cart (Ask me for a demonstration!)

From: Carr, Terry M
Sent: Friday, September 08, 2017 3:42 PM
To: Dunn, Tracey
Cc: Appleton, Seth D; Wade, Dana T
Subject: RE: Congressional Inquiry: Rep. Evans (PA) - Bala

+ Dana

Tracy, see responses from the program office below.

Thanks
Terry

From: Dunn, Tracey
Sent: Friday, September 08, 2017 1:10 PM
To: Carr, Terry M <Terry.M.Carr@hud.gov>
Cc: Appleton, Seth D <Seth.D.Appleton@hud.gov>
Subject: RE: Congressional Inquiry: Rep. Evans (PA) - Bala

See response from Rep. Evans' staff:

From: Doss, Darrell <Darrell.Doss@mail.house.gov>
Sent: Friday, September 8, 2017 1:07 PM
To: Dunn, Tracey
Subject: RE: Congressional Inquiry: Rep. Evans (PA) - Bala

Thanks Tracey.

1. Does this mean that Bala has corrected the deficiencies which were noted previously?
    a. Yes
2. What is the highest score possible?
    a. 100

Thank you again,

Darrell

Darrell Rico Doss

Legislative Counsel

Office of Congressman Dwight Evans (PA-02)

1105 Longworth House Office Building

Washington, DC 20515

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Subject: Re: Congressional Inquiry: Rep. Evans (PA) - Bala

Darrell,

Bala Nursing Home received a score of 63. This is a passing score. When nursing homes receive a passing score, they are no longer included in the HUD REAC inspection program. Now, Bala will only be inspected by the Center for Medicaid and Medicare Services.

HUD can release the report to reporters through a FOIA 45-60 days after the inspection.
Since the owner has the ability to appeal the score, REAC would prefer not to release the score before that process is complete.

We hope you find this information helpful.

Tracey Dunn

Congressional Liaison

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I just left you a quick VM—wanted to see if there were any updates and ask about the report that Lukoff had mentioned during our conference call back in July.

Thank you,

Darrell

Darrell Rico Doss

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Sent: Thursday, July 6, 2017 9:53 AM
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Subject: RE: Congressional Inquiry: Rep. Evans (PA)

Sounds good…

From: Doss, Darrell [mailto:Darrell.Doss@mail.house.gov]
Sent: Thursday, July 06, 2017 9:51 AM
To: Dunn, Tracey <Tracey.Dunn@hud.gov>
Subject: RE: Congressional Inquiry: Rep. Evans (PA)

Tracey,

I will be the only one from our staff. Looking forward to chatting shortly.

Thank you,

Darrell

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Thank you again,
Darrell

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What's new @ HUD:
Community Assessment Reporting Tool (CART)
https://egis.hud.gov/cart (Ask me for a demonstration!)

From: Dunn, Tracey
Sent: Thursday, September 07, 2017 11:22 AM
To: Robert Reese
Cc: Kelley, Michael J; Appleton, Seth D
Subject: RE: CBO Inquiry: CDBG Contact

Hi Robert,

I will check on that additional information for you ASAP. Below is the contact info I discussed:

CIR now has several new staff in leadership positions, feel free to contact them for Congressional matters:

Assistant Secretary ***(vacant)***

Seth Appleton
General Deputy Assistant Secretary (Acting Assistant Secretary)
Direct: 202-402-5030
Email: seth.d.appleton@hud.gov

Michael J. Kelley
Deputy Assistant Secretary for Congressional Relations
Direct: 202-402-4888
Email: michael.j.kelley@hud.gov

Ashley Ludlow
Senior Advisor (also handles Congressionals for Regions I and X)
Direct: 202-402-5963
Email: ashley.ludlow@hud.gov

Michael Dendas
Senior Advisor
Direct: 202-402-3761
Email: michael.w.dendas@hud.gov

From: Robert Reese [mailto:Robert.Reese@cbo.gov]
Sent: Wednesday, September 06, 2017 5:48 PM
To: Kelley, Michael J <Michael.J.Kelley@hud.gov>; Dunn, Tracey <Tracey.Dunn@hud.gov>
Cc: Dendas, Michael W <Michael.W.Dendas@hud.gov>; Appleton, Seth D <Seth.D.Appleton@hud.gov>
Subject: RE: CBO Inquiry: CDBG Contact

Mike,

Thanks for the quick response.

Best,
Robert

From: Kelley, Michael J [mailto:Michael.J.Kelley@hud.gov]
Sent: Wednesday, September 06, 2017 5:36 PM

To: Robert Reese; Dunn, Tracey
Cc: Dendas, Michael W; Appleton, Seth D
Subject: RE: CBO Inquiry: CDBG Contact

Robert- Answers to your questions are below in red. Please let me know if we can help in any other way.

Best,

Mike

1. How much does the CDF have in unobligated disaster/emergency funding that is eligible to spend on 2017 disasters?
   Answer: $57.8 million

2. Of those funds has any already been allocated to Harvey relief?
   Answer: $0

3. Finally, do you have annual information (obligations and outlays) on the funds that were provided to the CDF after Sandy that you could share?
   Answer: Allocations are available here: https://www.hudexchange.info/programs/cdbg-dr/
   For information on individual grants, we have a public facing portal: https://drgr.hud.gov/public/
   For example, this report on Sandy grants: https://drgr.hud.gov/public/downloads/reports/Cumulative%20Financial%20Summary%20(P.L.%20113-2).pdf

---

From: Robert Reese [mailto:Robert.Reese@cbo.gov]
Sent: Wednesday, September 06, 2017 4:50 PM
To: Kelley, Michael J <Michael.J.Kelley@hud.gov>; Dunn, Tracey <Tracey.Dunn@hud.gov>
Cc: Dendas, Michael W <Michael.W.Dendas@hud.gov>; Appleton, Seth D <Seth.D.Appleton@hud.gov>
Subject: RE: CBO Inquiry: CDBG Contact

Thanks, Mike.

-Robert

From: Kelley, Michael J [mailto:Michael.J.Kelley@hud.gov]
Sent: Wednesday, September 06, 2017 4:44 PM
To: Dunn, Tracey; Robert Reese
Cc: Dendas, Michael W; Appleton, Seth D
Subject: RE: CBO Inquiry: CDBG Contact

Hi Robert- Let us look into this and get back to you.

Also, I'm copying our Acting Assistant Secretary, Seth Appleton, for his awareness.

Thanks,

Mike

From: Dunn, Tracey
Sent: Wednesday, September 06, 2017 4:03 PM
To: Robert Reese <Robert.Reese@cbo.gov>

Cc: Dendas, Michael W <Michael.W.Dendas@hud.gov>; Kelley, Michael J <Michael.J.Kelley@hud.gov>
Subject: Re: CBO Inquiry: CDBG Contact

Adding our Deputy Assistant Secretary, Michael Kelley and removing Aaron who no longer works in CIR.

On Sep 6, 2017, at 3:58 PM, Robert Reese <Robert.Reese@cbo.gov> wrote:

> Hi all,
>
> In anticipation of possible proposals for additional CDBG disaster funding I'm wondering if you all can provide me with some information about the fund's current balances and spending on prior disasters. In particular my questions are:
>
> 1. How much does the CDF have in unobligated disaster/emergency funding that is eligible to spend on 2017 disasters?
> 2. Of those funds has any already been allocated to Harvey relief?
> 3. Finally, do you have annual information (obligations and outlays) on the funds that were provided to the CDF after Sandy that you could share?
>
> Any information you could provide as soon as possible would be appreciated. You can also reach me by phone at my direct line 226.2871 if you'd like to discuss or need any clarifications on my questions.
>
> Thanks,
> Robert
>
> Robert Reese
> Congressional Budget Office
> Robert.Reese@cbo.gov | 202.226.2860 (main)
>
> *Please be aware that the information in this email may be confidential, privileged, or both. This email and related documents (including documents created or compiled in response to this email) are Congressional records, remain under Congressional control, and are not "agency records" subject to the Freedom of Information Act (FOIA) or other law. You should segregate this email and related documents from your agency's records, and you should not share or otherwise disclose this email or related documents without first discussing the matter with the Congressional Budget Office.*

From: Dunn, Tracey [mailto:Tracey.Dunn@hud.gov]
Sent: Monday, June 05, 2017 8:55 AM
To: Robert Reese
Cc: Dendas, Michael W; Santa Anna, Aaron
Subject: RE: CBO Inquiry: CDBG Contact

Hi Robert,

Thank you for your email below. I also received your telephone message. I was on leave last week but back in the office now. Our Policy Advisor, Michael Dendas, and our Acting General Deputy Assistant Secretary, Aaron Santa Anna, are both copied in this email. Please let us know if you are still seeking the guidance on the CDBG program as noted in your email below.

Tracey Dunn
Congressional Liaison
Office of Congressional
And Intergovernmental Relations
US Department of Housing and Urban Development
Main: (202) 708-0005 | Fax: (202) 708-3707
Direct: (202) 402-2403 | Mobile: (b) (6)

From: Robert Reese [mailto:Robert.Reese@cbo.gov]
Sent: Tuesday, May 30, 2017 11:33 AM
To: Dunn, Tracey <Tracey.Dunn@hud.gov>
Subject: CDBG Contact

Hi Tracey,

I'm the CBO analyst that covers the Community Development Block Grants program. I'm hoping to speak with someone about the current status of the program's funds and the effect of the President's proposal to eliminate funding for the program. Would you know who the best person would be for me to speak with?

Thanks,
Robert

Robert Reese
Congressional Budget Office
Robert.Reese@cbo.gov | 202.226.2871

From: Robert Reese <Robert.Reese@cbo.gov>
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To: Kelley, Michael J <Michael.J.Kelley@hud.gov>; Dunn, Tracey <Tracey.Dunn@hud.gov>
Cc: Dendas, Michael W <Michael.W.Dendas@hud.gov>; Appleton, Seth D <Seth.D.Appleton@hud.gov>
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Cc: Dendas, Michael W; Appleton, Seth D
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Robert- Answers to your questions are below in red. Please let me know if we can help in any other way.

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   Answer: $57.8 million

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To: Richardson, Todd M; Gimont, Stanley
Cc: Appleton, Seth D; Dendas, Michael W; Greenwood, Sheila M
Subject: RE: CBO Inquiry: CDBG Contact

Awesome. No need for a call then.

Thanks guys!

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Cc: Appleton, Seth D <Seth.D.Appleton@hud.gov>; Dendas, Michael W <Michael.W.Dendas@hud.gov>; Greenwood, Sheila M <Sheila.M.Greenwood1@hud.gov>
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> Any information you could provide as soon as possible would be appreciated. You can also reach me by phone at my direct line 226.2871 if you'd like to discuss or need any clarifications on my questions.
>
> Thanks,
> Robert
>
> Robert Reese
> Congressional Budget Office
> Robert.Reese@cbo.gov | 202.226.2860 (main)
>
> *Please be aware that the information in this email may be confidential, privileged, or both. This email and related documents (including documents created or compiled in response to this email) are Congressional records, remain under Congressional control, and are not "agency records" subject to the Freedom of Information Act (FOIA) or other law. You should segregate this*

email and related documents from your agency's records, and you should not share or otherwise disclose this email or related documents without first discussing the matter with the Congressional Budget Office.

From: Dunn, Tracey [mailto:Tracey.Dunn@hud.gov]
Sent: Monday, June 05, 2017 8:55 AM
To: Robert Reese
Cc: Dendas, Michael W; Santa Anna, Aaron
Subject: RE: CBO Inquiry: CDBG Contact

Hi Robert,

Thank you for your email below. I also received your telephone message. I was on leave last week but back in the office now. Our Policy Advisor, Michael Dendas, and our Acting General Deputy Assistant Secretary, Aaron Santa Anna, are both copied in this email. Please let us know if you are still seeking the guidance on the CDBG program as noted in your email below.

Tracey Dunn
Congressional Liaison
Office of Congressional
And Intergovernmental Relations
US Department of Housing and Urban Development
Main: (202) 708-0005 | Fax: (202) 708-3707
Direct: (202) 402-2403 | Mobile: (b) (6)

From: Robert Reese [mailto:Robert.Reese@cbo.gov]
Sent: Tuesday, May 30, 2017 11:33 AM
To: Dunn, Tracey <Tracey.Dunn@hud.gov>
Subject: CDBG Contact

Hi Tracey,

I'm the CBO analyst that covers the Community Development Block Grants program. I'm hoping to speak with someone about the current status of the program's funds and the effect of the President's proposal to eliminate funding for the program. Would you know who the best person would be for me to speak with?

Thanks,
Robert

Robert Reese
Congressional Budget Office
Robert.Reese@cbo.gov | 202.226.2871

From: Kelley, Michael J
Sent: Wednesday, September 06, 2017 4:44 PM
To: Dunn, Tracey; Robert Reese
Cc: Dendas, Michael W; Appleton, Seth D
Subject: RE: CBO Inquiry: CDBG Contact

Hi Robert- Let us look into this and get back to you.

Also, I'm copying our Acting Assistant Secretary, Seth Appleton, for his awareness.

Thanks,

Mike

From: Dunn, Tracey
Sent: Wednesday, September 06, 2017 4:03 PM
To: Robert Reese <Robert.Reese@cbo.gov>
Cc: Dendas, Michael W <Michael.W.Dendas@hud.gov>; Kelley, Michael J <Michael.J.Kelley@hud.gov>
Subject: Re: CBO Inquiry: CDBG Contact

Adding our Deputy Assistant Secretary, Michael Kelley and removing Aaron who no longer works in CIR.

On Sep 6, 2017, at 3:58 PM, Robert Reese <Robert.Reese@cbo.gov> wrote:

> Hi all,
>
> In anticipation of possible proposals for additional CDBG disaster funding I'm wondering if you all can provide me with some information about the fund's current balances and spending on prior disasters. In particular my questions are:
>
> 1. How much does the CDF have in unobligated disaster/emergency funding that is eligible to spend on 2017 disasters?
> 2. Of those funds has any already been allocated to Harvey relief?
> 3. Finally, do you have annual information (obligations and outlays) on the funds that were provided to the CDF after Sandy that you could share?
>
> Any information you could provide as soon as possible would be appreciated. You can also reach me by phone at my direct line 226.2871 if you'd like to discuss or need any clarifications on my questions.
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> Thanks,
> Robert
>
> Robert Reese
> Congressional Budget Office
> Robert.Reese@cbo.gov | 202.226.2860 (main)
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US Department of Housing and Urban Development
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Direct: (202) 402-2403 | Mobile: (b) (6)

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Thanks,
Robert

Robert Reese
Congressional Budget Office
Robert.Reese@cbo.gov | 202.226.2871

From: Dendas, Michael W
Sent: Wednesday, September 06, 2017 10:38 AM
To: Foster, Helen G; Wright, Sandra J; Snowden, Deborah R
Cc: Simpson, Kevin M; Appleton, Seth D
Subject: RE: Congressional request re: Starrett City Correspondence/Financials
Attachments: 2017-07-07. EEC Jeffries to Trump Org. HUD.PDF

Sandy, do you have time to discuss the Congressional Request today?

Originally, we discussed with Helen a bi-weekly document pull to cover the HUD related questions from the letter (again attached). Our understanding was that some documents would be readily available (what we have transmitted thus far) and that others would take months to access (archived emails and other older documents). We are expected to deliver the next round of documents to the Hill on Friday.

Thank you,

-Mike Dendas

From: Foster, Helen G
Sent: Wednesday, September 06, 2017 6:31 AM
To: Dendas, Michael W <Michael.W.Dendas@hud.gov>; Wright, Sandra J <Sandra.J.Wright@hud.gov>; Snowden, Deborah R <Deborah.R.Snowden@hud.gov>
Cc: Simpson, Kevin M <Kevin.M.Simpson@hud.gov>; Appleton, Seth D <Seth.D.Appleton@hud.gov>
Subject: Re: Congressional request re: Starrett City Correspondence/Financials

As I told you when we met, exec sec is happy to help coordinate searches, but we need for you to guide us as to what to look for. Sandy Wright has been leading this effort for us, and probably has the best perspective on what does and does not exist in terms of agency records. I am out of the office until September 26, but I am sure that between Sandy and Kevin they can get you whatever you need.

Get Outlook for iOS

From: Dendas, Michael W
Sent: Tuesday, September 5, 2017 6:01:10 PM
To: Foster, Helen G; Wright, Sandra J; Snowden, Deborah R
Cc: Simpson, Kevin M; Appleton, Seth D
Subject: RE: Congressional request re: Starrett City Correspondence/Financials

+Kevin (has been helping us scrub docs thus far)
+Seth

Helen, we are responsible for questions 5,7,8,9,11,12,13,14, and 15 of the attached letter (per our discussion and notes I passed along about a month ago). The documentation provided thus far does not seem to cover that full request.

Can we set up a quick call tomorrow to review the information pull once again.

Thank you,

-Mike Dendas

From: Foster, Helen G
Sent: Tuesday, September 05, 2017 1:30 PM
To: Dendas, Michael W <Michael.W.Dendas@hud.gov>; Wright, Sandra J <Sandra.J.Wright@hud.gov>; Snowden, Deborah R <Deborah.R.Snowden@hud.gov>
Subject: RE: Congressional request re: Starrett City Correspondence/Financials

We have no more materials. NY and Housing have both told us they have already provided everything they have that is responsive.

Helen Goff Foster
(202) 402-6836

From: Dendas, Michael W
Sent: Tuesday, September 05, 2017 12:08 PM
To: Foster, Helen G <Helen.G.Foster@hud.gov>; Wright, Sandra J <Sandra.J.Wright@hud.gov>; Snowden, Deborah R <Deborah.R.Snowden@hud.gov>
Subject: RE: Congressional request re: Starrett City Correspondence/Financials
Importance: High

I wanted to circle back on this request. I have attached the incoming letter. We are planning on responding on Friday with the latest document pull.

Can we have the newest materials by noon tomorrow?

Many thanks!

-Mike Dendas

From: Foster, Helen G
Sent: Wednesday, August 23, 2017 10:11 AM
To: Wright, Sandra J <Sandra.J.Wright@hud.gov>; Dendas, Michael W <Michael.W.Dendas@hud.gov>
Subject: RE: Congressional request re: Starrett City Correspondence/Financials

To clarify, we have been told by Adam (our NY counterpart) that this represents all of the responsive documents we have been able to locate.

Helen Goff Foster
US Department of Housing and Urban Development
(202) 402-6836

From: Wright, Sandra J
Sent: Wednesday, August 23, 2017 7:56 AM
To: Dendas, Michael W <Michael.W.Dendas@hud.gov>
Cc: Foster, Helen G <Helen.G.Foster@hud.gov>
Subject: FW: Congressional request re: Starrett City Correspondence/Financials
Importance: High

Good morning Mr. Dendas:

Please see attached these are all that we have.

Thanks,

Sandra J. Wright
FOIA Supervisor
Office of the Executive Secretariat
(202) 402-5510

From: Snowden, Deborah R
Sent: Tuesday, August 22, 2017 6:47 PM
To: Foster, Helen G <Helen.G.Foster@hud.gov>
Cc: Wright, Sandra J <Sandra.J.Wright@hud.gov>
Subject: FW: Congressional request re: Starrett City Correspondence/Financials
Importance: High

Helen,

Here is Adam's response. I will be out of the office tomorrow. Sandi will be here to assist.

Thanks

Deborah R. Snowden
Deputy Chief FOIA Officer
Office of the Executive Secretariat
202-402-7606

From: Glantz, Adam
Sent: Tuesday, August 22, 2017 3:10 PM
To: Snowden, Deborah R <Deborah.R.Snowden@hud.gov>
Cc: Wright, Sandra J <Sandra.J.Wright@hud.gov>; Santa, Dean J <Dean.J.Santa@hud.gov>; SOKOLOW, ARDEN A <ARDEN.A.SOKOLOW@hud.gov>; Cestaro, Maria <Maria.Cestaro@hud.gov>; Holinaty, Claudette S <claudette.s.holinaty@hud.gov>
Subject: Congressional request re: Starrett City Correspondence/Financials
Importance: High

Hi Deborah,

Nice speaking with you earlier. I spoke to our MFH Division who told me that they sent the attached documents to Walter Wynn in Multifamily Asset Management on July 26. We provided HQs with as many responsive documents in our possession as possible. I hope this is helpful. Best, adam

Adam Glantz
U.S Dept. of Housing and Urban Development
Senior Management Analyst – Region II
26 Federal Plaza - Room 3541
New York, NY 10278

_____
TELEPHONE: (212) 264-1100
CELL: (b) (6)
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ADAM.GLANTZ@HUD.GOV

HUD Region II is now on Twitter. Follow us @HUDNY_NJ

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Subject: RE: Congressional request re: Starrett City Correspondence/Financials
Importance: High

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Cc: Wright, Sandra J <Sandra.J.Wright@hud.gov>

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ADAM.GLANTZ@HUD.GOV

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ADAM.GLANTZ@HUD.GOV

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From: Farrar-Wilson, Loualice
Sent: Monday, August 28, 2017 9:06 AM
To: Appleton, Seth D; Dendas, Michael W; Ludlow, Ashley
Subject: Oversight and Priority Correspondence
Attachments: Oversight Congressional Correspondence.docx; Priority Congressional Correspondence.docx

Oversight Congressional Correspondence
Tracking Sheet

Date Received	Source	Subject	Program Office	Due date	Status
1/30/17	Senator McCaskill, Homeland Security & Governmental Affairs 2017-AHFD-EXEC-00408	Information regarding HUD's beach-head team (e.g., list of names official roles)	OCHCO OGC	2/6/17	Executive branch-wide correspondence. Interim response dtd 2/7/17. Advised by leadership to wait for guidance from WH.
3/24/17	Senator Grassley/Senate Committee on the Judiciary 2017-AHFD-EXEC-00975	Status of HUD's financial management system projects – addressing prior OIG and GAO audits	CFO CIO	4/7/16 5/8/2017	5/4/2017: Email (Expedite) 5/22/17 CFO (new info) w/DCFO/Courney Timberlake
4/3/2017	*Representative Jeb Hensarling Committee on Financial Services 2017-AHFD-EXEC-01159	Committee Intent to Control Congressional Records	FOIA OGC	5/1/2017 OPEN	Interim (Brett Sisto) dtd 5/3/2017 5/4/2017: Waiting for DOJ & Treasury
7/7/17	Representatives Cummings & Jeffries, Committee on Oversight 2017-AHFD-EXEC-02767	Conflict of Interests – Starrett City/ Lynne Patton	OGC OCHCO Housing	7/28/17	Mike Dendas Rolling Production 8/11/2017: 1st production 8/25/2017: 2nd production
7/27/2017	Chairman Lamar Smith Committee on Science, Space and Technology 2017-AHFD-EXEC-03197	Cybersecurity Pollicies and Standards National Institute of Standards and Technology (NIST)	CIO		Agency Coordination 8/9/2017: CIO (2) CDs Conference call w/OMB NIST organized Assigned to CIR
8/8/2017	Cummings et al (18 members) 2017-AHFD-EXEC-03349	Federal funds expended on products/services provided by businesses owned/affiliated with Trump organizations			All Agencies Whitehouse/OMB response draft ?

8-28-17

Date Received	Source	Subject	Program Office	Due date	Status

Priority Congressional and Intergovernmental Correspondence Tracking Sheet

Date Received	Source	Subject	Program Office	Due date	Status
3/13/17	Senators Schumer, Gillibrand, Representatives Serrano and Velazquez 2017-AHFD-EXEC-00862	Express deep concern regarding HUD announcement decreasing operating expense rate for New York City's Housing Authority (NYCHA)	PIH	4/6/17	Linked: 2017-AHFD-EXEC-01059/Cymbrowitz
3/15/17	Representative Velazquez, Senators Schumer, Gillibrand, Representatives Meeks et al 2017-AHFD-EXEC-00983	Express deep concern regarding HUD announcement decreasing operating expense rate for New York City's Housing Authority (NYCHA)	PIH	4/7/17	
7/5/2017	Senator Catherine Cortez Masto et al (29 Senators) 2017-AHFD-EXEC-02784	HUD has, in recent months, either withdrawn or removed from its website at least six resources (LGBTQ)	CIR		7/5/2017: Assigned to CIR/Mike Dendas Meeting w/SNAPS
7/12/2017	Joyce Beatty et al 2017-AHFD-EXEC-03202	Request to lower FHA's annual MIP rates by 25 basis points	Housing		Housing (Vanessa Holley) w/GDAS Wade
7/14/2017	Senator Mike Lee & Representative Paul Gosar 2017-AHFD-EXEC-03084	Affirmatively Furthering Fair Housing HUD Final Rule	CIR		7/24/2017: Assigned to CIR/Mike Dendas

From: Cunningham, James A
Sent: Friday, August 25, 2017 3:21 PM
To: Barton, Victoria L; Kasper, Maren M; Brown, Jereon M
Cc: Appleton, Seth D; Kelley, Michael J; Farrar-Wilson, Loualice
Subject: RE: FOIA Inquiry

I don't know how long the public posting will take so I would recommend sending the documents we have

James A. Cunningham
Deputy Regional Administrator
Region V -The Midwest
Chicago Regional Office
312.913.8139

From: Barton, Victoria L
Sent: Friday, August 18, 2017 8:40 AM
To: Cunningham, James A <JAMES.A.CUNNINGHAM@hud.gov>; Kasper, Maren M <Maren.M.Kasper@hud.gov>; Brown, Jereon M <Jereon.M.Brown@hud.gov>
Cc: Appleton, Seth D <Seth.D.Appleton@hud.gov>; Kelley, Michael J <Michael.J.Kelley@hud.gov>; Farrar-Wilson, Loualice <Loualice.Farrar-Wilson@hud.gov>
Subject: RE: FOIA Inquiry

+Loualice

Jim- Should we have ExecSec send over the docs or inform Ethan that they will be posted publicly? Please advise on what we should do!

Thank you, all.

Victoria Barton
Office of Congressional & Intergovernmental Relations
U.S Department of Housing & Urban Development
Washington, DC

Office: 202.402.5957 | Fax: 202.708.3707 | Cell: (b) (6)

From: Cunningham, James A
Sent: Thursday, August 17, 2017 3:19 PM
To: Barton, Victoria L <Victoria.L.Barton@hud.gov>; Kasper, Maren M <Maren.M.Kasper@hud.gov>; Brown, Jereon M <Jereon.M.Brown@hud.gov>
Cc: Appleton, Seth D <Seth.D.Appleton@hud.gov>; Kelley, Michael J <Michael.J.Kelley@hud.gov>
Subject: RE: FOIA Inquiry

Just an FYI I think Molly FOIAed the same thing. We have received numerous requests for this info so FOIA regs require us to post this publicly. Our team in Region V is working on it.

James A. Cunningham
Deputy Regional Administrator
Region V -The Midwest
Chicago Regional Office
312.913.8139

From: Barton, Victoria L
Sent: Thursday, August 17, 2017 8:49 AM
To: Kasper, Maren M <Maren.M.Kasper@hud.gov>; Brown, Jereon M <Jereon.M.Brown@hud.gov>; Cunningham, James A <JAMES.A.CUNNINGHAM@hud.gov>
Cc: Appleton, Seth D <Seth.D.Appleton@hud.gov>; Kelley, Michael J <Michael.J.Kelley@hud.gov>
Subject: FW: FOIA Inquiry

+Maren
+Jerry
+Jim

Please advise on next steps.

Victoria Barton
Office of Congressional & Intergovernmental Relations
U.S Department of Housing & Urban Development
Washington, DC

Office: 202.402.5957 | Fax: 202.708.3707 | Cell: (b) (6)

From: Kelley, Michael J
Sent: Thursday, August 17, 2017 9:35 AM
To: Barton, Victoria L <Victoria.L.Barton@hud.gov>
Cc: Appleton, Seth D <Seth.D.Appleton@hud.gov>
Subject: FW: FOIA Inquiry

Victoria- Forwarding this to you as discussed. Looks like this re: the Bost/Duffy/Etc. letter on ACHA. Can you contact Ethan? Thanks!

From: Bodell, Ethan G
Sent: Thursday, August 17, 2017 9:28 AM
To: Kelley, Michael J <Michael.J.Kelley@hud.gov>
Subject: FW: FOIA Inquiry

Mr. Kelley,

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Please see the attachment, and let me know if this is something that we can have sent over. Thanks in advance for all your help!

Best,

Ethan G. Bodell, Esq.
Government Information Specialist
U.S. Department of Housing and Urban Development
Office of the Executive Secretariat
FOIA Branch, Room 10139
(202) 402-3450 | ethan.g.bodell@hud.gov

From: Rodriguez, Aida N
Sent: Thursday, August 17, 2017 9:10 AM
To: Bodell, Ethan G <Ethan.G.Bodell@hud.gov>
Subject: RE: FOIA Inquiry

Good morning,

Please contact Michael Kelley in CIR and he will be able to assist with this request.

Thank you,
Aida

From: Bodell, Ethan G
Sent: Monday, August 07, 2017 2:42 PM
To: Rodriguez, Aida N <AIDA.N.RODRIGUEZ@hud.gov>
Subject: FOIA Inquiry

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Ethan

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From: Kelley, Michael J
Sent: Friday, August 25, 2017 9:10 AM
To: Farrar-Wilson, Loualice
Cc: Appleton, Seth D
Subject: FW: Request for Summary of Protocol for Redacting PII

Loualice- FYI. See below.

Per our discussion this morning, we still need clarification from ExecSec on how to handle congressional casework inquiries with PII. Hopefully we can get Marcus to give us an answer next week.

From: Foster, Helen G
Sent: Thursday, August 24, 2017 12:02 PM
To: Snowden, Deborah R <Deborah.R.Snowden@hud.gov>; Ludlow, Ashley <Ashley.Ludlow@hud.gov>; Dendas, Michael W <Michael.W.Dendas@hud.gov>; Kelley, Michael J <Michael.J.Kelley@hud.gov>
Subject: RE: Request for Summary of Protocol for Redacting PII

HUD has an encryption page and encryption FAQs, available on HUD at work — http://hudatwork.hud.gov/HUD/cio/po/i/2010/encryption/index You may find the memo on protecting privacy through encryption helpful for your purpose.

From: Snowden, Deborah R
Sent: Thursday, August 24, 2017 11:44 AM
To: Foster, Helen G <Helen.G.Foster@hud.gov>
Subject: Request for Summary of Protocol for Redacting PII

Hi Helen,

See below.

Thanks

Deborah R. Snowden
Deputy Chief FOIA Officer
Office of the Executive Secretariat
202-402-7606

From: Ludlow, Ashley
Sent: Thursday, August 24, 2017 11:28 AM
To: Snowden, Deborah R <Deborah.R.Snowden@hud.gov>
Cc: Kelley, Michael J <Michael.J.Kelley@hud.gov>
Subject: Request for Summary of Protocol for Redacting PII

Hi Deborah,

I am wondering if you might send us a paragraph or so summary of the protocol for redacting/encrypting personally identifiable information we receive in casework or inquiries from the Hill. Basically just looking for something we can share with the rest of the folks in CIR to ensure we have a strict process in place when these things come in.

Most if not all of the casework we receive from the Hill contains social security numbers and many times is sent to the incorrect person in CIR. I know Exec Sec needs social security numbers for initial processing so is, for example, the first recipient of the sensitive information to send it to Exec Sec for processing, and then redact that PII before sharing it with the appropriate point person(s) in CIR? Or is there another process that you all suggest we follow? We typically route things to Loualice and Aretha first, who then send it over to Exec Sec for processing so does this change anything?

Please send guidance we can share with the rest of the team to ensure we have a firm policy in place.

Of course, please don't hesitate to contact me if you have any questions.

Thanks,
Ashley Ludlow

Ashley Ludlow, Esq.
Senior Advisor for Congressional Relations
Office of Congressional & Intergovernmental Relations
U.S. Department of Housing and Urban Development
T: (202) 402-5963 | C: (b) (6)

From: Barton, Victoria L
Sent: Friday, August 18, 2017 9:40 AM
To: Cunningham, James A; Kasper, Maren M; Brown, Jereon M
Cc: Appleton, Seth D; Kelley, Michael J; Farrar-Wilson, Loualice
Subject: RE: FOIA Inquiry

+Loualice

Jim- Should we have ExecSec send over the docs or inform Ethan that they will be posted publicly? Please advise on what we should do!

Thank you, all.

Victoria Barton
Office of Congressional & Intergovernmental Relations
U.S Department of Housing & Urban Development
Washington, DC

Office: 202.402.5957 | Fax: 202.708.3707 | Cell: (b) (6)

From: Cunningham, James A
Sent: Thursday, August 17, 2017 3:19 PM
To: Barton, Victoria L <Victoria.L.Barton@hud.gov>; Kasper, Maren M <Maren.M.Kasper@hud.gov>; Brown, Jereon M <Jereon.M.Brown@hud.gov>
Cc: Appleton, Seth D <Seth.D.Appleton@hud.gov>; Kelley, Michael J <Michael.J.Kelley@hud.gov>
Subject: RE: FOIA Inquiry

Just an FYI I think Molly FOIAed the same thing. We have received numerous requests for this info so FOIA regs require us to post this publicly. Our team in Region V is working on it.

James A. Cunningham
Deputy Regional Administrator
Region V -The Midwest
Chicago Regional Office
312.913.8139

From: Barton, Victoria L
Sent: Thursday, August 17, 2017 8:49 AM
To: Kasper, Maren M <Maren.M.Kasper@hud.gov>; Brown, Jereon M <Jereon.M.Brown@hud.gov>; Cunningham, James A <JAMES.A.CUNNINGHAM@hud.gov>
Cc: Appleton, Seth D <Seth.D.Appleton@hud.gov>; Kelley, Michael J <Michael.J.Kelley@hud.gov>
Subject: FW: FOIA Inquiry

+Maren
+Jerry
+Jim

Please advise on next steps.

Victoria Barton
Office of Congressional & Intergovernmental Relations
U.S Department of Housing & Urban Development
Washington, DC

Office: 202.402.5957 | Fax: 202.708.3707 | Cell: (b) (6)

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Sent: Thursday, August 17, 2017 9:35 AM
To: Barton, Victoria L <Victoria.L.Barton@hud.gov>
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To: Rodriguez, Aida N <AIDA.N.RODRIGUEZ@hud.gov>
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Sent: Thursday, August 17, 2017 1:44 PM
To: Kasper, Maren M; Brown, Jereon M; Cunningham, James A
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Loualice-

Can you please share the requested documents with Mr. Ethan.

Thank you!

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Sent: Thursday, August 17, 2017 9:50 AM
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Cc: Appleton, Seth D; Kelley, Michael J; Farrar-Wilson, Loualice
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+Loualice

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Subject: FW: FOIA Inquiry
Attachments: PAL Request Form 17-01680.pdf

+Maren
+Jerry
+Jim

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U.S Department of Housing & Urban Development
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COMPLETE REQUEST SUBMISSION FORM BELOW
*BE SURE TO REVIEW ENTRIES PRIOR TO CLICKING THE **SUBMIT** BUTTON*

Requester Details

To modify details click on "My Account" in the left panel. If the link is not available contact the FOIA Office to have the changes made.

Mr. Matt Pearce
National reporter
Los Angeles Times
202 W. 1st St.
Editorial Dept. / Los Angeles Times
Los Angeles, CA 90004
(213) 237-7196 Phone
matt.pearce@latimes.com

Requester Default Category: News Media, Educational or NonCommerical

Submit New Request

Please complete all the required fields marked with an asterisk (*).

Mailing Address for Response

Update the Mailing Address below if you want your responsive records to be mailed to a different address then listed above.

Street1	202 W. 1st St.
Street2	Editorial Dept. / Los Angeles Times
City	Los Angeles
State	California
Country	United States
Zip Code	90004

Processing Details

To submit a request select

- **EXECUTIVE SECRETARIAT FOIA DIVISION** from the Service Center drop down list to submit a **FOIA**

request.

- **OFFICE OF GENERAL COUNSEL** from the Service Center drop down list to submit an **Appeal**.

*Select Receiving Office	HQ
Action Office Instructions	All FOIA Requests submitted through the Public Access Link (PAL) will be routed directly to the responding office. If you choose to send this request via mail instead of through this website the address is U.S. Department of Housing & Urban Development, Freedom of Information Act Office, 451 7th Street, SW, Room 10139, Washington, DC 20410-3000.
Check to Request Expedite	

Click here to review Expedite Processing requirements.

Attachment

Reason for Expedite Request

Click here to review Requester Category Descriptions

Requester Category	News Media, Educational or NonCommerical

Description of Request

Attachment	
*Description of Records Request	On June 22, 2017, U.S. Reps. Mike Bost, Sean Duffy, Gary Palmer and Ann Wagner wrote to HUD Secretary Ben Carson requesting HUD provide the following documents to them by July 25, 2017: 1. A list of inspections and financial audits, or other reviews, conducted by HUD of the Alexander County (Ill.) Housing Authority going back to at least 1995; 2. Findings of the inspections and audits, and reviews, including physical inspection scores of the Elmwood and McBride buildings in Cairo, Ill.,; 3. Audits, inspections or reviews of Elmwood and McBride maintenance records; 4. and documents and communications relating to potential fraud, waste or abuse involving ACHA officials and employees. Under the Freedom of Information Act, I request that copies of the responsive documents to this congressional request also be provided to me in electronic format, preferably via email at matt.pearce@latimes.com.
Date Range for Record Search	

Request Fees

Click here to review Fee and Fee Waiver Details : (Minimum is $25.00). Not applicable for Appeals.

Check to Request a Fee Waiver	Checked
Attachment	
If Waiver Request Enter Reason	I am a reporter working in the public interest, and these records will have already been searched for and reviewed by HUD in order to satisfy the congressional request.
Enter Willing Amount to Pay	25

If willing to pay more than the minimum required amount, please enter the amount in the field provided above. If the amount entered is expected to be exceeded you will be contacted by the FOIA Office.

Willing to Pay All Fees

From: Appleton, Seth D
Sent: Thursday, August 17, 2017 9:45 AM
To: Kelley, Michael J; Barton, Victoria L
Cc: Farrar-Wilson, Loualice
Subject: Re: FOIA Inquiry

Loualice has the info so copying her.

Get Outlook for iOS

_____

From: Kelley, Michael J <michael.j.kelley@hud.gov>
Sent: Thursday, August 17, 2017 9:34 AM
Subject: FW: FOIA Inquiry
To: Barton, Victoria L <victoria.l.barton@hud.gov>
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Office of the Executive Secretariat
FOIA Branch, Room 10139
(202) 402-3450 | ethan.g.bodell@hud.gov

From: Rodriguez, Aida N
Sent: Thursday, August 17, 2017 9:10 AM

To: Bodell, Ethan G <Ethan.G.Bodell@hud.gov>
Subject: RE: FOIA Inquiry

Good morning,

Please contact Michael Kelley in CIR and he will be able to assist with this request.

Thank you,
Aida

From: Bodell, Ethan G
Sent: Monday, August 07, 2017 2:42 PM
To: Rodriguez, Aida N <AIDA.N.RODRIGUEZ@hud.gov>
Subject: FOIA Inquiry

Good afternoon Ms. Rodriguez,

I have a FOIA request in that I was hoping you could look at. The requester mentions that Congress wrote to Secretary Carson and asked for some records to be provided by 7/25/17, and the requester is asking for copies of those same records. If this is something that was produced in the past, presumably we have it as a package ready to go. Do you know if that is the case? If so, is the Secretary's office in possession of this, or should I check elsewhere, like CIR? Any information you have would be greatly appreciated. The request is attached.

As always, I appreciate your time.

Best,

Ethan

Ethan G. Bodell, Esq.
Government Information Specialist
U.S. Department of Housing and Urban Development
Office of the Executive Secretariat
FOIA Branch, Room 10139
(202) 402-3450 | ethan.g.bodell@hud.gov

From: Kelley, Michael J
Sent: Thursday, August 17, 2017 9:35 AM
To: Barton, Victoria L
Cc: Appleton, Seth D
Subject: FW: FOIA Inquiry
Attachments: PAL Request Form 17-01680.pdf

Victoria- Forwarding this to you as discussed. Looks like this re: the Bost/Duffy/Etc. letter on ACHA. Can you contact Ethan? Thanks!

From: Bodell, Ethan G
Sent: Thursday, August 17, 2017 9:28 AM
To: Kelley, Michael J <Michael.J.Kelley@hud.gov>
Subject: FW: FOIA Inquiry

Mr. Kelley,

I've been directed to you from Aida Rodriguez in the Secretary's office. I'm looking to get a package of records for a FOIA request. This package was assembled in response to a Congressional request in July. I also spoke with Loualice Farrar-Wilson, who let me know that this inquiry is CTS control number 2017-AHFD-EXEC-02659.

Please see the attachment, and let me know if this is something that we can have sent over. Thanks in advance for all your help!

Best,

Ethan G. Bodell, Esq.
Government Information Specialist
U.S. Department of Housing and Urban Development
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COMPLETE REQUEST SUBMISSION FORM BELOW
*BE SURE TO REVIEW ENTRIES PRIOR TO CLICKING THE **SUBMIT** BUTTON*

Requester Details

To modify details click on "My Account" in the left panel. If the link is not available contact the FOIA Office to have the changes made.

Mr. Matt Pearce
National reporter
Los Angeles Times
202 W. 1st St.
Editorial Dept. / Los Angeles Times
Los Angeles, CA 90004
(213) 237-7196 Phone
matt.pearce@latimes.com

Requester Default Category: News Media, Educational or NonCommerical

Submit New Request

Please complete all the required fields marked with an asterisk (*).

Mailing Address for Response

Update the Mailing Address below if you want your responsive records to be mailed to a different address then listed above.

Street1	202 W. 1st St.
Street2	Editorial Dept. / Los Angeles Times
City	Los Angeles
State	California
Country	United States
Zip Code	90004

Processing Details

To submit a request select

- **EXECUTIVE SECRETARIAT FOIA DIVISION** from the Service Center drop down list to submit a **FOIA**

request.

- **OFFICE OF GENERAL COUNSEL** from the Service Center drop down list to submit an **Appeal**.

*Select Receiving Office	HQ
Action Office Instructions	All FOIA Requests submitted through the Public Access Link (PAL) will be routed directly to the responding office. If you choose to send this request via mail instead of through this website the address is U.S. Department of Housing & Urban Development, Freedom of Information Act Office, 451 7th Street, SW, Room 10139, Washington, DC 20410-3000.
Check to Request Expedite	

Click here to review Expedite Processing requirements.

Attachment

Reason for Expedite Request

Click here to review Requester Category Descriptions

Requester Category	News Media, Educational or NonCommerical

Description of Request

Attachment	
*Description of Records Request	On June 22, 2017, U.S. Reps. Mike Bost, Sean Duffy, Gary Palmer and Ann Wagner wrote to HUD Secretary Ben Carson requesting HUD provide the following documents to them by July 25, 2017: 1. A list of inspections and financial audits, or other reviews, conducted by HUD of the Alexander County (Ill.) Housing Authority going back to at least 1995; 2. Findings of the inspections and audits, and reviews, including physical inspection scores of the Elmwood and McBride buildings in Cairo, Ill.,; 3. Audits, inspections or reviews of Elmwood and McBride maintenance records; 4. and documents and communications relating to potential fraud, waste or abuse involving ACHA officials and employees. Under the Freedom of Information Act, I request that copies of the responsive documents to this congressional request also be provided to me in electronic format, preferably via email at matt.pearce@latimes.com.
Date Range for Record Search	

Request Fees

Click here to review Fee and Fee Waiver Details : (Minimum is $25.00). Not applicable for Appeals.

Check to Request a Fee Waiver	Checked
Attachment	
If Waiver Request Enter Reason	I am a reporter working in the public interest, and these records will have already been searched for and reviewed by HUD in order to satisfy the congressional request.
Enter Willing Amount to Pay	25

If willing to pay more than the minimum required amount, please enter the amount in the field provided above. If the amount entered is expected to be exceeded you will be contacted by the FOIA Office.

Willing to Pay All Fees

From: Farrar-Wilson, Loualice
Sent: Monday, August 14, 2017 8:09 AM
To: Appleton, Seth D; Dendas, Michael W; Ludlow, Ashley
Subject: Oversight and Priority Correspondence
Attachments: Oversight Congressional Correspondence.docx; Priority Congressional Correspondence.docx

Good Morning

8-14-17

Oversight Congressional Correspondence
Tracking Sheet

Date Received	Source	Subject	Program Office	Due date	Status
1/30/17	Senator McCaskill, Homeland Security & Governmental Affairs 2017-AHFD-EXEC-00408	Information regarding HUD's beach-head team (e.g., list of names official roles)	OCHCO OGC	2/6/17	Executive branch-wide correspondence. Interim response dtd 2/7/17. Advised by leadership to wait for guidance from WH.
3/24/17	Senator Grassley/Senate Committee on the Judiciary 2017-AHFD-EXEC-00975	Status of HUD's financial management system projects – addressing prior OIG and GAO audits	CFO CIO	4/7/16 5/8/2017	5/4/2017: Email (Expedite) 5/22/17 CFO (new info) w/DCFO/Courney Timberlake
4/3/2017	*Representative Jeb Hensarling Committee on Financial Services 2017-AHFD-EXEC-01159	Committee Intent to Control Congressional Records	FOIA OGC	5/1/2017 OPEN	Interim (Brett Sisto) dtd 5/3/2017 5/4/2017: Waiting for DOJ & Treasury
7/7/17	Representatives Cummings & Jeffries, Committee on Oversight 2017-AHFD-EXEC-02767	Conflict of Interests – Starrett City/ Lynne Patton	OGC OCHCO Housing	7/28/17	Mike Dendas Rolling Production 8/11/2017: 1st production
7/27/2017	Chairman Lamar Smith Committee on Science, Space and Technology 2017-AHFD-EXEC-03197	Cybersecurity Pollicies and Standards National Institute of Standards and Technology (NIST)	CIO		Agency Coordination 8/9/2017: CIO (2) CDs w/OMB
8/8/2017	Cummings et al (18 members) 2017-AHFD-EXEC-03349	Federal funds expended on products/services provided by businesses owned/affiliated with Trump organizations			All Agencies

Priority Congressional and Intergovernmental Correspondence Tracking Sheet

Date Received	Source	Subject	Program Office	Due date	Status
3/13/17	Senators Schumer, Gillibrand, Representatives Serrano and Velazquez 2017-AHFD-EXEC-00862	Express deep concern regarding HUD announcement decreasing operating expense rate for New York City's Housing Authority (NYCHA)	PIH	4/6/17	Linked: 2017-AHFD-EXEC-01059/Cymbrowitz
3/15/17	Representative Velazquez, Senators Schumer, Gillibrand, Representatives Meeks et al 2017-AHFD-EXEC-00983	Express deep concern regarding HUD announcement decreasing operating expense rate for New York City's Housing Authority (NYCHA)	PIH	4/7/17	
5/31/17	Senators Catherine Cortez Masto and Marco Rubio 2017-AHFD-EXEC-03200	HECM - President's Fiscal Year 2018 budget regarding existing policy to keep seniors in their homes after death of their spouse	CIR		Mike Dendas OMB edits Secretary Signature 8/11/2017: Department Clearances w/Sheila Greenwood
7/5/2017	Senator Catherine Cortez Masto et al (29 Senators) 2017-AHFD-EXEC-02784	HUD has, in recent months, either withdrawn or removed from its website at least six resources (LGBTQ)	CIR		7/5/2017: Assigned to CIR/Mike Dendas
7/12/2017	Joyce Beatty et al 2017-AHFD-EXEC-03202	Request to lower FHA's annual MIP rates by 25 basis points	Housing		Housing (Vanessa Holley)
7/14/2017	Senator Mike Lee & Representative Paul Gosar	Affirmatively Furthering Fair Housing HUD Final Rule	CIR		7/24/2017: Assigned to CIR/Mike Dendas

Date Received	Source	Subject	Program Office	Due date	Status
	2017-AHFD-EXEC-03084				

From: Dendas, Michael W
Sent: Thursday, August 10, 2017 9:09 AM
To: Foster, Helen G
Cc: Snowden, Deborah R; Jih, Deena S; Appleton, Seth D
Subject: RE: Weekly FOIA report

+Seth

I was able to find one thing in the report related to Starrett City but it was from a reporter.

Thank you,

-Mike Dendas

From: Dendas, Michael W
Sent: Thursday, August 10, 2017 8:42 AM
To: Foster, Helen G <Helen.G.Foster@hud.gov>
Cc: Snowden, Deborah R <Deborah.R.Snowden@hud.gov>; Jih, Deena S <Deena.S.Jih@hud.gov>
Subject: RE: Weekly FOIA report

Helen, what I am referring to is not a FOIA request but a Congressional request. The request asked for information regarding Starrett City (NYC) and we were running through the FOIA process. Seth and I met with you in your office a few weeks ago to discuss generating this report every two weeks.

There doesn't appear to be anything in the report generated last evening related to Starrett City.

-Mike Dendas

From: Foster, Helen G
Sent: Wednesday, August 09, 2017 8:30 PM
To: Dendas, Michael W <Michael.W.Dendas@hud.gov>
Cc: Snowden, Deborah R <Deborah.R.Snowden@hud.gov>; Jih, Deena S <Deena.S.Jih@hud.gov>
Subject: Re: Weekly FOIA report

Michael, this reports are automatically generated Weds morning and I send them out on Weds afternoon after I review them. We don't redacted PII because this information (essentially a FOIA log) is s frequently requested and must be released to the public (there is no unique privacy interest in who requested information under FOIA, or what information was requested, especially when Federal employees are named.)

I apologize for the phone tag. I have been on annual leave since last week, but I am always available to you by cell. (b) (6) . You can also feel free to reach out to Deborah Snowden or Deena Jih with FOIA questions. They are the true SMEs at HUD.

Get Outlook for iOS

From: Dendas, Michael W
Sent: Wednesday, August 9, 2017 2:23:29 PM
To: Foster, Helen G
Subject: RE: Weekly FOIA report

Helen, I have two requests. Can we have another run of the documents today and can you put them through the process of redacting PII.

Also, I have tried to call a few times over the last week and constantly get sent to VM, is there a better number to contact you on?

Many thanks,

-Mike Dendas

From: Foster, Helen G
Sent: Thursday, August 03, 2017 8:04 AM
To: Dendas, Michael W <Michael.W.Dendas@hud.gov>
Subject: Re: Weekly FOIA report

I am sorry I missed you yesterday. Do you have time to chat this morning? I am open until 11am.

Get Outlook for iOS

From: Dendas, Michael W
Sent: Wednesday, August 2, 2017 4:47:36 PM
To: Foster, Helen G
Subject: Re: Weekly FOIA report

Helen, I actually have a call at 5:30 now. Can we do 5:15.

Get Outlook for iOS

From: Dendas, Michael W
Sent: Wednesday, August 2, 2017 2:16:42 PM
To: Foster, Helen G
Subject: RE: Weekly FOIA report

Nope, that works fine.

From: Foster, Helen G
Sent: Wednesday, August 02, 2017 2:07 PM
To: Dendas, Michael W <Michael.W.Dendas@hud.gov>
Subject: Re: Weekly FOIA report

I am out of the office for a meeting but should be back on line at around 530. Is that too late?

Get Outlook for iOS

From: Dendas, Michael W
Sent: Wednesday, August 2, 2017 1:49:23 PM
To: Foster, Helen G
Subject: RE: Weekly FOIA report

Helen, can you give me a call when you can? I should be at my desk for most of the afternoon.

Thank you.

Mike Dendas

Ext. 3761

From: Foster, Helen G
Sent: Wednesday, August 02, 2017 9:51 AM
To: Brown, Jereon M <Jereon.M.Brown@hud.gov>; Clemmensen, Craig T <Craig.T.Clemmensen@hud.gov>; Dendas, Michael W <Michael.W.Dendas@hud.gov>; Eagles, David T <David.Eagles@hud.gov>; Golrick, Janet M <Janet.M.Golrick@hud.gov>; Greenwood, Sheila M <Sheila.M.Greenwood1@hud.gov>; Hughes, Andrew <Andrew.Hughes@hud.gov>; Petty, Timothy J <Timothy.J.Petty@hud.gov>; Rodriguez, Aida N <AIDA.N.RODRIGUEZ@hud.gov>; Simpson, Kevin M <Kevin.M.Simpson@hud.gov>
Subject: FW: Weekly FOIA report

FOIA stakeholders: Attached please find our weekly reports. Please do not hesitate to reach out with questions or concerns.

Helen Goff Foster
(202) 402-6836

From: Wright, Sandra J
Sent: Wednesday, August 02, 2017 7:15 AM
To: Foster, Helen G <Helen.G.Foster@hud.gov>
Cc: Snowden, Deborah R <Deborah.R.Snowden@hud.gov>; Smallwood, Marcus R <Marcus.R.Smallwood@hud.gov>
Subject: Weekly FOIA report

Good morning:

Attached are the weekly FOIA reports.

Thanks,

Sandra J. Wright
FOIA Supervisor
Office of the Executive Secretariat
(202) 402-5510

From: Forero, Jaime E
Sent: Wednesday, August 09, 2017 10:25 AM
To: Appleton, Seth D
Cc: Bregon, Nelson R; Douglas, Lashawn N; Routt, Lora D
Subject: RE: DRA VTC Meeting - August 10, 2017

Seth, we are meeting in our 2nd floor conference room #2116.

Thanks, Jaime

202-402-6036 (desk)
(b) (6) (iPhone)

From: Appleton, Seth D
Sent: Wednesday, August 09, 2017 10:02 AM
To: Forero, Jaime E <Jaime.E.Forero@hud.gov>
Subject: RE: DRA VTC Meeting - August 10, 2017

And location is OFPM conf room right?

From: Forero, Jaime E
Sent: Wednesday, August 09, 2017 9:26 AM
To: Appleton, Seth D <Seth.D.Appleton@hud.gov>
Cc: Bregon, Nelson R <Nelson.R.Bregon@hud.gov>; Douglas, Lashawn N <Lashawn.Douglas@hud.gov>; Routt, Lora D <Lora.D.Routt@hud.gov>
Subject: RE: DRA VTC Meeting - August 10, 2017

Yes sir. No problem. Sounds like a plan.

Thanks, Jaime

202-402-6036 (desk)
(b) (6) (iPhone)

From: Appleton, Seth D
Sent: Wednesday, August 09, 2017 9:21 AM
To: Forero, Jaime E <Jaime.E.Forero@hud.gov>
Cc: Bregon, Nelson R <Nelson.R.Bregon@hud.gov>; Douglas, Lashawn N <Lashawn.Douglas@hud.gov>; Routt, Lora D <Lora.D.Routt@hud.gov>
Subject: RE: DRA VTC Meeting - August 10, 2017

Instead of slides, can I bring the relevant staffers in my office and they can introduce themselves and what regions they cover, what issues they are seeing that are important, etc? Wasn't sure on space in the conf room. Thanks!

From: Appleton, Seth D
Sent: Friday, August 04, 2017 1:23 PM
To: Forero, Jaime E <Jaime.E.Forero@hud.gov>
Cc: Bregon, Nelson R <Nelson.R.Bregon@hud.gov>; Douglas, Lashawn N <Lashawn.Douglas@hud.gov>; Routt, Lora D

<Lora.D.Routt@hud.gov>
Subject: RE: DRA VTC Meeting - August 10, 2017

Sounds like a plan. I'll send a couple of slides next week to LaShawn.

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Subject: RE: DRA VTC Meeting - August 10, 2017

Seth, my thought is that you give an overview of your vision for your office. What kinds of activities are important to you and what our regional leaders can do to support your efforts. It's only a half hour so perhaps 15 minutes of presentation and 15 for a talk with them? I am sure they have questions to ask you. Sound ok? If you have any read ahead material, please send them to me so we can get out to them in advance. They are a great bunch and are eager to figure out how to best support your work. Please let me know if this answers your question or if you want to talk.

Thanks, Jaime

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(b) (6) (iPhone)

From: Appleton, Seth D
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Subject: RE: DRA VTC Meeting - August 10, 2017

Jamie,

Can you give me a sense of what you would like me to cover? Thanks!

Seth

From: Forero, Jaime E
Sent: Monday, July 31, 2017 4:35 PM
To: Appleton, Seth D <Seth.D.Appleton@hud.gov>
Cc: Bregon, Nelson R <Nelson.R.Bregon@hud.gov>; Douglas, Lashawn N <Lashawn.Douglas@hud.gov>; Routt, Lora D <Lora.D.Routt@hud.gov>
Subject: RE: DRA VTC Meeting - August 10, 2017

Seth, Outstanding! Thank you for the quick response. I appreciate it. I have copied LaShawn Douglas from our team who can assist with anything you require. We look forward to you being a part of the meeting.

Jaime

202-402-6036 (desk)
(b) (6) (iPhone)

From: Appleton, Seth D
Sent: Monday, July 31, 2017 4:32 PM
To: Forero, Jaime E <Jaime.E.Forero@hud.gov>
Subject: RE: DRA VTC Meeting - August 10, 2017

Happy to do it, Jaime. Thanks!

From: Forero, Jaime E
Sent: Monday, July 31, 2017 4:25 PM
To: Brown, Jereon M <Jereon.M.Brown@hud.gov>; Greene, Bryan <Bryan.Greene@hud.gov>; Appleton, Seth D <Seth.D.Appleton@hud.gov>
Cc: Bregon, Nelson R <Nelson.R.Bregon@hud.gov>; Douglas, Lashawn N <Lashawn.Douglas@hud.gov>; Routt, Lora D <Lora.D.Routt@hud.gov>; Kelly, Holly A <Holly.A.Kelly@hud.gov>
Subject: DRA VTC Meeting - August 10, 2017

Gentleman, on Thursday August 10th OFPM will be conducting a daylong VTC based meeting with our Deputy Regional Administrators. I have taken the liberty of blocking off 1/2 hour for each of you should you choose to present updates to the DRAs. Typically, we bring the DRAs in for a couple of days every quarter for program updates. However, given our budget situation we are going to try this modality for two quarters. Please let me know if you will be participating. Best Regards, Jaime

Jaime E. Forero
Director of Field Operations
Office of the Assistant Deputy Secretary
Field Policy & Management
US Department of Housing and Urban Development

202-402-6036 (desk)
(b) (6) (iPhone)

Deputy Regional Administrators Meeting (via VTC) **Thursday, August 10,2017** **10:30 AM – 4:45 PM EDST**		
Agenda Topics	**Time**	**Who**
Welcome	10:30 - 10:50	Mr. Hunter, ADS Mr. Bregon, AADS
Weekly Reports	10:50 - 11:00	Ms. Angela Beckles
OFPM Administration Updates	11:00 - 11:30	Mr. Scott, DRAs & Select Staff
Operating in the Future		
FY2017 Budgets, HR and Funding		
CRM Implementation		
Open Discussion/Q&A	11:30 - 11:45	
BREAK	**11:45 - 12:00**	

OFPM- Field Operations 5 minute Updates (Read ahead materials will be provided)	12:00 - 12:30	Mr. Forero, DRAs & Select Staff
FY2017 LOP Updates: • Community Partnerships • Data Collection/Trends Analysis		
FY2018 LOP Guidance Development		
PBEC Update		
Peer-to-Peer Initiative & Evolution		
Small Contractor Initiative		
Connect Home		
Open Discussion/Q&A	12:30 - 12:45	
LUNCH	**12:45 - 1:30**	
Davis-Bacon	1:30 - 2:00	Ms. Glekas, Davis Bacon, DRAs & Select Staff
Open Discussion/Q&A	2:00 - 2:15	
Correspondence, FOIAs, 508 requirements	2:15 - 2:30	Dr. Williams, DRAs and Select Staff
Open Discussion/Q&A	2:30 - 2:45	
OPA Update (Tentative)	2:45 - 3:15	All
CIR/OPE Update (Tentative)	3:15 - 3:45	All
AFFH Update (Tentative)	3:45 - 4:15	All
Open Discussion	4:15 - 4:30	All
Wrap-Up	4:30 - 4:45	ADS, AADS, DRA & HQs Managers
Optional - Open Discussion Period/Open Mike	4:45 -5:30	DRAs & FPM Managers

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Subject: RE: DRA VTC Meeting - August 10, 2017

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(b) (6) (iPhone)

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Cc: Bregon, Nelson R <Nelson.R.Bregon@hud.gov>; Douglas, Lashawn N <Lashawn.Douglas@hud.gov>; Routt, Lora D <Lora.D.Routt@hud.gov>
Subject: RE: DRA VTC Meeting - August 10, 2017

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Subject: RE: DRA VTC Meeting - August 10, 2017

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Jaime

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(b) (6) (iPhone)

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Subject: RE: DRA VTC Meeting - August 10, 2017

Happy to do it, Jaime. Thanks!

From: Forero, Jaime E
Sent: Monday, July 31, 2017 4:25 PM
To: Brown, Jereon M <Jereon.M.Brown@hud.gov>; Greene, Bryan <Bryan.Greene@hud.gov>; Appleton, Seth D <Seth.D.Appleton@hud.gov>
Cc: Bregon, Nelson R <Nelson.R.Bregon@hud.gov>; Douglas, Lashawn N <Lashawn.Douglas@hud.gov>; Routt, Lora D <Lora.D.Routt@hud.gov>; Kelly, Holly A <Holly.A.Kelly@hud.gov>
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Office of the Assistant Deputy Secretary
Field Policy & Management
US Department of Housing and Urban Development

202-402-6036 (desk)
(b) (6) (iPhone)

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Sent: Wednesday, August 09, 2017 9:26 AM
To: Appleton, Seth D
Cc: Bregon, Nelson R; Douglas, Lashawn N; Routt, Lora D
Subject: RE: DRA VTC Meeting - August 10, 2017

Yes sir. No problem. Sounds like a plan.

Thanks, Jaime

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From: Dendas, Michael W
Sent: Monday, August 07, 2017 6:12 PM
To: Thompson, Caitlin H
Cc: Appleton, Seth D
Subject: RE: HUD response to request from Reps. Jeffries and Cummings office

Caitlin, we have contacted the staff for both offices and are working through the response on a rolling basis. We are handling this like a FOIA request, but it is not actually a FOIA request. HUD's infrastructure is just set up to handle it as such. Due to the large amount of information requested, and the length we have to go back, we are providing documents on a rolling basis as we continue to collect the info.

Not sure if that is the answer you need, glad to discuss more this week.

-Mike Dendas

From: Thompson, Caitlin H
Sent: Monday, August 07, 2017 7:48 AM
To: Dendas, Michael W <Michael.W.Dendas@hud.gov>
Subject: FW: HUD response to request from Reps. Jeffries and Cummings office

Hey there! Have ya'll been following the Starrett City development letter? Trying to find out where we are on this so I can answer the media response, below. Thanks!

From: Nicole Sue Lafond [mailto:nsl2118@columbia.edu]
Sent: Sunday, August 06, 2017 5:12 PM
To: Thompson, Caitlin H <Caitlin.H.Thompson@hud.gov>
Subject: Fwd: HUD response to request from Reps. Jeffries and Cummings office

Hi Caitlin,
I hope you are well. Do you think you could help me out with my media request below? I see Raphael is out of town. Thank you for your time!
Nicole
---------- Forwarded message ----------
From: **Nicole Sue Lafond** <nsl2118@columbia.edu>
Date: Sun, Aug 6, 2017 at 5:07 PM
Subject: HUD response to request from Reps. Jeffries and Cummings office
To: Raphael.L.Williams@hud.gov

Good evening Raphael,
I hope you are doing well. My name is Nicole Lafond and I am a reporter and grad student at Columbia University. I am reaching out because I have a quick question about the letter Reps. Elijah Cummings and Hakeem Jeffries sent HUD about a month ago, related to the Starrett City development in NYC. I saw they asked for a response or some documents by July 28. Did HUD meet that deadline or do you know if the Department is planning to respond to the inquiry? I was just curious if I could get a statement from your office related to this matter.
Let me know. Thank you for your time!
Nicole

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Nicole Lafond
Graduate student, Columbia University
(b) (6)

--
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Graduate student, Columbia University
(b) (6)

From: Appleton, Seth D
Sent: Monday, August 07, 2017 10:32 AM
To: Ludlow, Ashley
Subject: Fwd: Oversight and Priority Correspondence
Attachments: Oversight Congressional Correspondence.docx; Priority Congressional Correspondence.docx

Can you update tracker for Secretary and send me draft at your convenience? Thanks!

Get Outlook for iOS

From: Farrar-Wilson, Loualice
Sent: Monday, August 7, 2017 8:18:37 AM
To: Appleton, Seth D; Dendas, Michael W; Ludlow, Ashley
Cc: Boswell, Aretha T
Subject: Oversight and Priority Correspondence

Good Morning

Oversight Congressional Correspondence
Tracking Sheet

Date Received	Source	Subject	Program Office	Due date	Status
1/30/17	Senator McCaskill, Homeland Security & Governmental Affairs 2017-AHFD-EXEC-00408	Information regarding HUD's beach-head team (e.g., list of names official roles)	OCHCO OGC	2/6/17	Executive branch-wide correspondence. Interim response dtd 2/7/17. Advised by leadership to wait for guidance from WH.
3/24/17	Senator Grassley/Senate Committee on the Judiciary 2017-AHFD-EXEC-00975	Status of HUD's financial management system projects – addressing prior OIG and GAO audits	CFO CIO	4/7/16 5/8/2017	5/4/2017: Email (Expedite) 5/22/17 CFO (new info) w/DCFO/Courney Timberlake
4/3/2017	*Representative Jeb Hensarling Committee on Financial Services 2017-AHFD-EXEC-01159	Committee Intent to Control Congressional Records	FOIA OGC	5/1/2017 OPEN	Interim (Brett Sisto) dtd 5/3/2017 5/4/2017: Waiting for DOJ & Treasury
7/7/17	Representatives Cummings & Jeffries, Committee on Oversight 2017-AHFD-EXEC-02767	Conflict of Interests – Starrett City/ Lynne Patton	OGC OCHCO Housing	7/28/17	Mike Dendas Rolling Production
7/27/2017	Chairman Lamar Smith Committee on Science, Space and Technology 2017-AHFD-EXEC-03197	Cybersecurity Pollicies and Standards National Institute of Standards and Technology (NIST)	CIO		Agency Coordination

Priority Congressional and Intergovernmental Correspondence Tracking Sheet

Date Received	Source	Subject	Program Office	Due date	Status
3/13/17	Senators Schumer, Gillibrand, Representatives Serrano and Velazquez 2017-AHFD-EXEC-00862	Express deep concern regarding HUD announcement decreasing operating expense rate for New York City's Housing Authority (NYCHA)	PIH	4/6/17	Linked: 2017-AHFD-EXEC-01059/Cymbrowitz
3/15/17	Representative Velazquez, Senators Schumer, Gillibrand, Representatives Meeks et al 2017-AHFD-EXEC-00983	Express deep concern regarding HUD announcement decreasing operating expense rate for New York City's Housing Authority (NYCHA)	PIH	4/7/17	
5/31/17	Senators Catherine Cortez Masto and Marco Rubio 2017-AHFD-EXEC-03200	HECM - President's Fiscal Year 2018 budget regarding existing policy to keep seniors in their homes after death of their spouse	CIR		Mike Dendas OMB edits Secretary Signature?
6/13/17	23 Republican Representatives including Issa, Barr and Franks 2017-AHFD-EXEC-02415	Express concern with Housing First requirement in Continuum of Care competition	CPD	6/30/2017	7/3/2017: SNAPS/Cherice Fraine: per CIR/Dendas awaiting instruction from the Secretary Meeting w/SNAPS
6/22/17	Mike Bost, Sean Duffy, Gary Palmer and Ann Wagner 2017-AHFD-EXEC-02659	ACHA (Elmwood and McBride) living conditions extremely unsafe and unsanitary.		7/25/2017	Draft w/Seth Appleton
7/5/2017	Senator Catherine Cortez Masto et al (29 Senators)	HUD has, in recent months, either withdrawn or removed from its			7/5/2017: Assigned to CIR/Mike Dendas

Date Received	Source	Subject	Program Office	Due date	Status
	2017-AHFD-EXEC-02784	website at least six resources (LGBTQ)			
7/12/2017	Joyce Beatty et al 2017-AHFD-EXEC-03202	Request to lower FHA's annual MIP rates by 25 basis points			Housing (Vanessa Holley)
7/14/2017	Senator Mike Lee & Representative Paul Gosar 2017-AHFD-EXEC-03084	Affirmatively Furthering Fair Housing HUD Final Rule			7/24/2017: Assigned to CIR/Mike Dendas

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8-7-17

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Cc: Bregon, Nelson R <Nelson.R.Bregon@hud.gov>; Douglas, Lashawn N <Lashawn.Douglas@hud.gov>; Routt, Lora D <Lora.D.Routt@hud.gov>
Subject: RE: DRA VTC Meeting - August 10, 2017

Jamie,

Can you give me a sense of what you would like me to cover? Thanks!

Seth

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Seth, Outstanding! Thank you for the quick response. I appreciate it. I have copied LaShawn Douglas from our team who can assist with anything you require. We look forward to you being a part of the meeting.

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202-402-6036 (desk)
(b) (6) (iPhone)

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Cc: Bregon, Nelson R <Nelson.R.Bregon@hud.gov>; Douglas, Lashawn N <Lashawn.Douglas@hud.gov>; Routt, Lora D <Lora.D.Routt@hud.gov>; Kelly, Holly A <Holly.A.Kelly@hud.gov>
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Seth, my thought is that you give an overview of your vision for your office. What kinds of activities are important to you and what our regional leaders can do to support your efforts. It's only a half hour so perhaps 15 minutes of presentation and 15 for a talk with them? I am sure they have questions to ask you. Sound ok? If you have any read ahead material, please send them to me so we can get out to them in advance. They are a great bunch and are eager to figure out how to best support your work. Please let me know if this answers your question or if you want to talk.

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From: Barton, Victoria L
Sent: Tuesday, August 01, 2017 2:58 PM
To: Appleton, Seth D
Subject: FW: ACHA FOIA
Attachments: Wilson FOIA.pdf

FYI

Victoria Barton
Office of Congressional & Intergovernmental Relations
U.S Department of Housing & Urban Development
Washington, DC

Office: 202.402.5957 | Fax: 202.708.3707 | Cell: (b) (6)

From: Cunningham, James A
Sent: Tuesday, August 01, 2017 2:55 PM
To: Kasper, Maren M <Maren.M.Kasper@hud.gov>; Narode, Dane M <Dane.M.Narode@hud.gov>; Spencer, Carol C <carol.c.spencer@hud.gov>; Minor, Courtney B <Courtney.B.Minor@hud.gov>; Smyth, Timothy M <Timothy.M.Smyth@hud.gov>; Sung, Philip E <Philip.Sung@hud.gov>; Beaudette, James M <James.M.Beaudette@hud.gov>; Clemmensen, Craig T <Craig.T.Clemmensen@hud.gov>; Wize, Kimberly <Kimberly.Wize@hud.gov>; Christopher, Nancy D <nancy.d.christopher@hud.gov>; Mills, Krista <krista.mills@hud.gov>; Reames, Lindsey S <Lindsey.S.Reames@hud.gov>; Borum, Mark G <Mark.G.Borum@HUD.GOV>; Petty, Timothy J <Timothy.J.Petty@hud.gov>; Stayanovich, Jason E <Jason.E.Stayanovich@hud.gov>; Golrick, Janet M <Janet.M.Golrick@hud.gov>; Forrester, Althea M <Althea.M.Forrester@hud.gov>; Brown, Jereon M <Jereon.M.Brown@hud.gov>; Macon, Towanda S <Towanda.S.Macon@hud.gov>; Shank, Rebecca H <rebecca.h.shank@hud.gov>; Barton, Victoria L <Victoria.L.Barton@hud.gov>; Lash, Jonathan M <Jonathan.M.Lash@hud.gov>; Thompson, Amy C <Amy.C.Thompson@hud.gov>; Woll Jr, David C <David.C.WollJr@hud.gov>
Subject: ACHA FOIA

Just for everyone's awareness we received the attached FOIA request from James Wilson (former ED at ACHA)

We will process normally unless advised differently.

Jim

James A. Cunningham
Deputy Regional Administrator
Region V -The Midwest
Chicago Regional Office
312.913.8139

FOIA REQUEST

Note to Requester: Retain a copy of this request for your files. If you eventually need to file a Request for Review with the Public Access Counselor, you will need to submit a copy of your FOIA request.

Name and Address of Public Body Receiving Request: JAMES CUNNINGHAM DEputy REGIONAL ADMINISTRATOR
U.S. DEPT. OF HUD - 77 W. JACKSON Blvd Suite 2608
CHICAGO, IL 60604

Date Requested: 7-25-17

Request Submitted By: ___ E-mail _X_ U.S. Mail ___ Fax ___ In Person

Name of Requester: JAMES WILSON

Street Address: (b) (6)

City/State/County Zip (required): (b) (6)

Telephone (Optional): (b) (6) ___ E-mail (Optional): (b) (6) JWILSON@(b) (6)

Fax (Optional): ___

Records Requested: **Provide as much specific detail as possible so the public body can identify the information that you are seeking. You may attach additional pages, if necessary.*

ADDITIONAL PAGE ATTACHED

Do you want copies of the documents? (YES) or NO
--Do you want Electronic Copies or Paper Copies? PAPER COPIES
--If you want Electronic Copies, in what format? ___

Is this request for a Commercial Purpose? YES or (NO)
(It is a violation of the Freedom of Information Act for a person to knowingly obtain a public record for a commercial purpose without disclosing that it is for a commercial purpose, if requested to do so by the public body. 5 ILCS 140.3.1(c)).

Are you requesting a fee waiver? (YES) or NO
(If you are requesting that the public body waive any fees for copying the documents, you must attach a statement of the purpose of the request, and whether the principal purpose of the request is to access or disseminate information regarding the health, safety and welfare or legal rights of the general public. 5 ILCS 140/6(c)).

PURPOSE - TO OBTAIN FACTUAL INFO IN REFERENCE TO HEARING WITH HUD.

Freedom of Information Request for HUD Region V Chicago Office

1. Copy of DEC (Departmental Enforcement Center) On-Site Review of Alexander County Housing Authority (ACHA) September 22, 2014
2. Voluntary Compliance Agreement and any and all correspondence related to VCA – sent to or received from the ACHA
3. Handwritten notes and transcripts of Patrick Cano conversation with James Wilson in September 2013 at the ACHA
4. Handwritten notes and transcripts of Eric Sandstedt conversation with James Wilson in September 2013 at the ACHA
5. Handwritten notes and transcripts of Patrick Cano conversation with Martha Franklin in September 2013 at the ACHA
6. Any emails between Patrick Cano and Martha Franklin of the ACHA
7. Handwritten notes and transcripts of Eric Sandstedt conversation with Martha Franklin at the ACHA
8. Any emails between Eric Sandstedt and Martha Franklin of the ACHA
9. Copy of letter from HUD to ACHA dated May 6, 2010 in reference to Resident Council operation
10. Any and all statements recorded, written, emailed, etc., in reference to Civil Rights and/or Title VI made by James Wilson to any HUD official – Please give name of official, date, time and place of such conversation
11. Same as #10 above for Martha Franklin
12. Letter from FHEO to ACHA detailing findings dated September 30, 2014
13. Handwritten notes and transcripts of Martha Franklin's meetings with HUD staff representing all agencies present during review of the ACHA at Cairo in June 2014 – Who was present during these conversations and the Agency they represented and who took notes of meeting

From: Forero, Jaime E
Sent: Monday, July 31, 2017 4:38 PM
To: Greene, Bryan; Mills, Krista
Cc: Bregon, Nelson R; Douglas, Lashawn N; Routt, Lora D; Kelly, Holly A; Brown, Jereon M; Appleton, Seth D
Subject: RE: DRA VTC Meeting - August 10, 2017

Bryan/Krista, Outstanding! Thank you for the quick response and your support of our meeting. I have copied LaShawn Douglas from our team who can assist with any technical preparations.

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To: Brown, Jereon M <Jereon.M.Brown@hud.gov>; Greene, Bryan <Bryan.Greene@hud.gov>; Appleton, Seth D <Seth.D.Appleton@hud.gov>
Cc: Bregon, Nelson R <Nelson.R.Bregon@hud.gov>; Douglas, Lashawn N <Lashawn.Douglas@hud.gov>; Routt, Lora D <Lora.D.Routt@hud.gov>; Kelly, Holly A <Holly.A.Kelly@hud.gov>
Subject: DRA VTC Meeting - August 10, 2017

Gentleman, on Thursday August 10th OFPM will be conducting a daylong VTC based meeting with our Deputy Regional Administrators. I have taken the liberty of blocking off 1/2 hour for each of you should you choose to present updates to the DRAs. Typically, we bring the DRAs in for a couple of days every quarter for program updates. However, given our budget situation we are going to try this modality for two quarters. Please let me know if you will be participating. Best Regards, Jaime

Jaime E. Forero
Director of Field Operations
Office of the Assistant Deputy Secretary
Field Policy & Management
US Department of Housing and Urban Development

202-402-6036 (desk)
(b) (6) (iPhone)

Deputy Regional Administrators Meeting (via VTC) **Thursday, August 10,2017** **10:30 AM – 4:45 PM EDST**		
Agenda Topics	**Time**	**Who**
Welcome	10:30 - 10:50	Mr. Hunter, ADS Mr. Bregon, AADS
Weekly Reports	10:50 - 11:00	Ms. Angela Beckles
OFPM Administration Updates	11:00 - 11:30	Mr. Scott, DRAs & Select Staff
Operating in the Future		

FY2017 Budgets, HR and Funding		
CRM Implementation		
Open Discussion/Q&A	11:30 - 11:45	
BREAK	**11:45 - 12:00**	
OFPM- Field Operations 5 minute Updates (Read ahead materials will be provided)	12:00 - 12:30	Mr. Forero, DRAs & Select Staff
FY2017 LOP Updates: • Community Partnerships • Data Collection/Trends Analysis		
FY2018 LOP Guidance Development		
PBEC Update		
Peer-to-Peer Initiative & Evolution		
Small Contractor Initiative		
Connect Home		
Open Discussion/Q&A	12:30 - 12:45	
LUNCH	**12:45 - 1:30**	
Davis-Bacon	1:30 - 2:00	Ms. Glekas, Davis Bacon, DRAs & Select Staff
Open Discussion/Q&A	2:00 - 2:15	
Correspondence, FOIAs, 508 requirements	2:15 - 2:30	Dr. Williams, DRAs and Select Staff
Open Discussion/Q&A	2:30 - 2:45	
OPA Update (Tentative)	2:45 - 3:15	All
CIR/OPE Update (Tentative)	3:15 - 3:45	All
AFFH Update (Tentative)	3:45 - 4:15	All
Open Discussion	4:15 - 4:30	All
Wrap-Up	4:30 - 4:45	ADS, AADS, DRA & HQs Managers
Optional - Open Discussion Period/Open Mike	4:45 -5:30	DRAs & FPM Managers

From: Appleton, Seth D
Sent: Monday, July 31, 2017 4:32 PM
To: Forero, Jaime E
Subject: RE: DRA VTC Meeting - August 10, 2017

Happy to do it, Jaime. Thanks!

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From: Ludlow, Ashley
Sent: Monday, July 31, 2017 12:45 PM
To: Appleton, Seth D
Subject: RE: Oversight and Priority Correspondence
Attachments: CIR Correspondence Tracker.docx

Seth – Revised Correspondence Tracker is attached.

Thanks!

Ashley Ludlow
Senior Advisor for Congressional Relations
Office of Congressional & Intergovernmental Relations
U.S. Department of Housing and Urban Development
T: (202) 402-5963 | C: (b) (6)

From: Appleton, Seth D
Sent: Friday, July 28, 2017 3:18 PM
To: Ludlow, Ashley <Ashley.Ludlow@hud.gov>
Subject: FW: Oversight and Priority Correspondence

Here is the latest version from Loualice of the report correspondence runs. We should integrate this with your draft early next week. I think we are very close to being done on this one.

From: Farrar-Wilson, Loualice
Sent: Friday, July 28, 2017 3:08 PM
To: Appleton, Seth D <Seth.D.Appleton@hud.gov>
Subject: Oversight and Priority Correspondence

Per your request.

HUD Congressional & Intergovernmental Relations

Correspondence Tracker

Date Received	Source	Subject	Program Office	Point of Contact	Due Date	Status
1/30/17	Senator McCaskill, Homeland Security & Governmental Affairs	Beach-Head – request for information regarding HUD's beach head team (e.g., list of names and official roles)	OCHCO OGC			Executive branch-wide correspondence; interim response dated 2/7/17; advised by leadership to wait for guidance from WH
3/13/17	Senators Schumer and Gillibrand, and Representatives Serrano and Valezquez	NYCHA – concern over decrease to operating expense reimbursements for New York City's Housing Authority (NYCHA)	PIH			Response drafted (sent?)
3/15/17	Representative Velazquez & 10 other Members, and Senators Schumer and Gillibrand	NYCHA – concern over HUD announcement decreasing operating expense rate for New York City's Housing Authority (NYCHA)	PIH			Responses drafted (sent?)
3/24/17	Senator Grassley/Senate Committee on the Judiciary	Status of HUD's financial management system projects – addressing prior OIG and GAO audits	CFO CIO			5/4/17: Email (expedite) 5/22/17 CFO (new info) w/DCFO/Courney Timberlake
4/3/17	Representative Hensarling on behalf of HFSC	FOIA – request for confirmation of policy re production of HUD/HSFC documents under FOIA	FOIA OGC			Interim (Brett Sisto) Dated 5/3/17 5/4/17: Waiting for DOJ & Treasury
5/17/17	Senator Kaine	Coastal Resilience Lab and Accelerator Center Eligibility Waiver Request				
5/19/17	Senators Johnson & McCaskill, Committee on Homeland Security and Governmental Affairs	Unobligated Funds – request for accounting of HUD's unobligated funds	OCFO	SA		Approved by CIR on 7/28
5/23/17	Senator Warner	Coastal Resilience Lab and Accelerator Center Eligibility Waiver Request				Response drafted (sent?)
5/31/17	Senators Cortez Masto and Rubio	HECM/FY 2018 Budget – inquiry about proposed changes to Section 223 of the HUD General Provisions in the President's budget, which would amend language in the National Housing Act	CIR	MD		At OMB; hopefully back to HUD 7/19

		pertaining to safeguards which protect widows and widowers from displacement				
6/2/17	Rep. Hartzler and 20 other Members – addressed to POTUS, SOHUD cc'd	Sex/Gender – request to rescind regulations and guidance redefining sex to include gender identity				
6/12/17	Rep. Mark Walker	LBPHC Grant Program – letter in support of application by City of Greensboro for funding under HUD's Lead-Based Paint Hazard Control Grant Program				Response drafted
6/13/17	Representative Issa & 22 other Members (8 HFSC Members)	Housing First – concern over preference for Housing First model over other programs	CPD	VB		7/3/17: SNAPS/Cherice Fraine; per CIR/MD awaiting instruction from SOHUD
6/22/17	Representatives Bost, Duffy, Palmer, and Wagner	Cairo – Request for inspections and audits re ACHA, and the Elmwood and McBride buildings, etc.		VB		
7/5/17	Senator Cortez-Masto & 29 other Senators (5 Banking Members)	LGBTQ Housing – withdrawal of anti-LGBTQ discrimination poster and survey; removal of guide re equal access for transgender people and shelter self-assessment tool from HUD website	CIR	MD		
7/7/17	Representatives Cummings & Jeffries, Committee on Oversight	Conflict of Interests – Starrett City/Lynne Patton	OGC OCHCO Housing	SA	7/28/17	CIR talked to Exec Sec, who is working on request; SA talked to both Congressional Offices
7/12/17	Congresswoman Joyce Beatty & 20 other members (16 HCFS Members)	Annual MIP Cut – request to lower FHA's annual MIP rates by 25 basis points		VB		
7/14/17	Senator Lee & 11 other Senators, and Representative Gosar and 6 other Members	AFFH – request to rescind AFFH rule in its entirety; concern re HUD's ability to withhold federal funding from jurisdictions whose housing plans to not conform to "disparate impact theory"; reach of federal government too expansive to detriment of local governments	CIR	MD		
7/20/17	Senators Duckworth & Durbin	Cairo – request for additional information re TPVs, HUD internal investigation, investigative referrals, and tenant information		VB		
7/27/17	Rep. Lamar Smith, Committee on Science, Space, and Technology	Kaspersky Lab – request for documents related to Kaspersky Lab			8/11/17	

7/28/17	Rep. Cedric Richmond (Chair, Congressional Black Caucus) and 32 other Members	Budget Cuts – concern over effect of budget cuts on constituencies living in public housing				

From: Hardy IV, Stanley
Sent: Wednesday, August 30, 2017 4:15 PM
To: Ludlow, Ashley; Appleton, Seth D; Kelley, Michael J; Dendas, Michael W; Farrar-Wilson, Loualice; Boswell, Aretha T; Dunn, Tracey; Barton, Victoria L; Burley, Michael N
Subject: FYI: Shareable Information Guidance from the HUD FOIA Officer

FYI

From: Foster, Helen G
Sent: Wednesday, August 30, 2017 12:50 PM
To: Hardy IV, Stanley <Stanley.HardyIV@hud.gov>
Cc: Kelley, Michael J <Michael.J.Kelley@hud.gov>; Burley, Michael N <Michael.N.Burley@hud.gov>
Subject: Re: Essex Village letter

We are free to make any information we choose public if it furthers our mission with 3 important exceptions:

1) personally identifiable information
2). Privileged information
3) Business confidential information (i.e. Information businesses are required to give us about their business in order to receive benefits or service.

Here, the name and address of the recipient appears to be a business and an individual acting in his business capacity, so it is not PII. The same analysis applies to the signatory and the other hud employee mentioned. So they do NOT need to be redacted for release. Nothing else here would be subject to privilege or be considered business confidential so this letter can be released in full. If you choose to do that please let me know do we can post it in our FOIA reading room after its release. It cuts down on the number of repeat requests we may get.

Warm Regards,
Helen

Get Outlook for iOS

From: Hardy IV, Stanley
Sent: Wednesday, August 30, 2017 10:06:11 AM
To: Foster, Helen G
Cc: Kelley, Michael J; Burley, Michael N
Subject: FW: Essex Village letter

Helen:
The attached letter was sent to the private owner of a Multi-family property and to the congressional office.
We are coordinating with the affected County to have a conference call and go over HUD's actions.
Is the attached letter releasable/ public information? Are there guidelines as to what can and cannot be shared from the Department?
Thanks!

Stanley Hardy
Office of Congressional & Intergovernmental Relations
U.S Department of Housing & Urban Development

Washington, DC

Office: (202) 402-6713
Cell: (b) (6)

From: Kelley, Michael J
Sent: Wednesday, August 30, 2017 2:33 PM
To: Dunn, Tracey
Cc: Hardy IV, Stanley; Burley, Michael N; Appleton, Seth D
Subject: RE: Essex Village letter

Thank you Tracey.

From: Dunn, Tracey
Sent: Wednesday, August 30, 2017 1:10 PM
To: Kelley, Michael J <Michael.J.Kelley@hud.gov>
Cc: Hardy IV, Stanley <Stanley.HardyIV@hud.gov>; Burley, Michael N <Michael.N.Burley@hud.gov>; Appleton, Seth D <Seth.D.Appleton@hud.gov>
Subject: Re: Essex Village letter

I already did. I spoke to Rep. Brat's LA by phone yesterday morning.

On Aug 30, 2017, at 12:58 PM, Kelley, Michael J <Michael.J.Kelley@hud.gov> wrote:

> Stanley/Mike-
>
> I'll leave it to you guys on when to send the letter to the County before the call next week.
>
> Tracey- Please let Rep. Brat's staff know that HUD will be providing the County with a copy of the letter prior to the conference call.
>
> Thanks all!
>
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> **From:** Hardy IV, Stanley
> **Sent:** Wednesday, August 30, 2017 12:54 PM
> **To:** Foster, Helen G <Helen.G.Foster@hud.gov>
> **Cc:** Kelley, Michael J <Michael.J.Kelley@hud.gov>; Burley, Michael N <Michael.N.Burley@hud.gov>
> **Subject:** RE: Essex Village letter
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> Will do. Thanks! -SH
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> **Cc:** Kelley, Michael J <Michael.J.Kelley@hud.gov>; Burley, Michael N <Michael.N.Burley@hud.gov>
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U.S Department of Housing & Urban Development
Washington, DC

Office: (202) 402-6713
Cell: (b) (6)

From: Farrar-Wilson, Loualice
Sent: Tuesday, August 29, 2017 12:02 PM
To: Appleton, Seth D
Subject: RE: Request for correspondence guidance
Attachments: Departmental Correspondence Handbook.pdf

Seth,

Attached is the Correspondence style guide that all offices follow. Not sure where the guidance below came from. In some instances, the signatory person has their own preferences.

From: Appleton, Seth D
Sent: Tuesday, August 29, 2017 11:37 AM
To: Farrar-Wilson, Loualice <Loualice.Farrar-Wilson@hud.gov>
Subject: FW: Request for correspondence guidance

Who authored the "current guidance" and is enforcing it? Is that ExecSec?

From: Barton, Victoria L
Sent: Tuesday, August 29, 2017 11:34 AM
To: Appleton, Seth D <Seth.D.Appleton@hud.gov>
Subject: FW: Request for correspondence guidance

Can you help clarify what the standard will be for the following new guidances CPD has been receiving? Not sure where this direction is coming from…

Victoria Barton
Office of Congressional & Intergovernmental Relations
U.S Department of Housing & Urban Development
Washington, DC

Office: 202.402.5957 | Fax: 202.708.3707 | Cell: (b) (6)

From: Parker, Tennille S
Sent: Tuesday, August 29, 2017 11:32 AM
To: Barton, Victoria L <Victoria.L.Barton@hud.gov>
Subject: Request for correspondence guidance

Hi Victoria,

Thanks for following up on this item. In each of the circumstances described below, correspondence has been returned to us to implement the Current Guidance. While relatively minor, CIR's publication of correspondence guidance (including clarifying any of the examples below) will help expedite responses to Congressional inquiries. I must give credit to our program support specialist (administrative staff) for pointing these out to me.

Item	Current Correspondence Guidance	Historic Correspondence Guidance
Use of "HUD" in correspondence	Must write out Department of Housing and Urban Development (HUD)	Published HUD Correspondence Handbook (page I-5, letter H) specifically indicates NEVER write HUD

		in parentheses after spelling out the entire name of the Department
Use of "HUD" and "Department"	Unclear. We have written "Department" has been replaced with "HUD" and vice versa, with no rationale for the change	HUD Correspondence Handbook suggests use "Department" and "HUD" interchangeably
Reference to authoring program office	Unclear. All three of the following have been approved: 1) Write "The following information is from HUD's Office of Community Planning and Development" or 2)Write "The following information is from the Department's Office of Community Planning and Development" as the concluding sentence of the opening paragraph. 3) "The following information is from the Department of Housing and Urban Development's Office of Community Planning and Development" as the concluding sentence of the opening paragraph."	Write "The following information is from the Department of Housing and Urban Development's Office of Community Planning and Development" as the concluding sentence of the opening paragraph.
Spacing/Returns	Unclear about number of hard returns beneath letterhead. Indent three spaces for the "Signature" closing	Two hard returns beneath letterhead heading Indent two spaces for the "Signature" closing
Untimely Correspondence	If the incoming letter is dated more than **30** days ago, write "Thank you for your recent letter…"	If the incoming letter is dated more than **60** days ago, write "Thank you for your recent letter…"

Tennille Smith Parker

Director, Disaster Recovery and Special Issues Division
Office of Block Grant Assistance
U.S. Department of Housing & Urban Development
451 7th Street, SW
Washington, DC 20410
Phone: (202) 402-4649
Cell: (b) (6)

https://www.hudexchange.info/programs/cdbg-dr/

FOREWORD

The purpose of the Departmental Correspondence Handbook is to provide specific guidelines to: (1) assist in responding as quickly and efficiently as possible to correspondence that the Department of Housing and Urban Development receives from a variety of federal, state, and local government officials and other parties, including private citizens; and (2) assist in preparing memoranda and other internal correspondence.

Being responsive to the needs of correspondence received from the outside is central to the Department's mission, and those responses must be timely and in plain English. All employees are required to use this handbook in the preparation of correspondence, both in responding to external correspondence and in drafting internal correspondence.

By following the guidance outlined in this handbook, the correspondence process will be expedited. Suggestions on improvement of the process are welcome and may be submitted via the Executive Secretariat website, http://hudatwork.hud.gov/po/es/, for consideration.

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CHAPTER I. PREPARING CORRESPONDENCE

1-1 Purpose.

This chapter contains information on departmental policy and standards for how letters and memorandums -- including general, secretarial, White House, and congressional correspondence -- are prepared.

A. For details on preparing letters, see Chapter II.

B. For details on preparing memorandums, see Chapter III.

C. For details on preparing secretarial correspondence (other than congressional correspondence), see Chapter IV.

D. For details on preparing White House correspondence, see Chapter V.

E. For details on preparing congressional correspondence, see Chapter VI.

1-2 Use.

Use of this handbook is mandatory departmentwide. All prior versions are obsolete.

A. This handbook presents departmental policies and procedures for preparing correspondence. Correspondence may not be prepared contrary to the procedures set forth herein.

The originator and concurring/reviewing officials of correspondence may not impose their personal style preferences over the handbook standards nor return correspondence for retyping to reflect personal preferences.

1-3 Policies for Originators.

A. Answer informally as much incoming correspondence as possible. Use the telephone or email to save time and reduce the document preparation workload. Keep telephone calls and emails short, courteous, and to the point.

Note: Do not use the telephone or email to answer incoming correspondence that: (a) would affect proposed or existing HUD policies, (b) must be reviewed by, or coordinated with, other offices, or (c) when office protocol requires the preparation of a more formal response.

B. Form Letter. Develop and use form letters to respond to requests for publications, blank forms, or other printed material when the same information is frequently requested. (See Exhibit 1-1 for sample form letter.)

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C. If the information requested is available on the Internet, refer the customer to the website. Send only hud.gov website links or other public website addresses. When referring to a website address in the body of a letter or email response, underline the website address. Do not set the address out in any other way; for example, in boldface or in parentheses.

D. Types of Responses to Controlled Correspondence.

1. Acknowledgment Letter: Lets the sender know that their letter was received and will be answered soon. Prepare an acknowledgment when no information can be obtained by the deadline.

2. Interim Letter: A partial response prepared when some, but not all, of the information is available by the deadline.

3. Final Letter: A full response, or the final response following an interim letter.

E. Multiple Addressees.

Prepare letters using one of the following:

1. An original for each addressee;

2. In response to incoming correspondence with multiple signatures, a single reply addressed to the first person who signed the letter. In the first paragraph, state that the reply is also intended for the other addressees; or

3. In response to petitions or resolutions, a single reply addressed to the person who submitted the petition or resolution, or to the first person who signed it. In the body of the letter, mention the other addressees as a group.

F. Congressional Correspondence.

1. Congressional Constituent Correspondence. When a constituent writes to HUD as well as to a Member of Congress on the same subject, and the Member refers their letter to HUD:

a. Ensure that the responses to the constituent and to the Member of Congress convey the same information;

b. Reference the constituent's letter to HUD in the response to the Member of Congress; and

c. Do not reference the correspondence that was forwarded by the Member of Congress in the response to the constituent.

2. Congressional Correspondence With Multiple Addressees.

   a. When initiating a letter to more than one Member of Congress, prepare an original for each addressee.

   b. When responding to an incoming letter signed by more than one Member of Congress, prepare an original of the response, addressed individually, to each Member.

G. Opening Text of Letters. Opening sentences influence the tone of correspondence, which should display a courteous attitude and attempt to establish rapport with the recipient of the correspondence.

Good examples of frequently used opening text are provided below.

1. "Thank you for your letter of [date], [concerning…]; [expressing…]; [supporting…]; [on behalf of…]." The date of the incoming letter should be included in the opening sentence to establish clear timelines.

2. For undated correspondence, use "Thank you for your letter, which was received on [date], [concerning…]; [expressing…]; [supporting…]; [on behalf of…]."

3. "This is in further response to your letter of [date], [concerning…]; [expressing…]; [supporting…]; [on behalf of...]."

4. For correspondence addressed to the Secretary or Deputy Secretary and referred for direct reply, use: "On behalf of [Secretary] [Deputy Secretary] [last name], thank you for your letter of [date], [concerning…]; [expressing…]; [supporting…]; [on behalf of…]."

5. For White House correspondence, see Chapter V for opening text examples.

6. For correspondence addressed to the Secretary or Deputy Secretary and controlled for the signature of the Assistant Secretary for Congressional and Intergovernmental Relations, use: "On behalf of [Secretary] [Deputy Secretary] [last name], thank you for your letter of [date], [concerning…]; [expressing…]; [supporting…]; [on behalf of…]."

7. When a member of Congress requests that HUD reply directly to the constituent use: "[Senator] [Representative] [full name] has asked the Department of Housing and Urban Development to reply to your letter of [date], [concerning…]; [expressing…]; [supporting…]; [on behalf of…]."

H. Plural Pronouns. Use "the Department" or "HUD" instead of "we," "our," or "us." (e.g., "The Department has intensified its focus on monitoring and program

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compliance." instead of "We have intensified our focus on monitoring and program compliance.")

I. Abbreviations/Acronyms. Abbreviations and acronyms are good shorthand devices; however, avoid overusing them. An abbreviation or acronym must be spelled out the first time it is used (e.g., Office of Management and Budget (OMB)).

Exception: Never put the acronym HUD in parentheses after referring to the Department of Housing and Urban Development. The use of HUD, the Department of Housing and Urban Development, or the Department is appropriate throughout the letter.

J. Correspondence More Than 60 Days Old. If the correspondence is more than 60 days old, do not refer to it as a "recent letter." Instead, use "letter."

K. Gender-Biased Language. Avoid using gender-biased language. Use the gender-neutral references "one," "person," "individual," or the plural "their" in place of gender specific nouns and pronouns when making a general reference.

L. Enclosures. In the text of letters, identify any accompanying material as an enclosure. Multiple enclosures should be tabbed for easy reference. An enclosure too bulky to accompany the letter may be sent as a separate package. State in the text that it is being sent under separate cover.

M. Attachments. In the text of memorandums, identify any accompanying material as an attachment. Multiple attachments should be tabbed for easy reference.

N. Closing Text of Letters. Closing sentences are influential in establishing good rapport. Good examples of frequently used closing text are provided below.

1. "Thank you for your interest in the Department's programs."

2. "I hope the information provided is helpful."

3. "I appreciate your interest in (name of program)."

4. "I hope this information is helpful in responding to your constituent." (for congressional correspondence)

5. When appropriate, in the last paragraph, include the name, area code, telephone number, and extension, as well as the email address, of someone who can answer questions about the content. **Note**: Do not identify program staff as the point of contact in congressional letters signed by Office of Congressional and Intergovernmental Relations officials.

O. Content. Outgoing correspondence must:

1. Ensure that the concerns expressed in the incoming correspondence are thoroughly addressed and that questions are adequately answered;

2. Be concise and to the point;

3. Be written in plain English, not technical jargon;

4. Accurately state the Department's policies;

5. Give a good impression of HUD;

6. Present negative information in a tactful way; and

7. Be error free.

1-4 Control of Correspondence.

The Department uses an official correspondence tracking system (CTS) to control all correspondence. HUD staff in each program and field office must use CTS to document the status of controlled correspondence in their office.

A. Correspondence Unit Chiefs/Points of Contact. Each HUD Headquarters program office, and regional and field office, must have a designated correspondence unit chief or a point of contact for correspondence matters.

B. CTS Control. The CTS control is an official record that:

1. Establishes the information and/or action needed to appropriately manage incoming correspondence; and

2. Documents correspondence and actions initiated within departmental offices.

C. Freedom of Information Act and Privacy Act. Special requirements apply for responding to Freedom of Information Act (FOIA) requests and Privacy Act requests. All FOIA requests received in Headquarters must be forwarded immediately to the FOIA division in the Executive Secretariat for appropriate handling. FOIA requests received in a regional or field office must be forwarded immediately to the regional or field office FOIA Liaison for appropriate handling.

All Privacy Act requests received by the Department, including requests seeking information contained in personnel records, must be forwarded immediately to the Department's Privacy Act Officer for appropriate handling. All Privacy Act requests received in a regional or field office must be forwarded immediately to the regional or field office Privacy Act Officer for appropriate handling.

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1-5 Questions. If this handbook does not answer your questions, contact your program office's correspondence unit or point of contact for correspondence. The correspondence unit or point of contact for correspondence will contact the Executive Secretariat if they cannot answer your questions.

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CHAPTER I Exhibit: Preparing Correspondence

Exhibit 1-1 Sample of a Form Letter

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U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-3000

OFFICE OF THE ASSISTANT SECRETARY
FOR HOUSING-FEDERAL HOUSING COMMISSIONER

[Date]

[Insert Inside Address]

Dear Sir or Madam:

Thank you for your inquiry requesting information on HUD's programs. The following information is enclosed:

___ Guide to Single Family Home Mortgage Insurance

___ Rehab a Home with HUD's Section 203(k)

___ 100 Q&As About Buying a New Home

___ Home Equity Conversion Mortgage (HECM) - Reverse Mortgage

_X__ Title I Property Improvement Loans

___ Title I Manufactured Housing Fact Sheet

___ _____

A HUD-approved housing counseling agency may be able to assist you in evaluating the local housing market and determining which alternatives would best suit your needs. The counseling services are usually provided without cost to the client. You may call 1-800-XXX-XXXX or TTY 1-800-XXX-XXXX, both toll-free numbers, or send a message to an email address for assistance.

I hope this information will be helpful to you.

Sincerely,

[Insert Name], Director,
Housing Communication and Marketing Division

This letter is typed in Times New Roman, 11-pitch type for this handbook exhibit only.

CHAPTER II. LETTERS

2-1 Purpose.

This chapter explains how to prepare letters for signature by departmental officials and includes information on the concurrence and dispatch processes.

A. For information on how letters and memorandums are written, see Chapter I.

B. For details on preparing memorandums, see Chapter III.

C. For details on preparing secretarial correspondence (other than congressional correspondence), see Chapter IV.

D. For details on preparing White House correspondence, see Chapter V.

E. For details on preparing congressional correspondence, see Chapter VI.

2-2 Use.

The letter format is used:

A. For formal correspondence with the public and government agencies when telephone or other informal communications are not appropriate; and

B. To convey awards, commendations, congratulations, condolences, etc.

2-3 Stationery and Printer Requirements.

A. Stationery.

1. Department letterhead is available in Microsoft Word in HUDDocs. To access HUDDocs, click on "File," click on "New," click on "My Templates," click on "HUDDocs," and select the appropriate letterhead.

2. When using HUDDocs, plain white stock suitable for laser printers is acceptable as an original because HUDDocs prints the letterhead. For continuation pages, use plain white paper of equal quality.

3. See Section IV-4 for stationery requirements for correspondence that is for signature by the Secretary or Deputy Secretary.

B. Printer. Use a laser printer for all letters.

2-4 Type Style.

Always use Times New Roman font, 12-pitch type.

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2-5 Margins.

A. Standard Letter. The standard margins are one inch on the left, right, and bottom. The top margin is automatically set in HUDDocs.

B. Short Letter. The margins may be adjusted for balance on the page. Set the margins at 1.25 inches and hit "Tab" five times for the signature block.

2-6 Date.

In HUDDocs, the cursor will be at the date line; however, the date may be added after the letter has been signed.

2-7 Addressing a Letter.

(See Appendix A for models of address and general rules.)

A. Placement. (See Exhibit 2-1.)

B. Spacing.

1. Single-space the address and arrange it in block style.

2. Limit the address to five lines or less on the letter.

3. Limit each line to 3 inches or less.

4. Indent run-over lines two spaces by hitting the spacebar two times

5. If more than five lines are needed to ensure delivery, type the complete address on the envelope.

C. Multiple Addressees. Prepare letters by using one of the following:

1. Prepare an original for each addressee;

2. In response to incoming correspondence with multiple signatures, prepare a single reply to the first person who signed the letter. In the first paragraph, state that the reply is also intended for the other addressees; or

3. In response to petitions or resolutions, prepare a single reply addressed to the person who submitted the petition or resolution or to the first person who signed it. In the body of the letter, mention the other addressees as a group.

D. State and Territory Abbreviations Table. (See Appendix B.)

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E. ZIP Code. All ZIP Codes should consist of nine digits (ZIP Code + 4). To find a ZIP Code + 4 when a street or postal address is available, go to the United States Postal Service website at www.usps.com and click on "Look Up a ZIP Code."

F. Attention Line. Attention lines are not necessary unless required by the incoming letter. If one is necessary, insert it as the first line of the inside address – with or without the word "Attention". (**Exception:** Attention lines on replies to Members of Congress are placed on the Envelope only.)

2-8 Salutation.

(See Exhibit 2-1.) Do not personalize the salutation. The signer will personalize the salutation on the original, if necessary.

2-9 Body of a Letter.

A. Placement and Spacing. (See Exhibit 2-1.)

B. Paragraphs. (See Exhibit 2-1.)

C. Subparagraphs. (See Appendix C.)

D. Quotations. (See Appendix D to incorporate quotations into the body of a letter.)

E. Multiple-Page Letter. Do not begin a paragraph near the end of a page, unless there is room for at least two lines. Do not continue a paragraph on the next page, unless at least three lines can be carried over.

In HUDDocs, the cursor will be on the correct line for the page number. Number continuation pages at the top right margin and continue typing the letter three lines below.

2-10 Complimentary Close. (See Exhibit 2-1 and Appendix A.)

2-11 Signature Element. (See Exhibit 2-1.)

A. One Signature. (See Exhibit 2-1.) The signature element includes:

1. The signer's name;

2. The signer's title; and

3. The signer's office name. Use only enough to identify the office. For example, if the signer is a Division Director or Branch Chief, use the name of the division or branch only. Indent run-over lines two spaces by hitting the spacebar two times. Omit the office name when the title alone clearly identifies the signer.

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B. Joint Signatures. (See Exhibit 2-2.)

2-12 Enclosure Notation.

(See Exhibit 2-1.) If the letter has an enclosure, type an enclosure notation.

2-13 Courtesy Copy Notation.

(See Exhibit 2-1.) If the originator wants the addressee to know that someone else will receive a copy of the letter, type a "cc" (courtesy copy) notation:

cc:

2-14 Proofreading.

Read the letter(s), (envelope(s), or label(s)) carefully to ensure there are no errors.

2-15 Concurrence/Clearance/Dispatch.

Follow concurrence, clearance, and dispatch procedures used by your program office's correspondence unit or point of contact for correspondence, to ensure accordance with current departmental policies and standards.

2-16 Accommodating Persons with Disabilities and Persons with Limited English Proficiency.

The Department is committed to ensuring that its correspondence is effectively communicated with its employees, applicants, participants, personnel of other federal entities, and members of the public who have disabilities. Accordingly, your office should endeavor to provide correspondence in alternative formats when necessary to effectively communicate with persons with disabilities. For example, where the Department provides informal correspondence by telephone, the appropriate offices will attempt to make available telecommunication devices for deaf persons (TDDs), placing calls using telephone or video relay services or some equally effective communication system when it is necessary to effectively communicate with persons who are deaf or hard of hearing and, where the Department provides written correspondence, the appropriate offices will endeavor to provide the content of the written correspondence in an appropriate, alternative format (large print, electronic format such as email or MS Word document, or Braille) when it is necessary to effectively communicate with persons who are blind or have low vision. The person with a disability is generally in the best position to determine which means of communication will be effective given that individual's disability; communication skill; and the length, nature, complexity, and content of the communication (e.g., use of legal or technical terms).

The Department is also committed to ensuring that its correspondence is effectively communicated with persons who have limited English proficiency (LEP). Questions about providing correspondence in translated formats for persons who have LEP should be directed to the Office of Fair Housing and Equal Opportunity.

CHAPTER II: Exhibits of Letters

Exhibit 2-1 Structural Elements of a Letter

Exhibit 2-2 Letter with Joint Signatures

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Structural Elements of a Letter

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-3000

OFFICE OF ADMINISTRATION

(Date)

Mr. Ari Zona
123 Desert Lane
Sun City, AZ 77054-7777

Dear Mr. Zona:

The following guidelines address structural elements of a HUD letter. Access Microsoft Word. Click on "File," "New," and "HUDDocs," select the appropriate letterhead. Make certain the font is Times New Roman, 12-pitch type. The cursor will be at the date line; however, most of the time the date will be added after the letter has been signed.

Hit "Enter" four times and type the inside address. Hit the spacebar two times between the state code and the ZIP Code. Hit "Enter" two times, type Dear, the professional or courtesy title, last name, and a colon. Hit "Enter" two times and hit "Tab" one time to begin typing the body of the letter.

Hit the spacebar two times after each sentence. For standard and short letters, single-space within each paragraph and double-space between paragraphs. Hit "Tab" one time before typing each paragraph. Hit "Enter" two times at the end of the last paragraph. Hit "Tab" six times and type Sincerely,. Hit "Enter" five times, hit "Tab" six times, and type the signer's name. Hit "Enter" one time, hit "Tab" six times, and type the title, aligned directly under the signer's name. Hit the spacebar two times to indent run-over lines. If there is an enclosure(s), hit "Enter" two times and type Enclosure(s). If a cc will be sent, hit "Enter" two times after typing the signer's title (or enclosure notation, if any) and type cc:. Hit "Enter" one time and type the recipient's name. List additional names single-spaced.

Sincerely,

Nevada Smith
Deputy Assistant Secretary
for Handbook Regulations

Enclosure(s) (if required)

cc: (if required)
Silvah Bells

This letter is typed in Times New Roman, 10-pitch type for this handbook exhibit only.

Letter with Joint Signatures

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410

(Date)

Mr. Ari Zona
123 Desert Lane
Sun City, AZ 77054-7777

Dear Mr. Zona:

Use the standard letter format as shown in Exhibit 2-1. For joint signatures, use general departmental letterhead (available in HUDDocs, "Generic HUD.dot") if the officials are in different primary organizations. Hit "Enter" two times after the last paragraph.

Hit "Tab" six times and type Sincerely,. Hit "Enter" five times, type the name of the first signer. Hit "Tab" five or six times (depending on the length of the names) and type the name of the second signer.

Single-space the title of each signer below and flush with their names. Limit signature elements to four lines or less. Indent run-over lines two spaces by hitting the spacebar two times.

Sincerely,

Barry Blanco
Assistant Secretary for Housing-Federal
Housing Commissioner

Amarillo T. Rose
Chief Human Capital Officer

Enclosure(s) (if required)

cc: (if required)
Silvah Bells

This letter is typed in Times New Roman, 10-pitch type for this handbook exhibit only.

CHAPTER III. MEMORANDUMS

3-1 Purpose.

This chapter explains how to prepare memorandums for signature by departmental officials and includes information on the concurrence and clearance process.

A. For details on policies for originating and controlling correspondence, see Chapter I.

B. For details on preparing letters, see Chapter II.

C. For details on preparing action or information memorandums to or from the Secretary or the Deputy Secretary, see Chapter IV.

D. For details on preparing White House correspondence, see Chapter V.

E. For details on preparing congressional correspondence, see Chapter VI.

3-2 Use.

The memorandum format is used for official internal correspondence; that is, with individuals or organizations within the Department.

3-3 Stationery and Printer Requirements.

A. Stationery.

1. Department letterhead is available in Microsoft Word in HUDDocs. To access HUDDocs, click on "File," click on "New," click on "My Templates," click on "HUDDocs," and select the appropriate letterhead.

2. When using HUDDocs, plain white stock suitable for laser printers is acceptable as an original because HUDDocs prints the letterhead.

3. For continuation pages, use plain white paper of equal quality.

B. Printer. Use a laser printer for all memorandums.

3-4 Type Style. Always use Times New Roman font, 12-pitch type.

3-5 Margins.

A. Standard Memorandum. The standard margins are one inch on the left, right, and bottom. The top margin is automatically set in HUDDocs.

B. Short Memorandum. The margins may be adjusted for balance on the page. Set the margins at 1.25 inches.

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3-6 Date.

In HUDDocs, the cursor will be at the date line; however, the date may be added after the memorandum has been signed.

3-7 Memorandum For Line.

A. Placement. (See Exhibit 3-1.)

B. Spacing. Single-space the addressee line(s). Limit each line to 3 inches or less. Indent run-over lines two spaces by hitting the spacebar two times.

C. Multiple Addressees. Prepare memorandums using one of the following:

1. (See Exhibit 3-2.) List addressees at the top when there are four or fewer;

2. (See Exhibit 3-3.) List addressees at the bottom when there are five or more, and they can be listed together at the bottom of the memorandum; or

3. (See Exhibit 3-4.) Attach a list of addressees when there are too many to be listed at the bottom of the memorandum.

3-8 Attention Line. (See Figure 3-1.) Use when directing the memorandum to the attention of someone within the addressee's office. After typing the office code of the addressee, hit "Enter" two times and type ATTENTION:. Then hit "Tab" three times and type the name, title, office (if appropriate), and office code of the person whose attention is required. Indent run-over lines two spaces by hitting the spacebar two times.

Figure 3-1

MEMORANDUM FOR:	Amarillo T. Rose, Chief Human Capital Officer, A
ATTENTION:	Rolando Rivers, Special Assistant, Office of the Chief Human Capital Officer, A
FROM:	Barry Blanco, Assistant Secretary for Housing--Federal Housing Commissioner, H
SUBJECT:	Assignment of Office Codes - Your Memorandum Dated February 8, 20xx

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3-9 Through Line. (See Figure 3-2.) Use when sending a memorandum through an intermediate office. After typing the office code of the last addressee (or the office code in the attention line), hit "Enter" two times and type THROUGH:. Hit "Tab" three times and type the name, title, office (if appropriate), and office code of the intermediate official. Indent run-over lines two spaces by hitting the spacebar two times.

Figure 3-2

MEMORANDUM FOR:	Rock N. Robin, Director, Office of Policy, Planning, and Training, AHC
THROUGH:	Peter Gunn, Director, Employee and Labor Relations and Performance Management Division, AHED
FROM:	Sampson DeLila, Director, Budget and Services Division, AHFB
SUBJECT:	OPM's Proposed Classification Review of Headquarters Positions

3-10 From Line.

A. One Signature. (See Exhibit 3-1.) The FROM line includes:

1. The signer's name;

2. The signer's title;

3. The name of the signer's office. Use only enough to identify the signer. For example, if the signer is a Branch Chief or Division Director, use the name of that Branch or Division only. Indent run-over lines two spaces by hitting the spacebar two times. Omit the office name when the title alone clearly identifies the signer; and

4. The signer's office code, which can be found on the hud@work website, at http://www5.hud.gov:63001/po/i/netlocator/, the employee directory.

B. Joint Signatures. (See Exhibit 3-5.)

3-11 Subject Line.

(See Exhibit 3-1.) The subject line briefly states the content of the memorandum.

3-12 Body of a Memorandum.

A. Placement and Spacing. (See Exhibit 3-1.)

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B. Paragraphs. (See Exhibit 3-1.)

C. Subparagraphs. (See Appendix C.)

D. Quotations. (See Appendix D to incorporate quotations into the body of a memorandum.)

E. Multiple-Page Memorandum. Do not begin a paragraph near the end of a page unless there is room for at least two lines. Do not continue a paragraph on the next page unless at least three lines can be carried over.

In HUDDocs, the cursor will be on the correct line for the page number. Number continuation pages at the top right margin and continue typing the memorandum three lines below.

3-13 Attachment Notation.

(See Exhibit 3-1.) If the memorandum has an attachment, type an attachment notation.

3-14 Courtesy Copy Notation.

(See Exhibit 3-1.) If the originator wants the addressee to know that someone else will receive a copy of the memorandum, type a cc (courtesy copy) notation.

3-15 Approval Block.

(See Figure 3-3.) Use an approval block to obtain the addressee's written approval, if necessary. Hit "Enter" two times after the body (attachment or cc notation, if any) and type the approval block.

Figure 3-3

_____ _____ _____

Approve Disapprove Date

_____

Comments

3-16 Concurrence Block.

(See Figure 3-4.) Use a concurrence block to obtain the addressee's written concurrence, if necessary. Hit "Enter" two times after the body (attachment or "cc" notation, if any) and type the concurrence block.

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Figure 3-4

_____	_____	_____
Concur	Nonconcur	Date

_____

Comments

3-17 Proofreading. Read the memorandum carefully to ensure there are no errors.

3-18 Follow concurrence, clearance, and dispatch procedures used by your program office's correspondence unit or point of contact for correspondence, to ensure accordance with current departmental policies and standards.

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CHAPTER III: Exhibits of Memorandums

Exhibit 3-1 Structural Elements of a Memorandum

Exhibit 3-2 Memorandum with Addressee List at the Top

Exhibit 3-3 Memorandum with Addressee List at the Bottom

Exhibit 3-4 Memorandum with Addressee List Attached

Exhibit 3-5 Memorandum with Joint Signatures

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Structural Elements of a Memorandum

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-3000

ASSISTANT SECRETARY FOR
ADMINISTRATION/CHIEF INFORMATION OFFICER

(Date)

MEMORANDUM FOR: Barry Blanco, Assistant Secretary for Housing--Federal Housing Commissioner, H

FROM: Amarillo T. Rose, Chief Human Capital Officer, A

SUBJECT: (Type the Subject of the Memorandum)

The following guidelines address structural elements of a HUD memorandum. Access Microsoft Word. Click on "File," "New," and "HUDDocs," select the appropriate letterhead. Make certain the font is Times New Roman, 12-pitch type. The cursor will be at the date line; however, most of the time the date will be added after the memorandum has been signed.

Hit "Enter" four times and type MEMORANDUM FOR:. Hit "Tab" one time and type the addressee's name, title, office (if appropriate), and office code. After typing the office code of the last addressee name in the memorandum for line (or attention or through lines, if used), hit "Enter" two times and type FROM:. Hit "Tab" three times and type the signer's name, title, office (if appropriate), and office code. After typing the office code of the signer, hit "Enter" two times and type SUBJECT:. Hit "Tab" three times and type the subject. Capitalize the first letter of the first word in the subject line and each subsequent word except for articles, prepositions, and pronouns. Indent run-over lines two spaces by hitting the spacebar two times. Hit "Enter" three times and hit "Tab" one time to begin typing the body of the memorandum.

Hit the spacebar two times after each sentence. For standard and short memorandums, single-space within each paragraph and double-space between paragraphs. Hit "Tab" one time before typing each paragraph. If there is an attachment(s), hit "Enter" two times at the end of the last paragraph and type Attachment(s). If a cc will be sent, hit "Enter" two times at the end of the last paragraph (or attachment notation, if any) and type cc:. Hit "Enter" one time and type the recipient's name, title, office (if appropriate), and office code. Indent run-over lines two spaces by hitting the spacebar two times. List additional names single-spaced.

Attachment(s) (if required)

cc: (if required)
Silvah Bells, Deputy Chief Human Capital Officer, A

This memorandum is typed in Times New Roman, 10-pitch type for this handbook exhibit only.

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Memorandum with Addressee List at the Top

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-3000

ASSISTANT SECRETARY FOR
ADMINISTRATION/CHIEF INFORMATION OFFICER

(Date)

MEMORANDUM FOR: Barry Blanco, Assistant Secretary for Housing-Federal Housing Commissioner, H
Harpo Winfrey, Assistant Secretary for Community Planning and Development, D
James Bond, Inspector General, G
Martha Vineyard, Director, Executive Secretariat, AHFD

FROM: Amarillo T. Rose, Chief Human Capital Officer, A

SUBJECT: (Type the Subject of the Memorandum)

This is a standard memorandum format with the individuals receiving the memorandum listed at the top of the memorandum. The same preparation instructions apply as outlined in Exhibit 3-1.

List addressees at the top when there are four or fewer. After MEMORANDUM FOR:, hit "Tab" one time and list the addressees on separate lines, single-spaced. For each, type the name, title, office (if appropriate), and office code. Indent run-over lines two spaces by hitting the spacebar two times.

Use group designations when appropriate. After MEMORANDUM FOR:, hit "Tab" one time and type the group designation name, e.g., Principal Staff, Regional Directors, or HUD Staff. When using several group designations, list each on a separate line, single-spaced.

Attachment(s) (if required)

cc: (if required)
Silvah Bells, Deputy Chief Human Capital Officer, A

This memorandum is typed in Times New Roman, 10-pitch type for this handbook exhibit only.

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Memorandum with Addressee List at the Bottom

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-8000

ASSISTANT SECRETARY FOR HOUSING-
FEDERAL HOUSING COMMISSIONER

(Date)

MEMORANDUM FOR: SEE LIST BELOW

FROM: Barry Blanco, Assistant Secretary for Housing-Federal Housing Commissioner, H

SUBJECT: (Type the Subject of the Memorandum)

This is a standard memorandum format with the individuals receiving the memorandum listed at the bottom of the memorandum. The same preparation instructions apply as outlined in Exhibit 3-1.

List addressees at the bottom when there are five or more and they will fit together after the last paragraph (or attachment or cc notation, if any).

After MEMORANDUM FOR:, hit "Tab" one time and type SEE LIST BELOW. Hit "Enter" two times at the end of the last paragraph (or attachment or cc notation, if any) and type ADDRESSEES:. Hit "Enter" one time and list the addressees on separate lines, single-spaced. For each, type the name, title, office (if appropriate), and office code. Indent run-over lines two spaces by hitting the spacebar two times.

Attachment(s) (if required)

cc: (if required)
Silvah Bells, Deputy Chief Human Capital Officer, A

ADDRESSEES:
LillieFlowers, General Deputy Assistant Secretary for Housing, H
Joseph Pheen, Deputy Assistant Secretary for Policy, Financial Management and Administration, HP
Linda Hand, Deputy Assistant Secretary for Single Family Housing, HS
Chris Kringle, Deputy Assistant Secretary for Multifamily Housing, HM
Ida Claire, Director, Transitional Housing, HT

This memorandum is typed in Times New Roman, 10-pitch type for this handbook exhibit only.

Memorandum with Addressee List Attached

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-7000

ASSISTANT SECRETARY FOR
COMMUNITY PLANNING AND DEVELOPMENT

(Date)

MEMORANDUM FOR: SEE LIST ATTACHED

FROM: Harpo Winfrey, Assistant Secretary for Community Planning and Development, D

SUBJECT: [Type the Subject of the Memorandum)

This is a standard memorandum format with the addressee list attached. The addressee list will always be on a separate page, be the last page of the memorandum, and contain only the list of addressees.

List addressees on a separate page when there are too many to be listed together at the bottom of the memorandum. After MEMORANDUM FOR:, hit "Tab" one time and type SEE LIST ATTACHED.

At the end of the last paragraph (or attachment or cc notation, if any) insert a page break. The cursor will be on the correct line for the page number. Number the page at the top right margin. Three lines below, at the left margin, type ADDRESSEES:. Hit "Enter" one time and list the addressees on separate lines single-spaced. For each addressee, type the name, title, office (if appropriate), and office code. Indent run-over lines two spaces by hitting the spacebar two times.

Attachment(s) (if required)

cc: (if required)
Silvah Bells, Deputy Chief Human Capital Officer, A

This memorandum is typed in Times New Roman, 10-pitch type for this handbook exhibit only.

ADDRESSEES:
Amarillo T. Rose, Chief Human Capital Officer, A
Barry Blanco, Assistant Secretary for Housing--Federal Housing Commissioner, H
Jaycee Lyons, Assistant Secretary for Public and Indian Housing, P
Sunny Day, Assistant Secretary for Fair Housing and Equal Opportunity, E
Wolff Hunter, Assistant Secretary for Policy Development and Research, R
Frederick E. West, Director for Field Policy and Management, M

This memorandum is typed in Times New Roman, 10-pitch type for this handbook exhibit only.

Memorandum with Joint Signatures

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410

(Date)

MEMORANDUM FOR: Principal Staff

SUBJECT: (Type the Subject of the Memorandum)

Use the standard memorandum format as shown in Exhibit 3-1. However, there will be no FROM line. For joint signatures, use general Departmental letterhead (available in HUDDocs, "Generic HUD.dot") if the officials are in different primary organizations. Hit "Enter" five times at the end of the last paragraph and type the name of the first signer. Then hit "Tab" five or six times (depending on the length of the names) and type the name of the second signer.

Single-space the title of each signer below and flush with their names. Limit signature elements to four lines or less. Indent run-over lines two spaces by hitting the spacebar two times.

Barry Blanco
Assistant Secretary for Housing-Federal
Housing Commissioner, H

Amarillo T. Rose
Chief Human Capital Officer, A

Attachment(s) (if required)

cc: (if required)
Silvah Bells, Deputy Chief Human Capital Officer, A

This memorandum is typed in Times New Roman, 10-pitch type for this handbook exhibit only.

CHAPTER IV. SECRETARIAL CORRESPONDENCE

4-1 Purpose.

The term secretarial correspondence refers to the Secretary's and Deputy Secretary's correspondence. This chapter explains how to prepare letters and memorandums for their signatures, as well as memorandums for their action or information. Use Chapter VI for guidelines on preparation of secretarial correspondence to Members of Congress.

A. For information on how letters and memorandums are written, see Chapter I.

B. For details on preparing letters, see Chapter II.

C. For details on preparing memorandums, see Chapter III.

D. For details on preparing White House correspondence, see Chapter V.

E. For details on preparing congressional correspondence, see Chapter VI.

4-2 Use.

A. The letter format is used for formal correspondence with the public and government agencies and to convey awards, commendations, congratulations, condolences, etc.

B. The memorandum format is used for official, internal correspondence with individuals or organizations within the Department.

4-3 Stationery and Printer Requirements.

A. Stationery for Letters and Memorandums for the Secretary's or Deputy Secretary's signature. Department letterhead is available in Microsoft Word in HUDDocs.

1. To access HUDDocs, click on "File," click on "New," click on "My Templates," click on "HUDDocs," and select the appropriate letterhead.

2. As a rule, when preparing correspondence for the Secretary's or Deputy Secretary's signature use:

a. "The Secretary" 8-1/2" x 11" ivory stationery with the eagle logo. In HUDDocs, select "SecIvory 306" for the proper format. For continuation pages, use the matching blank ivory stock;

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b. "The Deputy Secretary" HUDDocs template, "DepSec 306". When using HUDDocs, plain white stock suitable for laser printers is acceptable as an original because HUDDocs prints the letterhead; and

c. For continuation pages, use plain white paper of equal quality.

B. Printer. Use a laser printer for all letters.

4-4 Type Style.

Always use Times New Roman font, 12-pitch type.

4-5 Margins.

A. Standard Letter. The standard margins are one inch on the left, right, and bottom. The top margin is automatically set in HUDDocs.

B. Short Letter. The margins may be adjusted for balance on the page. Set the margins at 1.25 inches. Hit "Tab" five times for the signature block on letters.

4-6 Date.

In HUDDocs, the cursor will be at the date line; however, most of the time the date will be added after signature.

4-7 Letter for the Secretary's or Deputy Secretary's Signature.

A. Addressing a Secretarial Letter. (See Appendix A for models of address and general rules.)

1. Placement. (See Exhibit 4-1 or 4-2.)

2. Spacing.

a. Single-space the address and arrange it in block style.

b. Limit the address to five lines or less on the letter.

c. Limit each line to 3 inches or less.

d. Indent run-over lines two spaces by hitting the spacebar two times.

e. If more than five lines are needed to ensure delivery, type the complete address on the envelope.

3. Multiple Addressees. Prepare letters using one of the following:

   a. Prepare an original for each addressee;

   b. In response to incoming correspondence with multiple signatures, prepare a single reply to the first person who signed the letter. In the first paragraph, state that the reply is also intended for the other addressees; or

   c. In response to petitions or resolutions, prepare a single reply addressed to the person who submitted the petition or resolution or to the first person who signed it. In the body of the letter, mention the other addressees as a group.

4. State and Territory Abbreviations Table. (See Appendix B.)

5. ZIP Code. All ZIP Codes should consist of nine digits (ZIP Code + 4). To find a ZIP Code + 4 when a street or postal address is available, go to the United States Postal Service website at www.usps.com and click on "Look Up a ZIP Code."

6. Attention Line. Attention lines are not necessary unless required by the incoming letter. If one is necessary, insert it as the first line of the inside address – with or without the word "Attention".

B. Salutation. (See Exhibit 4-1 or 4-2.) Do not personalize the salutation. The signer will personalize the salutation on the original, if necessary.

C. Body of a Secretarial Letter.

1. Placement and Spacing. (See Exhibit 4-1 or 4-2.)

2. Paragraphs. (See Exhibit 4-1 or 4-2.)

3. Subparagraphs. (See Appendix C.)

4. Quotations. (See Appendix D to incorporate quotations into the body of a letter.)

5. Multiple-Page Letter.

   a. Do not begin a paragraph near the end of a page unless there is room for at least two lines.

   b. Do not continue a paragraph on the next page unless at least three lines can be carried over.

c. In HUDDocs, the cursor will be on the correct line for the page number. Number continuation pages at the top right margin and continue typing the letter three lines below.

D. Complimentary Close. (See Exhibit 4-1 or 4-2 and Appendix A.)

E. Signature Element. (See Exhibit 4-1 or 4-2.)

F. Enclosure Notation. (See Exhibit 4-1 or 4-2.) If the letter has an enclosure, type an enclosure notation.

G. Courtesy Copy Notation. (See Exhibit 4-1 or 4-2.) If the originator wants the addressee to know that someone else will receive a copy of the letter, type a cc (courtesy copy) notation.

H. Envelope(s). Use "The Secretary" ivory envelopes or "The Deputy Secretary" white envelopes. Prepare envelope(s), or label(s) for large envelopes, for the original and any external copies using Times New Roman font, 12-pitch type.

I. Proofreading. Read the letter(s) and envelope(s) or label(s) carefully to ensure there are no errors.

J. Routing. Follow concurrence, clearance, and dispatch procedures used by your program office's correspondence unit or point of contact for correspondence, to ensure accordance with current departmental policies and standards.

(**Note:** You must send all letters prepared for the Secretary's or Deputy Secretary's signature to the Executive Secretariat for review, final clearances, and dispatch.)

4-8 Memorandum for the Secretary's or Deputy Secretary's Signature.

A. Memorandum For Line.

1. Placement. (See Exhibit 4-3 or 4-4.)

2. Spacing. Single-space the addressee line(s). Limit each line to 3 inches or less. Indent run-over lines two spaces by hitting the spacebar two times.

3. Multiple Addressees. Prepare memorandums by using one of the following:

a. (See Exhibit 4-5.) List addressees at the top when there are four or fewer;

b. (See Exhibit 4-6.) List addressees at the bottom when there are five or more and can be listed together at the bottom of the memorandum; or

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c. (See Exhibit 4-7.) Attach a list of addressees when there are too many to be listed at the bottom of the memorandum.

B. Attention Line. (See Figure 4-7.) Use when directing the memorandum to the attention of someone within the addressee's office.

After typing the office code of the addressee, hit "Enter" two times and type ATTENTION:. Then hit "Tab" three times and type the name, title, office (if appropriate), and office code of the person whose attention is required. Indent run-over lines two spaces by hitting the spacebar two times.

Figure 4-7

MEMORANDUM FOR:	Amarillo T. Rose, Chief Human Capital Officer, A
ATTENTION:	Roland Rivers, Special Assistant, Office of the Chief Human Capital Officer, A
FROM:	(See Exhibit 4-4 or 4-5.)
SUBJECT:	Assignment of Office Codes - Your Memorandum Dated February 4, 20XX

C. Through Line. (See Figure 4-8.) Use when sending a memorandum through an intermediate office.

After typing the correspondence code of the last addressee (or the office code in the attention line), hit "Enter" two times and type THROUGH:. Hit "Tab" three times and type the name, title, office (if appropriate), and office code of the intermediate official. Indent run-over lines two spaces by hitting the spacebar two times.

Figure 4-8

MEMORANDUM FOR:	Rock N. Robin, Director, Office of Personnel and Training, AP
THROUGH:	Peter Green, Director, Management and Labor Relations Division, APR
FROM:	(See Exhibit 4-3 or 4-4.)
SUBJECT:	OPM's Proposed November Classification Review of Headquarters Positions

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D. From Line. (See Exhibit 4-3 or 4-4.)

E. Subject Line. (See Exhibit 4-3 or 4-4.) The subject briefly states the content of the memorandum.

F. Body of a Memorandum for the Secretary's or Deputy Secretary's Signature.

1. Placement and Spacing. (See Exhibit 4-3 or 4-4.)

2. Paragraphs. (See Exhibit 4-3 or 4-4.)

3. Subparagraphs. (See Appendix C.)

4. Quotations. (See Appendix D to incorporate quotations into the body of a memorandum.)

5. Multiple-Page Memorandum.

a. Do not begin a paragraph near the end of a page unless there is room for at least two lines.

b. Do not continue a paragraph on the next page unless at least three lines can be carried over.

c. In HUDDocs, the cursor will be on the correct line for the page number. Number continuation pages at the top right margin and continue typing the letter three lines below.

G. Attachment Notation. (See Exhibit 4-3 or 4-4.) If the memorandum has an attachment, type an attachment notation.

H. Courtesy Copy Notation. (See Exhibit 4-3 or 4-4.) If the originator wants the addressee to know that someone else will receive a copy of the memorandum, type a "cc" (courtesy copy) notation.

I. Proofreading. Read the memorandum(s) carefully to ensure there are no errors.

J. Follow concurrence, clearance, and dispatch procedures used by your program office's correspondence unit or point of contact for correspondence, to ensure accordance with current departmental policies and standards.

(**Note:** You must send all memorandums prepared for the Secretary's or Deputy Secretary's signature to the Executive Secretariat for review, final clearances, and dispatch.)

4-9 Action Memorandum to the Secretary or Deputy Secretary.

A. Stationery. An action memorandum to the Secretary or Deputy Secretary is prepared on the letterhead of the appropriate program office.

1. Departmental letterhead is available in Word in HUDDocs. To access HUDDocs, click on "File," click on "New," click on "My Templates," click on "HUDDocs," and select the appropriate letterhead.

2. When using HUDDocs, plain white stock suitable for laser printers is acceptable as an original because HUDDocs prints the letterhead.

3. For continuation pages, use plain white paper of equal quality.

B. Date. In HUDDocs, the cursor will be at the date line; however, the date will be added after the memorandum has been signed.

C. Memorandum For Line. (See Exhibit 4-8 or 4-9.)

D. Through Line.

1. All action memorandums for the Secretary are routed through the Deputy Secretary. (See Exhibit 4-8.)

2. An action memorandum for the Deputy Secretary that contains a THROUGH line is formatted as shown in Figure 4-12.

After typing The Deputy Secretary in the memorandum for line, hit "Enter" two times and type THROUGH:. Then hit "Tab" three times and type the name, title, office (if appropriate), and office code of the intermediate official. Indent run-over lines two spaces by hitting the spacebar two times.

Figure 4-12

MEMORANDUM FOR:	The Deputy Secretary
THROUGH:	Jon Jonson, Chief Financial Officer, F
FROM:	Amarillo T. Rose, Chief Human Capital Officer, A
SUBJECT:	ACTION—Fiscal Year Budget for the Office of Administration

E. From Line. (See Exhibit 4-8 or 4-9.) The FROM line includes:

1. The signer's name;

2. The signer's title;

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3. The name of the signer's office (if appropriate), using only enough to identify the signer. For example, if the signer is a Branch Chief or Division Director, use the name of that Branch or Division only. Indent run-over lines two spaces by hitting the spacebar two times. Omit the office name when the title alone clearly identifies the signer; and

4. The signer's office code.

F. Subject Line. (See Exhibit 4-8 or 4-9.) The subject briefly states the action being requested in the memorandum.

G. Body of an Action Memorandum to the Secretary or Deputy Secretary.

1. Placement and Spacing. (See Exhibit 4-9 or 4-10.)

2. Paragraphs. (See Exhibit 4-9 or 4-10.)

3. Subparagraphs. (See Appendix C.)

4. Quotations. (See Appendix D for how to incorporate quotations into the body of a memorandum.)

5. Multiple-Page Memorandum.

a. Do not begin a paragraph near the end of a page unless there is room for at least two lines.

b. Do not continue a paragraph on the next page unless at least three lines can be carried over.

c. In HUDDocs, the cursor will be on the correct line for the page number. Number continuation pages at the top right margin and continue typing the memorandum three lines below.

H. Attachment Notation. (See Exhibit 4-8 or 4-9.) If the memorandum has an attachment, type an attachment notation.

I. Courtesy Copy Notation. (See Exhibit 4-8 or 4-9.) If the originator wants the addressee to know that someone else will receive a copy of the memorandum, type a cc (courtesy copy) notation.

J. Approval Block. (See Exhibit 4-8 or 4-19.)

K. Proofreading. Read the memorandum(s) carefully to ensure there are no errors.

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L. Follow concurrence, clearance, and dispatch procedures used by your program office's correspondence unit or point of contact for correspondence, to ensure accordance with current departmental policies and standards. (**Note:** You must send all action memorandums prepared for the Secretary's or Deputy Secretary's signature to the Executive Secretariat for review, final clearances, and dispatch.)

4-10 Information Memorandum to the Secretary or Deputy Secretary.

A. Stationery. An information memorandum to the Secretary or Deputy Secretary is prepared on the letterhead of the appropriate program office.

1. Departmental letterhead is available in Word in HUDDocs. To access HUDDocs, click on "File," click on "New," click on "My Templates," click on "HUDDocs," and select the appropriate letterhead.

2. When using HUDDocs, plain white stock suitable for laser printers is acceptable as an original because HUDDocs prints the letterhead.

3. For continuation pages, use plain white paper of equal quality.

B. Date. In HUDDocs, the cursor will be at the date line; however, the date will be added after the memorandum has been signed.

C. Memorandum For Line. (See Exhibit 4-10 or 4-11.)

D. Through Line.

1. All information memorandums for the Secretary are routed through the Deputy Secretary. (See Exhibit 4-10.)

2. An information memorandum for the Deputy Secretary that contains a THROUGH line is formatted as shown in Figure 4-16.

After typing The Deputy Secretary in the MEMORANDUM FOR line, hit "Enter" two times and type THROUGH:. Then hit "Tab" three times and type the name, title, office (if appropriate), and office code of the intermediate official. Indent run-over lines two spaces by hitting the spacebar two times.

Figure 4-16

MEMORANDUM FOR:	The Deputy Secretary
THROUGH:	Jon Jonson, Chief Financial Officer, F
FROM:	Amarillo T. Rose, Chief Human Capital Officer, A

E. From Line. (See Exhibit 4-10 or 4-10.)

F. Subject Line. (See Exhibit 4-10 or 4-11.) The subject briefly states the content of the memorandum.

G. Body of an Information Memorandum to the Secretary or Deputy Secretary.

1. Placement and Spacing. (See Exhibit 4-10 or 4-11.)

2. Paragraphs. (See Exhibit 4-10 or 4-11.)

3. Subparagraphs. (See Appendix C.)

4. Quotations. (See Appendix D to incorporate quotations into the body of a memorandum.)

5. Multiple-Page Memorandum.

a. Do not begin a paragraph near the end of a page unless there is room for at least two lines.

b. Do not continue a paragraph on the next page unless at least three lines can be carried over.

c. In HUDDocs, the cursor will be on the correct line for the page number. Number continuation pages at the top right margin and continue typing the memorandum three lines below.

H. Attachment Notation. (See Exhibit 4-10 or 4-11.) If the memorandum has an attachment, type an attachment notation.

I. Courtesy Copy Notation. (See Exhibit 4-10 or 4-11.) If the originator wants the addressee to know that someone else will receive a copy of the memorandum, type a cc (courtesy copy) notation.

J. Proofreading. Read the memorandum carefully to ensure there are no errors.

K. Follow concurrence, clearance, and dispatch procedures used by your program office's correspondence unit or point of contact for correspondence, to ensure accordance with current departmental policies and standards.

(**Note:** You must send all information memorandums for the Secretary or Deputy Secretary to the Executive Secretariat for appropriate handling.)

Chapter IV Exhibits: Secretarial Letters and Memorandums

Exhibit 4-1 Structural Elements of a Letter for the Secretary's Signature

Exhibit 4-2 Structural Elements of a Letter for the Deputy Secretary's Signature

Exhibit 4-3 Structural Elements of a Memorandum for the Secretary's Signature

Exhibit 4-4 Structural Elements of a Memorandum for the Deputy Secretary's Signature

Exhibit 4-5 Memorandum for Secretarial Signature with Addressee List at the Top

Exhibit 4-6 Memorandum for Secretarial Signature with Addressee List at the Bottom

Exhibit 4-7 Memorandum for Secretarial Signature with Addressee List Attached

Exhibit 4-8 Action Memorandum to the Secretary

Exhibit 4-9 Action Memorandum to the Deputy Secretary

Exhibit 4-10 Information Memorandum to the Secretary

Exhibit 4-11 Information Memorandum to the Deputy Secretary

Structural Elements of a Letter for the Secretary's Signature

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410 + 4

THE SECRETARY

(Date)

The Honorable Jung Mann
Secretary of the Interior
1849 C Street, NW
Washington, DC 20240 + 4

Dear Secretary Mann:

The following guidelines address structural elements of a letter for the Secretary's signature. Access Microsoft Word. Click on "File," "New," and "HUDDocs," and then select "SecIvory 306" letterhead. Make certain the font is Times New Roman, 12-pitch type. The cursor will be at the date line; however, the date will be added after the letter has been signed.

Hit "Enter" four times and type the inside address. Hit the spacebar two times between the state code and the ZIP Code. Hit "Enter" two times, type Dear, the professional or courtesy title, last name, and a colon. Hit "Enter" two times and hit "Tab" one time to begin typing the body of the letter.

Hit the spacebar two times after each sentence. For standard and short letters, single-space within each paragraph and double-space between paragraphs. Hit "Tab" one time before typing each paragraph. Hit "Enter" two times at the end of the last paragraph. Hit "Tab" six times and type Sincerely,. Hit "Enter" five times, hit "Tab" six times, and type the Secretary's name. Do not use the Secretary's middle initial or title when typing the signature line. If there is an enclosure(s), hit "Enter" two times and type Enclosure(s). If a cc will be sent, hit "Enter" two times after typing the Secretary's name (or enclosure notation, if any) and type cc:. Hit "Enter" one time and type the recipient's name. List additional names single-spaced.

Sincerely,

(Insert Secretary's name)

Enclosure(s) (if required)

cc: (if required)
Silvah Bells

This letter is typed in Times New Roman, 10-pitch type for this handbook exhibit only.

Structural Elements of a Letter for the Deputy Secretary's Signature

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
THE DEPUTY SECRETARY
WASHINGTON, DC 20410-0050

(Date)

The Honorable Jung Mann
Secretary of the Interior
1849 C Street, NW
Washington, DC 20240 + 4

Dear Secretary Mann:

The following guidelines address structural elements of a letter for the Deputy Secretary's signature. Access Microsoft Word. Click on "File," "New," and "HUDDocs," and then select "DepSec 306" letterhead. Make certain the font is Times New Roman, 12-pitch type. The cursor will be at the date line; however, the date will be added after the letter has been signed.

Hit "Enter" four times and type the inside address. Hit the spacebar two times between the state code and the ZIP Code. Hit "Enter" two times, type Dear, the professional or courtesy title, last name, and a colon. Hit "Enter" two times and hit "Tab" one time to begin typing the body of the letter.

Hit the spacebar two times after each sentence. For standard and short letters, single-space within each paragraph and double-space between paragraphs. Hit "Tab" one time before typing each paragraph. Hit "Enter" two times at the end of the last paragraph. Hit "Tab" six times and type Sincerely,. Hit "Enter" five times, hit "Tab" six times, and type the Deputy Secretary's name. Do not use the Deputy Secretary's middle initial or title when typing the signature line. If there is an enclosure(s), hit "Enter" two times and type Enclosure(s). If a cc will be sent, hit "Enter" two times after typing the Deputy Secretary's name (or enclosure notation, if any) and type cc:. Hit "Enter" one time and type the recipient's name. List additional names single-spaced.

Sincerely,

(Insert Deputy Secretary's name)

Enclosure(s) (if required)

cc: (if required)
Silvah Bells

This letter is typed in Times New Roman, 10-pitch type for this handbook exhibit only.

Structural Elements of a Memorandum for the Secretary's Signature

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410 + 4

THE SECRETARY

(Date)

MEMORANDUM FOR: Barry Blanco, Assistant Secretary for Housing–Federal Housing Commissioner, H

FROM: (Type the Secretary's Name)

SUBJECT: (Type the Subject of the Memorandum)

The following guidelines address structural elements of a memorandum for the Secretary's signature. Access Microsoft Word. Click on "File," "New," and "HUDDocs," and then select "SecIvory 306" letterhead. Make certain the font is Times New Roman, 12-pitch type. The cursor will be at the date line; however, the date will be added after the memorandum has been signed.

Hit "Enter" four times and type MEMORANDUM FOR:. Hit "Tab" one time and type the addressee's name, title, office (if appropriate), and office code. After typing the office code of the last addressee in the memorandum for line (or attention or through lines, if used), hit "Enter" two times and type FROM:. Hit "Tab" three times and type the Secretary's name. Do not type the Secretary's middle initial, title, or office code on the from line. After typing the Secretary's name, hit "Enter" two times and type SUBJECT:. Hit "Tab" three times and type the subject. Capitalize the first letter of the first word in the subject line and each subsequent word except for articles, prepositions, and pronouns. Indent run-over lines two spaces by hitting the spacebar two times. Hit "Enter" three times and hit "Tab" one time to begin typing the body of the memorandum.

Hit the spacebar two times after each sentence. For standard and short memorandums, single-space within each paragraph and double-space between paragraphs. Hit "Tab" one time before typing each paragraph. If there is an attachment(s), hit "Enter" two times at the end of the last paragraph and type Attachment(s). If a cc will be sent, hit "Enter" two times at the end of the last paragraph (or attachment notation, if any) and type cc:. Hit "Enter" one time and type the recipient's name, title, office (if appropriate), and office code. Indent run-over lines two spaces by hitting the spacebar two times. List additional names single-spaced.

Attachment(s) (if required)

cc: (if required)
Silvah Bells, Deputy Chief Human Capital Officer, A

This memorandum is typed in Times New Roman, 10-pitch type for this handbook exhibit only.

Structural Elements of a Memorandum for the Deputy Secretary's Signature

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
THE DEPUTY SECRETARY
WASHINGTON, DC 20410-0050

(Date)

MEMORANDUM FOR: Barry Blanco, Assistant Secretary for Housing–Federal Housing Commissioner, H

FROM: (Type the Deputy Secretary's Name)

SUBJECT: (Type the Subject of the Memorandum)

The following guidelines address structural elements of a memorandum for the Deputy Secretary's signature. Access Microsoft Word. Click on "File," "New," and "HUDDocs," and then select "DepSec 306" letterhead. Make certain the font is Times New Roman, 12-pitch type. The cursor will be at the date line; however, the date will be added after the memorandum has been signed.

Hit "Enter" four times and type MEMORANDUM FOR:. Hit "Tab" one time and type the addressee's name, title, office (if appropriate), and office code. After typing the office code of the last addressee in the memorandum for line (or attention or through lines, if used), hit "Enter" two times and type FROM:. Hit "Tab" three times and type the Deputy Secretary's name. Do not type the Deputy Secretary's middle initial, title, or office code on the from line. After typing the Deputy Secretary's name, hit "Enter" two times and type SUBJECT:. Hit "Tab" three times and type the subject. Capitalize the first letter of the first word in the subject line and each subsequent word except for articles, prepositions, and pronouns. Indent run-over lines two spaces by hitting the spacebar two times. Hit "Enter" three times and hit "Tab" one time to begin typing the body of the memorandum.

Hit the spacebar two times after each sentence. For standard and short memorandums, single-space within each paragraph and double-space between paragraphs. Hit "Tab" one time before typing each paragraph. If there is an attachment(s), hit "Enter" two times at the end of the last paragraph and type Attachment(s). If a cc will be sent, hit "Enter" two times at the end of the last paragraph (or attachment notation, if any) and type cc:. Hit "Enter" one time and type the recipient's name, title, office (if appropriate), and office code. Indent run-over lines two spaces by hitting the spacebar two times. List additional names single-spaced.

Attachment(s) (if required)

cc: (if required)
Silvah Bells, Deputy Chief Human Capital Officer, A

This memorandum is typed in Times New Roman, 10-pitch type for this handbook exhibit only.

Memorandum for Secretarial Signature with Addressee List at the Top

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410 + 4

THE SECRETARY

(Date)

MEMORANDUM FOR: Barry Blanco, Assistant Secretary for Housing-Federal Housing Commissioner, H
Harpo Winfrey, Assistant Secretary for Community Planning and Development, D
James Bond, Inspector General, G
Martha Vineyard, Director, Executive Secretariat, AHFD

FROM: (Type the Secretary's Name)

SUBJECT: (Type the Subject of the Memorandum)

This is a standard memorandum format with the individuals receiving the memorandum listed at the top of the memorandum. The same preparation instructions apply as outlined in Exhibit 4-4.

List addressees at the top when there are four or fewer. After MEMORANDUM FOR:, hit "Tab" one time and list the addressees on separate lines, single-spaced. For each, type the name, title, office (if appropriate), and office code. Indent run-over lines two spaces by hitting the spacebar two times.

Use group designations when appropriate. After MEMORANDUM FOR:, hit "Tab" one time and type the group designation name, e.g., Principal Staff, Regional Directors, or HUD Staff. When using several group designations, list each on a separate line, single-spaced.

Attachment(s) (if required)

cc: (if required)
Silvah Bells, Deputy Chief Human Capital Officer, A

The format for the Deputy Secretary's memorandum with addressee list at the top is identical. This memorandum is typed in Times New Roman, 10-pitch type for this handbook exhibit only.

Memorandum for Secretarial Signature with Addressee List at the Bottom

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410 + 4

THE SECRETARY

(Date)

MEMORANDUM FOR: SEE LIST BELOW

FROM: (Type the Secretary's Name)

SUBJECT: (Type Subject of the Memorandum)

This is a standard memorandum format with the individuals receiving the memorandum listed at the bottom of the memorandum. The same preparation instructions apply as outlined in Exhibit 4-4.

List addressees at the bottom when there are five or more and will fit together after the last paragraph (or attachment or cc notation, if any). After MEMORANDUM FOR:, hit "Tab" one time and type SEE LIST BELOW. At the end of the last paragraph (or attachment or cc notation, if any), hit "Enter" two times and type ADDRESSEES:. Hit "Enter" one time and list the addressees on separate lines, single-spaced. For each, type the name, title, office (if appropriate), and office code. Indent run-over lines two spaces by hitting the spacebar two times.

Attachment(s) (if required)

cc: (if required)
Silvah Bells, Deputy Chief Human Capital Officer, A

ADDRESSEES:
Lillie Flowers, General Deputy Assistant Secretary for Housing, H
Joseph Pheen, Deputy Assistant Secretary for Policy, Financial Management and Administration, HP
Inne Vane, Deputy Assistant Secretary for Single Family Housing, HS
Chris Kringle, Deputy Assistant Secretary for Multifamily Housing, HM
Ide Claire, Director, Transitional Housing, HT

The format for the Deputy Secretary's memorandum with addressee list at the bottom is identical. This memorandum is typed in Times New Roman, 10-pitch type for this handbook exhibit only.

Memorandum for Secretarial Signature with Addressee List Attached

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410 + 4

THE SECRETARY

(Date)

MEMORANDUM FOR: SEE LIST ATTACHED

FROM: (Type the Secretary's Name)

SUBJECT: (Type the Subject of the Memorandum)

This is a standard memorandum format with the addressee list attached. The addressee list will always be on a separate page, be the last page of the memorandum, and contain only the list of addressees.

List addressees on a separate page when there are too many to be listed together after the last paragraph (or attachment or cc notation, if any). After MEMORANDUM FOR:, hit "Tab" one time and type SEE LIST ATTACHED.

At the end of the last paragraph (or attachment or cc notation, if any), insert a page break. The cursor will be on the correct line for the page number. Number the page at the top right margin. Three lines below at the left margin, type ADDRESSEES:. Hit "Enter" one time and list the addressees on separate lines single-spaced. For each addressee, type the name, title, office (if appropriate), and office code. Indent run-over lines two spaces by hitting the spacebar two times.

Attachment(s) (if required)

cc: (if required)
Silvah Bells, Deputy Chief Human Capital Officer, A

This memorandum is typed in Times New Roman, 10-pitch type for this handbook exhibit only.

ADDRESSEES:
Amarillo T. Rose, Chief Human Capital Officer, A
Barry Blanco, Assistant Secretary for Housing-Federal Housing Commissioner, H
Jaycee Lyons, Assistant Secretary for Public and Indian Housing, P
Sunny Day, Assistant Secretary for Fair Housing and Equal Opportunity, E
Wolff Hunter, Assistant Secretary for Policy Development and Research, R
Frederick E. West, Director for Field Policy and Management, M

The format for the Deputy Secretary's memorandum with addressee list attached is identical. This memorandum is typed in Times New Roman, 10-pitch type for this handbook exhibit only.

Action Memorandum to the Secretary

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-3000

ASSISTANT SECRETARY FOR
ADMINISTRATION/CHIEF INFORMATION OFFICER

(Date)

MEMORANDUM FOR: The Secretary

THROUGH: (Type the Deputy Secretary's Name), Deputy Secretary, SD

FROM: Amarillo T. Rose, Chief Human Capital Officer, A

SUBJECT: ACTION--(Type the Subject of the Memorandum)

ACTION BY**:** January 31, 20XX

The following guidelines address structural elements of a memorandum for the Secretary's action. Access Microsoft Word. Click on "File," "New," and "HUDDocs," and select the appropriate letterhead. Make certain the font is Times New Roman, 12-pitch type. The cursor will be at the date line; however, the date will be added after the memorandum has been signed.

Hit "Enter" four times and type MEMORANDUM FOR:. Hit "Tab" one time and type The Secretary. Hit "Enter" two times and type THROUGH:. Hit "Tab" three times and type Ron Sims, Deputy Secretary, SD. Hit "Enter" two times and type FROM:. Hit "Tab" three times and type the signer's name, title, office (if appropriate), and office code. After typing the office code of the signer, hit "Enter" two times and type SUBJECT:. After typing SUBJECT:, hit "Tab" three times and type ACTION-- followed by the action being requested. After typing the subject line, hit "Enter" two times and type ACTION BY:. Hit "Tab" two times and type the date by which the action must be completed. After typing the date in the action by line, hit "Enter" three times and type **ISSUE:**.

ISSUE:

After typing ISSUE:, hit "Enter" two times, hit "Tab" one time, and type the issue statement. If there is more than one paragraph, double-space between paragraphs.

After typing the last word in the issue section, hit "Enter" two times and type **FACTS:**.

This memorandum is typed in Times New Roman, 10-pitch type for this handbook exhibit only.

FACTS:

After typing FACTS:, hit "Enter" two times, hit "Tab" one time, and type the issue's origin, background, implications, and importance.

After typing the last word in the facts section, hit "Enter" two times and type **RECOMMENDATION:**.

RECOMMENDATION:

After typing RECOMMENDATION:, hit "Enter" two times, hit "Tab" one time, and type the recommended action.

After typing the last word in the recommendation section, hit "Enter" two times and type **PROS:**.

PROS:

After typing PROS:, hit "Enter" two times, hit "Tab" one time, and type the arguments in favor of the recommended action.

After typing the last word in the pros section, hit "Enter" two times, and type **CONS:**.

CONS:

After typing CONS:, hit "Enter" two times, hit "Tab" one time, and type the arguments against the recommended action.

After typing the last word in the cons section, hit "Enter" two times and type **CONTACT:**.

CONTACT:

After typing CONTACT:, hit "Enter" two times, hit "Tab" one time, and provide the name and telephone number, including the area code and extension, as well as the email address, of a person who can answer questions about the content of the memorandum.; e.g., For further information, contact April Showers, Office of Administration, at 202-708-XXXX, ext. XXXX, or April_T._Showers@hud.gov.

If there is an attachment(s), hit "Enter" two times at the end of the last paragraph and type Attachment(s). If a cc will be sent, hit "Enter" two times at the end of the last paragraph (or attachment notation, if any) and type cc:. Hit "Enter" one time and type the recipient's name, title, office (if appropriate), and office code. Indent run-over lines two spaces by hitting the spacebar two times. List additional names single-spaced.

Attachment(s) (if required)

cc: (If required)

This memorandum is typed in Times New Roman, 10-pitch type for this handbook exhibit only.

After typing the last word in the contact section (or attachment or cc notation, if any), hit "Enter" two times and type **DECISION:**.

DECISION:

After typing DECISION:, hit "Enter" three times, and type:

_____	_____	_____
Approve	Disapprove	Date

This memorandum is typed in Times New Roman, 10-pitch type for this handbook exhibit only.

Action Memorandum to the Deputy Secretary

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-3000

ASSISTANT SECRETARY FOR
ADMINISTRATION/CHIEF INFORMATION OFFICER

(Date)

MEMORANDUM FOR: The Deputy Secretary

FROM: Amarillo T. Rose, Chief Human Capital Officer, A

SUBJECT: ACTION--(Type the Subject of the Memorandum)

ACTION BY: January 31, 20XX

The following guidelines address structural elements of a memorandum for the Deputy Secretary's action. Access Microsoft Word. Click on "File," "New," and "HUDDocs," and select the appropriate letterhead. Make certain the font is Times New Roman, 12-pitch type. The cursor will be at the date line; however, the date will be added after the memorandum has been signed.

Hit "Enter" four times and type MEMORANDUM FOR:. Hit "Tab" one time and type The Deputy Secretary. Hit "Enter" two times and type FROM:. Hit "Tab" three times and type the signer's name, title, office (if appropriate), and office code. After typing the office code of the signer, hit "Enter" two times and type SUBJECT:. After typing SUBJECT:, hit "Tab" three times and type ACTION-- followed by the action being requested. After typing the subject line, hit "Enter" two times and type ACTION BY:. Hit "Tab" two times and type the date by which the action must be completed. After typing the date in the action by line, hit "Enter" three times and type **ISSUE:**.

ISSUE:

After typing ISSUE:, hit "Enter" two times, hit "Tab" one time, and type the issue statement. If there is more than one paragraph, double-space between paragraphs.

After typing the last word in the issue section, hit "Enter" two times and type **FACTS:**.

FACTS:

After typing FACTS:, hit "Enter" two times, hit "Tab" one time, and type the issue's origin, background, implications, and importance.

After typing the last word in the facts section, hit "Enter" two times and type **RECOMMENDATION:**.

This memorandum is typed in Times New Roman, 10-pitch type for this handbook exhibit only.

RECOMMENDATION:

After typing RECOMMENDATION:, hit "Enter" two times, hit "Tab" one time, and type the recommended action.

After typing the last word in the recommendation section, hit "Enter" two times and type **PROS:**.

PROS:

After typing PROS:, hit "Enter" two times, hit "Tab" one time, and type the arguments in favor of the recommended action.

After typing the last word in the pros section, hit "Enter" two times, and type **CONS:**.

CONS:

After typing CONS:, hit "Enter" two times, hit "Tab" one time, and type the arguments against the recommended action.

After typing the last word in the cons section, hit "Enter" two times and type **CONTACT:**.

CONTACT:

After typing CONTACT:, hit "Enter" two times, hit "Tab" one time, and provide the name and telephone number, including the area code and extension, as well as the email address, of a person who can answer questions about the content of the memorandum; e.g., For further information, contact April Showers, Office of Administration, at 202-708-XXXX, ext. XXXX, or April_T_Showers@hud.gov.

If there is an attachment(s), hit "Enter" two times at the end of the last paragraph and type Attachment(s). If a cc will be sent, hit "Enter" two times at the end of the last paragraph (or attachment notation, if any) and type cc:. Hit "Enter" one time and type the recipient's name, title, office (if appropriate), and office code. Indent run-over lines two spaces by hitting the spacebar two times. List additional names single-spaced.

Attachment(s) (if required)

cc: (If required)

After typing the last word in the contact section (or attachment or cc notation, if any), hit "Enter" two times and type **DECISION:**.

DECISION:

After typing DECISION:, hit "Enter" three times, and type:

_____	_____	_____
Approve	Disapprove	Date

This memorandum is typed in Times New Roman, 10-pitch type for this handbook exhibit only.

Information Memorandum to the Secretary

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-3000

ASSISTANT SECRETARY FOR
ADMINISTRATION/CHIEF INFORMATION OFFICER

(Date)

MEMORANDUM FOR: The Secretary

THROUGH: (Type the Deputy Secretary's Name), Deputy Secretary, SD

FROM: Amarillo T. Rose, Chief Human Capital Officer, A

SUBJECT: INFORMATION--(Type the Subject of the Memorandum)

The following guidelines address structural elements of a memorandum for the Secretary's information. Access Microsoft Word. Click on "File," "New," and "HUDDocs," and select the appropriate letterhead. Use Assistant Secretary (or equivalent) letterhead only when an Assistant Secretary (or equivalent) will sign the memorandum. Use Office of [program office name] letterhead when other office staff will sign the memorandum. Make certain the font is Times New Roman, 12-pitch type. The cursor will be at the date line; however, the date will be added after the memorandum has been signed.

Hit "Enter" four times and type MEMORANDUM FOR:. Hit "Tab" one time and type The Secretary. Hit "Enter" two times and type THROUGH:. Hit "Tab" three times and type Ron Sims, Deputy Secretary, SD. Hit "Enter" two times and type FROM:. Hit "Tab" three times and type the signer's name, title, office (if appropriate), and office code. After typing the office code of the signer, hit "Enter" two times and type SUBJECT:. After typing SUBJECT:, hit "Tab" three times and type INFORMATION-- followed by the subject of the memorandum. If the Secretary has requested the information, in parentheses type Secretary's Request and the date of the request. After typing the subject line, hit "Enter" three times and type **PURPOSE:**.

PURPOSE:

After typing PURPOSE:, hit "Enter" two times, hit "Tab" one time, and type the purpose of the memorandum. If there is more than one paragraph, double-space between paragraphs.

After typing the last word in the purpose section, hit "Enter" two times and type **FACTS:**.

FACTS:

After typing FACTS:, hit "Enter" two times, hit "Tab" one time, and type the origin, background, implications, and importance of the memorandum.

After typing the last word in the facts section, hit "Enter" two times and type **CONTACT:**.

This memorandum is typed in Times New Roman, 10-pitch type for this handbook exhibit only.

CONTACT:

After typing CONTACT:, hit "Enter" two times, hit "Tab" one time, and provide the name and telephone number, including the area code and extension, as well as the email address, of a person who can answer questions about the content of the memorandum; e.g., For further information, contact April Showers, Office of Administration, at 202-708-XXXX, ext. XXXX, or April_T._Showers@hud.gov.

If there is an attachment(s), hit "Enter" two times at the end of the last paragraph and type Attachment(s). If a cc will be sent, hit "Enter" two times at the end of the last paragraph (or attachment notation, if any) and type cc:. Hit "Enter" one time and type the recipient's name, title, office (if appropriate), and office code. Indent run-over lines two spaces by hitting the spacebar two times. List additional names single-spaced.

Attachment(s) (if required)

cc: (if required)

This memorandum is typed in Times New Roman, 10-pitch type for this handbook exhibit only.

Information Memorandum to the Deputy Secretary

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-3000

ASSISTANT SECRETARY FOR
ADMINISTRATION/CHIEF INFORMATION OFFICER

(Date)

MEMORANDUM FOR: The Deputy Secretary

FROM: Amarillo T. Rose, Chief Human Capital Officer, A

SUBJECT: INFORMATION--(Type the Subject of the Memorandum)

The following guidelines address structural elements of a memorandum for the Deputy Secretary's information. Access Microsoft Word. Click on "File," "New," and "HUDDocs," and then select the appropriate letterhead. Make certain the font is Times New Roman, 12-pitch type. The cursor will be at the date line; however, the date will be added after the memorandum has been signed.

Hit "Enter" four times and type MEMORANDUM FOR:. Hit "Tab" one time and type The Deputy Secretary. Hit "Enter" two times and type FROM:. Hit "Tab" three times and type the signer's name, title, office (if appropriate), and office code. After typing the office code of the signer, hit "Enter" two times and type SUBJECT:. After typing SUBJECT:, hit "Tab" three times and type INFORMATION**--** followed by the subject of the memorandum. If the Deputy Secretary has requested the information, in parentheses type Deputy Secretary's Request and the date of the request. After typing the last word of the subject line, hit "Enter" three times and type **PURPOSE:**.

PURPOSE:

After typing PURPOSE:, hit "Enter" two times, hit "Tab" one time, and type the purpose of the memorandum. If there is more than one paragraph, double-space between paragraphs.

After typing the last word in the purpose section, hit "Enter" two times and type **FACTS:**.

FACTS:

After typing FACTS:, hit "Enter" two times, hit "Tab" one time, and type the origin, background, implications, and importance of the memorandum.

After typing the last word in the facts section, hit "Enter" two times and type **CONTACT:**.

This memorandum is typed in Times New Roman, 10-pitch type for this handbook exhibit only.

CONTACT:

After typing CONTACT:, hit "Enter" two times, hit "Tab" one time, and provide the name and telephone number, including the area code and extension, as well as the email address, of a person who can answer questions about the content of the memorandum; e.g., For further information, contact April Showers, Office of Administration, at 202-708-XXXX, ext. XXXX, or April_T._Showers@hud.gov.

If there is an attachment(s), hit "Enter" two times at the end of the last paragraph and type Attachment(s). If a cc will be sent, hit "Enter" two times at the end of the last paragraph (or attachment notation, if any) and type cc:. Hit "Enter" one time and type the recipient's name, title, office (if appropriate), and office code. Indent run-over lines two spaces by hitting the spacebar two times. List additional names single-spaced.

Attachment(s) (if required)

cc: (if required)

This memorandum is typed in Times New Roman, 10-pitch type for this handbook exhibit only.

CHAPTER V. WHITE HOUSE CORRESPONDENCE

5-1 Purpose.

The term White House correspondence refers to correspondence to and from the President, Vice President, First Lady, and the Executive Office of the President. This chapter explains how to prepare and dispatch White House correspondence.

A. For information on how letters and memorandums are written, see Chapter I.

B. For details on preparing letters, see Chapter II.

C. For details on preparing memorandums, see Chapter III.

D. For details on preparing secretarial correspondence, other than congressional correspondence, see Chapter IV.

E. For details on preparing congressional correspondence, see Chapter VI.

5-2 Use.

A. The letter format is used for formal correspondence with the White House and is always used for secretarial correspondence. It is also used for direct replies to constituents.

B. The memorandum format may also be used, as appropriate.

5-3 Control of Correspondence.

A. White House-Originated Correspondence. The Executive Secretariat controls in CTS secretarial correspondence that HUD receives from the White House, including:

1. Letters or memorandums;

2. Mail received by the White House and referred to HUD for action; and

3. Mail received by the White House and referred to another federal agency that, in turn, rerouted the White House referral to HUD.

B. HUD-Originated Correspondence. All White House correspondence originated within the Department for the Secretary's or Deputy Secretary's signature or approval must be controlled in CTS, by the originating program office, prior to being sent to the Executive Secretariat for review, final clearances, and dispatch.

5-4 Preparing White House Correspondence.

A. Letters to the White House.

1. Follow preparation procedures in Chapter II for general correspondence.

2. Follow preparation procedures in Chapter IV for secretarial correspondence.

B. Direct Replies to Correspondence Referred to HUD from the White House.

1. Follow the preparation procedures in Chapter II for general correspondence.

2. Begin all direct replies to correspondence from the White House with one of the following:

a. "President (insert President's name) received your letter of [date], and has asked the Department of Housing and Urban Development to respond to you because it administers the federal program of . . . ."

b. "First Lady (insert First Lady's name) received your letter of [date], and has asked . . . ."

c. "Vice President (insert Vice President's name) received your letter of [date], and has asked . . . ."

d. "The White House received your letter of [date], and has asked . . . ." (**Note:** This opening is used only when the letter is addressed to a staff member of the White House.)

e. For undated correspondence, do not reference the date, use "The White House received your letter and has asked . . . ."

f. "President (insert President's name) received your telephone inquiry of [date], (or "your email of [date]), and has asked the Department of Housing and Urban Development to respond to you because it administers the federal program of . . . ."
(**Note**: This opening is used when a person calls the White House or uses the Internet.

3. If the correspondence is more than 60 days old, do not refer to it as a "recent letter." Instead use "letter."

4. Do not mention the names of White House staff in the text or in cc notations of letters to constituents.

C. Memorandums to the White House.

1. Follow preparation procedures in Chapter III for memorandums.

2. The memorandum format, generally, is not used for the Secretary or Deputy Secretary.

5-5 Follow concurrence, clearance, and dispatch procedures used by your program office's correspondence unit or point of contact for correspondence, to ensure accordance with current departmental policies and standards.

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CHAPTER VI. CONGRESSIONAL CORRESPONDENCE

6-1 Purpose.

The term congressional correspondence refers to all correspondence to and from Members of Congress or from their staff on behalf of the Member of Congress. This chapter explains how to prepare congressional correspondence.

A. For details on preparing correspondence, see Chapter I.

B. For details on the preparing letters, see Chapter II.

C. For details on preparing memorandums, see Chapter III.

D. For details on the preparing secretarial correspondence, other than congressional correspondence, see Chapter IV.

E. For details on preparing White House correspondence, see Chapter V.

6-2 Use.

The letter format is used for correspondence with Members of Congress and their staff.

6-3 Control of Correspondence.

A. Receipt of Correspondence at Headquarters. All congressional correspondence received in Headquarters, except that addressed to the Office of Inspector General, must be controlled by the Executive Secretariat in CTS, for assignment to the appropriate program office for response.

This includes, but is not limited to, correspondence received by any HUD employee by the following methods:

1. Delivery through the U.S. Postal Service;

2. Delivery by courier services;

3. Email or facsimile; or

4. Handed to them during a meeting, hearing, etc.

It is imperative that this requirement is followed so that congressional correspondence is properly controlled through the Department's correspondence control system, to ensure that all appropriate offices are aware of, and involved in responding to, congressional correspondence and requests.

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B. Congressional Correspondence Received in the Field. HUD regional and field offices must control in CTS, and respond to, all congressional correspondence received directly by their offices. The regional or field office must provide a copy of all outgoing congressional correspondence to the Office of the Assistant Secretary for Congressional and Intergovernmental Relations.

6-4 Stationery and Printer Requirements.

A. Stationery. Department letterhead is available in Microsoft Word in HUDDocs. Department letterhead is available in Microsoft Word in HUDDocs.

1. To access HUDDocs, click on "File," click on "New," click on "My Templates," click on "HUDDocs," and select the appropriate letterhead.

2. When using HUDDocs, plain white stock suitable for laser printers is acceptable as an original because HUDDocs prints the letterhead.

3. For the continuation pages, use plain white paper of equal quality.

4. As a rule, when preparing correspondence for the Secretary's or Deputy Secretary's signature use:

a. "The Secretary" 8-1/2" x 11" ivory stationery with the eagle logo. In HUDDocs, select "SecIvory 306" for the proper format. For continuation pages, use the matching blank ivory stock; or

b. "The Deputy Secretary" HUDDocs template, "DepSec 306". Use HUDDocs, plain white stock suitable for laser printers.

c. When using HUDDocs, plain white stock suitable for laser printers is acceptable as an original because HUDDocs prints the letterhead. For continuation pages, use plain white paper of equal quality.

B. Printer. Use a laser printer for all letters.

6-5 Type Style. Always use Times New Roman font, 12-pitch type.

6-6 Margins.

A. Standard Letter. The standard margins are one inch on the left, right, and bottom. The top margin is automatically set in HUDDocs.

B. Short Letter. The margins may be adjusted for balance on the page. Set the margins at 1.25 inches and hit "Tab" five times for the signature block.

6-7 Date.

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In HUDDocs, the cursor will be at the date line; however, most of the time the date will be added after the letter has been signed.

6-8 Addressing Letters to Members of Congress.

A. Models of Address.

1. See Appendix A for the correct title, address, salutation, and complimentary close for Members of Congress, Members-elect, and deceased Members.

2. See the Congressional and Intergovernmental Relations webpage at www.hud.gov, or via hud@work, for key congressional committees and links to those committees' websites.

B. Preparing Responses to Congressional-Constituent Correspondence.

1. Address the reply directly to the Member of Congress unless otherwise instructed in the incoming correspondence.

2. If a direct reply to the constituent is requested by a Member of Congress, address the letter directly to the constituent, using the preparation guidelines in Chapter II.

C. Placement. (See Exhibit 6-1, 6-2, or 6-3.)

D. Spacing.

1. Single-space the address and arrange it in block style.

2. Indent run-over lines two spaces by hitting the spacebar two times.

E. Multiple Addressees.

1. When initiating a letter to more than one Member of Congress, prepare an original of the letter, addressed individually, to each Member.

2. When responding to an incoming letter signed by more than one Member of Congress, prepare an original of the response, addressed individually, to each Member.

F. State and Territory Abbreviations Table. (See Appendix B.)

G. ZIP Code. All ZIP Codes should consist of nine digits (ZIP Code + 4).

1. The ZIP Code for the United States Senate in Washington, DC, is 20510.

2. The ZIP Code for the U.S. House of Representatives in Washington, DC, is 20515.

3. If an extended ZIP Code is not available, use the extension 0001.

H. Attention Line. When a Member of Congress requests that a response be directed to a specific staff member:

1. The attention line is typed on the envelope only (See Figure 6-5).

2. The response is addressed to the Member of Congress, not the person identified in the attention line.

Note: To add an attention line on the envelopes for congressional correspondence at the end of the ZIP Code, hit "Enter" two times and type ATTENTION:. Hit the spacebar two times and type the full name. For examples of correctly prepared envelopes, see Figure 6-5.

6-9 Salutation.

(See Exhibit 6-1, 6-2, or 6-3.) Do not personalize the salutation. The signer will hand personalize the salutation in ink on the original, if necessary.

6-10 Body of a Congressional Letter.

A. Placement and Spacing. (See Exhibit 6-1, 6-2, or 6-3.)

B. Paragraphs. (See Exhibit 6-1, 6-2, or 6-3.)

C. Subparagraphs. (See Appendix C.)

D. Quotations. (See Appendix D for how to incorporate quotations into the body of a letter.)

E. Multiple-Page Letter.

1. Do not begin a paragraph near the end of a page unless there is room for at least two lines.

2. Do not continue a paragraph on the next page unless at least three lines can be carried over.

3. In HUDDocs, the cursor will be on the correct line for the page number. Number continuation pages at the top right margin and continue typing the letter three lines below.

6-11 Complimentary Close. (See Exhibit 6-1, 6-2, or 6-3, and Appendix A.)

6-12 Signature Element. (See Exhibit 6-1, 6-2, or 6-3.)

6-13 Enclosure Notation. (See Exhibit 6-1, 6-2, or 6-3.)

A. If the letter has an enclosure, type an enclosure notation. However:

If a Member of Congress asks HUD to return the constituent's letter, return it enclosed with HUD's reply to the Member. In such case, do not use an enclosure notation on the reply to represent the constituent's letter.

6-14 Courtesy Copy Notation.

If the originator wants the addressee to know that someone else will receive a copy of the letter, type a cc (courtesy copy) notation. (See Exhibit 6-1, 6-2, or 6-3.)

6-15 Envelope(s): Prepare envelope(s), or label(s) for large envelopes, for the original and any external copies using Times New Roman font, 12-pitch type.

A. Attention Line.

1. When a Member of Congress requests that a response be directed to a specific staff member, the attention line is typed on the envelope only.

2. At the end of the ZIP Code, hit "Enter" two times and type ATTENTION:. Hit the spacebar two times and type the full name. For examples of correctly prepared envelopes, see Figure 6-5.

B. Secretarial Correspondence.

1. Use "The Secretary" ivory envelopes or "The Deputy Secretary" white envelopes.

Figure 6-5

(Capitol Hill Address)	(District Office Address)
The Honorable [Full Name] United States Senate Washington, DC 20510 + 4 ATTENTION: [Full Name]	The Honorable [Full Name] United States Senator [Local Address of State Office] (City, State ZIP Code + 4) ATTENTION: [Full Name]
The Honorable [Full Name] U.S. House of Representatives Washington, DC 20515 + 4 Washington, DC 20515 + 4 ATTENTION: [Full Name]	The Honorable [Full Name] Member, United States House of Representatives [Local Address of State Office) [City, State ZIP Code + 4] ATTENTION: [Full Name]

6-16 Proofreading. Read the letter(s) and envelope(s) or label(s) carefully to ensure there are no errors.

6-17 Concurrence/Clearance/Dispatch

Follow concurrence, clearance, and dispatch procedures used by your program office's correspondence unit or point of contact for correspondence, to ensure accordance with current departmental policies and standards.

(**Note:** You must send all outgoing congressional correspondence to the Office of Congressional and Intergovernmental Relations for clearance and other actions, as appropriate).

6-18 Congressional Committees and Subcommittees

Information on congressional committees and subcommittees can be found on the websites for the United States Senate, at www.senate.gov, and the United States House of Representatives, at www.house.gov.

You also access these congressional websites through HUD's Office of Congressional and Intergovernmental Relations' webpage on either hud@work or at www.hud.gov.

Note: See Appendix A for Models of Address

Chapter VI Exhibits: Congressional Correspondence

Exhibit 6-1 Letter Addressed to a Senator from the Secretary

Exhibit 6-2 Letter Addressed to a Senator from an Assistant Secretary

Exhibit 6-3 Letter Addressed to a Representative from an Assistant Secretary

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Letter Addressed to a Senator from The Secretary

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410 + 4

THE SECRETARY

(Date)

The Honorable Joe Friday
United States Senate
Washington, DC 20510 + 4

Dear Senator Friday:

The following guidelines address structural elements of a letter for the Secretary's signature. Access Microsoft Word. Click on "File," "New," and "HUDDocs," and then select "SecIvory 306" letterhead. Make certain the font is Times New Roman, 12-pitch type. The cursor will be at the date line; however, the date will be added after the letter has been signed.

Hit "Enter" four times and type the inside address. Hit the spacebar two times between the state code and the ZIP Code. Hit "Enter" two times, type Dear, the professional or courtesy title, last name, and a colon. Hit "Enter" two times and hit "Tab" one time to begin typing the body of the letter.

Hit the spacebar two times after each sentence. For standard and short letters, single-space within each paragraph and double-space between paragraphs. Hit "Tab" one time before typing each paragraph. Hit "Enter" two times at the end of the last paragraph. Hit "Tab" six times and type Sincerely,. Hit "Enter" five times, hit "Tab" six times, and type the Secretary's name. Do not use the Secretary's middle initial or title when typing the signature line. If there is an enclosure(s), hit "Enter" two times and type Enclosure(s). If a cc will be sent, hit "Enter" two times after typing the Secretary's name (or enclosure notation, if any) and type cc:. Hit "Enter" one time and type the recipient's name. List additional names single-spaced.

Sincerely,

(Insert Secretary's name)

Enclosure(s) (if required)

cc: (if required)
Silvah Bells

The format for the Deputy Secretary's letter to a Senator is identical.
This letter is typed in Times New Roman, 10-pitch type for this handbook exhibit only.

Letter Addressed to a Senator from an Assistant Secretary

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-1000

ASSISTANT SECRETARY FOR CONGRESSIONAL
AND INTERGOVERNMENTAL RELATIONS

(Date)

The Honorable Joe Friday
United States Senate
Washington, DC 20510 + 4

Dear Senator Friday:

The following guidelines address structural elements of a HUD letter. Access Microsoft Word. Click on "File," "New," and "HUDDocs," and then select the appropriate letterhead. Make certain the font is Times New Roman, 12-pitch type. The cursor will be at the date line; however, most of the time the date will be added after the letter has been signed.

Hit "Enter" four times and type the inside address. Hit the spacebar two times between the state code and the ZIP Code. Hit "Enter" two times, type Dear, the professional or courtesy title, last name, and a colon. Hit "Enter" two times and hit "Tab" one time to begin typing the body of the letter.

Hit the spacebar two times after each sentence. For standard and short letters, single-space within each paragraph and double-space between paragraphs. Hit "Tab" one time before typing each paragraph. Hit "Enter" two times at the end of the last paragraph. Hit "Tab" six times and type Sincerely,. Hit "Enter" five times, hit "Tab" six times, and type the signer's name. Hit "Enter" one time and type the title, aligned directly under the signer's name. Hit the spacebar two times to indent run-over lines. If there is an enclosure(s), hit "Enter" two times and type Enclosure(s). If a cc will be sent, hit "Enter" two times after typing the signer's title (or enclosure notation, if any) and type cc:. Hit "Enter" one time and type the recipient's name. List additional names single-spaced.

Sincerely,

Mack N. Tosch

Enclosure(s) (if required)

cc: (if required)
Silvah Bells

This letter is typed in Times New Roman, 10-pitch type for this handbook exhibit only.

Letter to a Representative from an Assistant Secretary

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-1000

ASSISTANT SECRETARY FOR CONGRESSIONAL
AND INTERGOVERNMENTAL RELATIONS

(Date)

The Honorable Perry Mason
U.S. House of Representatives
Washington, DC 20515 + 4

Dear Representative Mason:

The following guidelines address structural elements of a HUD letter. Access Microsoft Word. Click on "File," "New," and "HUDDocs," and then select the appropriate letterhead. Make certain the font is Times New Roman, 12-pitch type. The cursor will be at the date line; however, most of the time the date will be added after the letter has been signed.

Hit "Enter" four times and type the inside address. Hit the spacebar two times between the state code and the ZIP Code. Hit "Enter" two times, type Dear, the professional or courtesy title, last name, and a colon. Hit "Enter" two times and hit "Tab" one time to begin typing the body of the letter.

Hit the spacebar two times after each sentence. For standard and short letters, single-space within each paragraph and double-space between paragraphs. Hit "Tab" one time before typing each paragraph. Hit "Enter" two times at the end of the last paragraph. Hit "Tab" six times and type Sincerely,. Hit "Enter" five times, hit "Tab" six times, and type the signer's name. Hit "Enter" one time and type the title, aligned directly under the signer's name. Hit the spacebar two times to indent run-over lines. If there is an enclosure(s), hit "Enter" two times and type Enclosure(s). If a cc will be sent, hit "Enter" two times after typing the signer's title (or enclosure notation, if any) and type cc:. Hit "Enter" one time and type the recipient's name. List additional names single-spaced.

Sincerely,

Mack N. Tosch

Enclosure(s) (if required)

cc: (if required)
Silvah Bells

This letter is typed in Times New Roman, 10-pitch type for this handbook exhibit only.

APPENDIX A. MODELS OF ADDRESS

General Rules for Addressing Correspondence

1. Abbreviations. Spell out all titles except "Dr.," "Mr.," "Ms.," "Mrs.," in addresses before full names.

2. Two Titles. Do not use two titles with one name; for example, use "Dr. Paula White" or "Paula White, M.D." Do not use "Dr. Paula White, M.D." or "Ms. Paula White, M.D."

3. Title Omitted. Use "Ms." to address women when the incoming does not give a title. Omit the title if it is not known if the addressee is a man or a woman; for example, use "Leslie Doe" in the address, "Dear Leslie Doe:" as the salutation.

4. Retired Officials. After leaving a titled position, an individual may opt to retain that distinctive title.

5. Personal Preference. The addressee's personal preference should be considered when deciding whether to use a title.

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Guidelines for Addressing Correspondence

	Guideline	Example
1.	If the incoming uses both a street address and a box number, put them in the same order on the reply.	Fort Knox Bank 101 Gold Bar Road PO Box 823 Fort Knox, KY 62702 + 4
2.	In street addresses, do not use periods with abbreviations that indicate sectional divisions of cities, i.e., NW, SW, NE, SE. Use the USPS two-letter state and territory abbreviations. Hit the spacebar two times between the state code and the ZIP Code. Use www.usps.com to find or verify extended ZIP Codes.	Mrs. Queen O. Hearts 117 Bridge Avenue, SW Poker City, CA 90014 + 4
3.	Put a box number before a post office station or number.	Mr. George Jungle Box 2, Tarzan Station Wilderness, WA 45205 + 4
4.	Put a rural route number before a box number.	Ms. Mary Lamb RR 2, Box 2 Wool City, WV 26360 + 4
5.	Put an apartment, room, suite, or other unit number after the street address, on the same line or in the line above.	Mr. Henree Ford 600 Model T Street, Apartment 2 First Car, MI 42886 + 4
6.	If the incoming contains only a city, state, and ZIP Code, it may be used on the reply.	Ms. Emmy A. Ward Oscar City, CA 90099 + 4

Models of Address. The following list shows the address format, salutation, and complimentary close for certain addressees.

The White House

Addressee	Address on Letter and Envelope	Salutation and Complimentary Close
The President	The President The White House Washington, DC 20500-0004	Dear Mr. President: Dear Madam President: (***For the President only***, use "Respectfully" as the complimentary close.)
The Vice President	The Honorable (Full Name) The Vice President of the United States Eisenhower Executive Office Building Washington, DC 20501-0005	Dear Mr. Vice President: Dear Madam Vice President: Sincerely,
The President's Spouse	Mr./Mrs. (Full Name) The White House Washington, DC 20500 + 4	Dear Mr./Mrs. (Last Name): Sincerely,
Assistant to the President	The Honorable (Full Name) Assistant to the President The White House Washington, DC 20500 + 4	Dear Mr./Mrs./Miss/Ms. (Last Name): Sincerely,
Former President	The Honorable (Full Name) (Complete Address) (City, State ZIP Code + 4)	Dear President (Last Name): Sincerely,
Former Vice President	The Honorable (Full Name) (Complete Address) (City, State ZIP Code + 4)	Dear Mr./Mrs./Miss/Ms. (Last Name): Sincerely,

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The Cabinet

Inside Address and Envelope	Salutation and Complimentary Close
The President The White House Washington, DC 20500-0004	Dear Mr. President: Dear Madam President: ***(For the President only,*** use "Respectfully" as the complimentary close.)
The Honorable (Full Name) The Vice President of the United States Eisenhower Executive Office Building Washington, DC 20501-0005	Dear Mr. Vice President: Dear Madam Vice President: Sincerely,
The Honorable (Full Name) Secretary of Agriculture 1400 Independence Avenue, SW Washington, DC 20250 + 4	Dear Secretary (Last Name): Sincerely,
The Honorable (Full Name) Secretary of Commerce 14th Street and Constitution Avenue, NW Washington, DC 20230 + 4	Dear Secretary (Last Name): Sincerely,
The Honorable (Full Name) Secretary of Defense The Pentagon Washington, DC 20301 + 4	Dear Secretary (Last Name): Sincerely,
The Honorable (Full Name) Secretary of Education 400 Maryland Avenue, SW Washington, DC 20202 + 4	Dear Secretary (Last Name): Sincerely,
The Honorable (Full Name) Secretary of Energy Forrestal Building 1000 Independence Avenue, SW Washington, DC 20585 + 4	Dear Secretary (Last Name): Sincerely,
The Honorable (Full Name) Secretary of Health and Human Services 200 Independence Avenue, SW Washington, DC 20201 + 4	Dear Secretary (Last Name): Sincerely,

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The Cabinet (continued)

Inside Address and Envelope	Salutation and Complimentary Close
The Honorable (Full Name) Secretary of Homeland Security Washington, DC 20528	Dear Secretary (Last Name): Sincerely,
The Honorable (Full Name) Secretary of Housing and Urban Development Robert C. Weaver Federal Building 451 Seventh Street, SW Washington, DC 20410 + 4	Dear Secretary (Last Name): Sincerely,
The Honorable (Full Name) Secretary of the Interior 1849 C Street, NW Washington, DC 20240 + 4	Dear Secretary (Last Name): Sincerely,
The Honorable (Full Name) Attorney General Department of Justice 10th Street and Constitution Avenue, NW Washington, DC 20530 + 4	Dear Mr. Attorney General: Dear Madam Attorney General: Sincerely,
The Honorable (Full Name) Secretary of Labor 200 Constitution Avenue, NW Washington, DC 20210 + 4	Dear Secretary (Last Name): Sincerely,
The Honorable (Full Name) Secretary of State Harry S. Truman Federal Building 2201 C Street, NW Washington, DC 20520 + 4	Dear Secretary (Last Name): Sincerely,
The Honorable (Full Name) Secretary of Transportation 1200 New Jersey Avenue, SE Washington, DC 20590 + 4	Dear Secretary (Last Name): Sincerely,

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The Cabinet (continued)

Inside Address and Envelope	Salutation and Complimentary Close
The Honorable (Full Name) Secretary of the Treasury 1500 Pennsylvania Avenue, NW Washington, DC 20220 + 4	Dear Secretary (Last Name): Sincerely,
The Honorable (Full Name) Secretary of Veterans Affairs 810 Vermont Avenue, NW Washington, DC 20420 + 4	Dear Secretary (Last Name): Sincerely,

Cabinet Rank Members

The Honorable (Full Name) Chief of Staff to the President The White House 1st Floor, West Wing Washington, DC 20500-0004	Dear Mr./Mrs./Miss/Ms. (Last Name): Sincerely,
The Honorable (Full Name) Administrator, Environmental Protection Agency Ariel Rios Building 1200 Pennsylvania Avenue, NW Washington, DC 20460 + 4	Dear Mr./Mrs./Miss/Ms. (Last Name): Sincerely,
The Honorable (Full Name) Director, Office of Management and Budget 725 17th Street, NW Washington, DC 20460 + 4	Dear Mr./Mrs./Miss/Ms. (Last Name): Sincerely,
The Honorable (Full Name) United States Trade Representative Winder Building 600 17th Street, NW Washington, DC 20508 + 4	Dear Mr. Ambassador: Dear Madam Ambassador: Sincerely,
The Honorable (Full Name) Ambassador United States Mission to the United Nations 140 East 45th Street New York, NY 10017 + (4)	Dear Mr. Ambassador: Dear Madam Ambassador: Sincerely,
The Honorable (Full Name) Administrator	Dear Administrator (Last Name): Sincerely,

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Small Business Administration
Suite 7000
409 3rd Street, SW
Washington, DC 20416 + 4

The Honorable (Full Name)
Chairman
Council on Economic Advisers
The White House
Washington, DC 20502 + 4

Dear Mr. Chairman:
Dear Madam Chairman:
Sincerely,

The Federal Judiciary

Addressee	Address on Letter and Envelope	Salutation and Complimentary Close
The Chief Justice	The Honorable (Full Name) Chief Justice of the United States The Supreme Court of the United States Washington, DC 20543-0002	Dear Chief Justice: Sincerely,
Associate Justice	The Honorable (Full Name) Associate Justice of the Supreme Court of the United States Washington, DC 20543-0002	Dear Justice (Last Name): Sincerely,
The Clerk of the Supreme Court	The Honorable (Full Name) The Clerk of the Supreme Court (Last Name): The Supreme Court of the United States Washington, DC 20543-0002	Dear Mr./Mrs./Miss/Ms. Sincerely,
Chief Judge of a Court	The Honorable (Full Name) Chief Judge of the (Name of the Court) (Address) (City, State ZIP Code + 4)	Dear Chief Judge (Last Name): Sincerely,
Judge of a Court	The Honorable (Full Name) Judge of the (Name of the Court) (Address) (City, State ZIP Code + 4)	Dear Judge (Last Name): Sincerely,

The Congress

Addressee	Address on Letter and Envelope	Salutation and Complimentary Close
President of the Senate (The Vice President acts in this capacity.)	The Honorable (Full Name) President of the Senate Washington, DC 20510 + 4	Dear Mr. President: Dear Madam President: Sincerely,
Speaker of the House of Representatives	The Honorable (Full Name) Speaker of the House of Representatives Washington, DC 20515 + 4	Dear Mr. Speaker: Dear Madam Speaker: Sincerely,
President pro tempore of the Senate	The Honorable (Full Name) President Pro Tempore United States Senate Washington, DC 20510 + 4	Dear Mr. President: Dear Madam President: Sincerely,
Majority or Minority Leader of the Senate	The Honorable (Full Name) Majority (or Minority) Leader United States Senate Washington, DC 20510 + 4	Dear Mr. Leader: Dear Madam Leader: Sincerely,
Majority or Minority Leader of the U.S. House of Representatives	The Honorable (Full Name) Majority (or Minority) Leader U.S. House of Representatives Washington, DC 20515 + 4	Dear Mr. Leader: Dear Madam Leader: Sincerely,
United States Senator	The Honorable (Full Name) United States Senate Washington, DC 20510 + 4 (or) The Honorable (Full Name) United States Senator (Local Address of State Office) (City, State ZIP Code + 4)	Dear Senator (Last Name): Sincerely,

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The Congress (continued)

Addressee	Address on Letter and Envelope	Salutation and Complimentary Close
United States Representative	The Honorable (Full Name) U.S. House of Representatives Washington, DC 20515 + 4 (or) The Honorable (Full Name) Member, United States House of Representatives (Congressional District Office Address) (City, State ZIP Code + 4)	Dear Representative (Last Name): Sincerely,
Senator-elect	The Honorable (Full Name) United States Senate Washington, DC 20510 + 4	Dear Senator-elect (Last Name): Sincerely,
Representative-elect	The Honorable (Full Name) U.S. House of Representatives Washington, DC 20515 + 4	Dear Representative-elect (Last Name): Sincerely,
Committee Chairman Chairwoman Chair	The Honorable (Full Name) Chairman/Chairwoman/Chair Committee on (Name) United States Senate Washington, DC 20510 + 4 (or) The Honorable (Full Name) Chairman/Chairwoman/Chair Committee on (Name) U.S. House of Representatives Washington, DC 20515 + 4	Dear Mr./Madam Chairman: Dear Madam Chairwoman: Dear Mr./Madam Chair: Sincerely, Dear Mr./Madam Chairman: Dear Madam Chairwoman: Dear Mr./Madam Chair: Sincerely,
Committee Member	The Honorable (Full Name) Committee on (Name) United States Senate Washington, DC 20510 + 4 (or) The Honorable (Full Name) Committee on (Name) U.S. House of Representatives Washington, DC 20515 + 4	Dear Senator (Last Name): Sincerely, Dear Representative (Last Name): Sincerely,

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The Congress (continued)

Addressee	Address on Letter and Envelope	Salutation and Complimentary Close
Subcommittee Chairman Chairwoman Chair	The Honorable (Full Name) Chairman/Chairwoman/Chair Subcommittee on (Name) (Name of Parent Committee) United States Senate Washington, DC 20510 + 4 (or) The Honorable (Full Name) Chairman/Chairwoman/Chair Subcommittee on (Name) (Name of Parent Committee) U.S. House of Representatives Washington, DC 20515 + 4	Dear Mr./Madam Chairman: Dear Madam Chairwoman: Dear Mr./Madam Chair: Sincerely, Dear Mr./Madam Chairman: Dear Madam Chairwoman: Dear Mr./Madam Chair: Sincerely,
Committee Cochairman Cochairwoman Cochair	The Honorable (Full Name) Cochairman/Cochairwoman/ Cochair Committee on (Name) United States Senate Washington, DC 20510 + 4 (or) The Honorable (Full Name) Cochairman/Cochairwoman/ Cochair Committee on (Name) U.S. House of Representatives Committee on (Name) Washington, DC 20515 + 4	Dear Mr./Madam Cochairman: Dear Madam Cochairwoman: Dear Mr./Madam Cochair: Sincerely, Dear Mr./Madam Cochairman: Dear Madam Cochairwoman: Dear Mr./Madam Cochair: Sincerely,
Subcommittee Member	The Honorable (Full Name) Subcommittee on (Name) (Name of Parent Committee) United States Senate Washington, DC 20510 + 4 (or) The Honorable (Full Name) Subcommittee on (Name) (Name of Parent Committee) U.S. House of Representatives Washington, DC 20515 + 4	Dear Senator (Last Name): Sincerely, Dear Representative (Last Name): Sincerely,

The Congress (continued)

Addressee	Address on Letter and Envelope	Salutation and Complimentary Close
Joint Committee Chairman Chairwoman Chair	The Honorable (Full Name) Chairman/Chairwoman/Chair Joint Committee on (Name) Congress of the United States Washington, DC ZIP Code + 4	Dear Mr./Madam Chairman: Dear Madam Chairwoman: Dear Mr./Madam Chair: Sincerely,
Joint Committee Member	The Honorable (Full Name) Joint Committee on (Name) Congress of the United States Washington, DC ZIP Code + 4	Dear Senator (Last Name): Dear Representative (Last Name): Sincerely,
Joint Subcommittee Chairman Chairwoman Chair	The Honorable (Full Name) Chairman/Chairwoman/Chair Joint Subcommittee on (Name) Joint Committee on (Name) Congress of the United States Washington, DC ZIP Code + 4	Dear Mr./Madam Chairman: Dear Madam Chairwoman: Dear Mr./Madam Chair: Sincerely,
Joint Subcommittee Member	The Honorable (Full Name) Joint Subcommittee on (Name) Congress of the United States Washington, DC ZIP Code + 4	Dear Senator (Last Name): Dear Representative (Last Name): Sincerely,
Office of a Deceased Senator or Representative	Office of the late Senator (Full Name) United States Senate Washington, DC 20510 + 4 (or) Office of the late Representative (Full Name) U.S. House of Representatives Washington, DC 20515 + 4	Dear Sir/Madam: Sincerely,
Secretary of the United States Senate	The Honorable (Full Name) Secretary of the Senate United States Senate Washington, DC 20510 + 4	Dear Mr./Mrs./Miss/Ms. (Last Name): Sincerely,
Clerk of the House	The Honorable (Full Name) Clerk of the U.S. House of Representatives U.S. House of Representatives Washington, DC 20515-6601	Dear Mr./Mrs./Miss/Ms. (Last Name): Sincerely,

The Congress (continued)

Addressee	Address on Letter and Envelope	Salutation and Complimentary Close
Resident Commissioner	The Honorable (Full Name) Resident Commissioner of Puerto Rico U.S. House of Representatives Washington, DC 20515 + 4	Dear Mr./Mrs./Miss/Ms. (Last Name): Sincerely,
Delegate	The Honorable (Full Name) Delegate from (Name of Location) U.S. House of Representatives Washington, DC 20515 + 4	Dear Mr./Mrs./Miss/Ms. (Last Name): Sincerely,

Legislative Agencies

Comptroller General	The Honorable (Full Name) Comptroller General of the United States (Address) Washington, DC ZIP Code + 4	Dear Mr./Mrs./Miss/Ms. (Last Name): Sincerely,
Librarian of Congress	The Honorable (Full Name) Librarian of Congress Library of Congress Washington, DC 20540 + 4	Dear Mr./Mrs./Miss/Ms. (Last Name): Sincerely,

Executive Departments and Independent Agencies

Addressee	Address on Letter and Envelope	Salutation and Complimentary Close
Head of Executive Department	The Honorable (Full Name) Secretary of (Name of Department) (Address) Washington, DC ZIP Code + 4	Dear Secretary (Last Name): Sincerely,
Attorney General	The Honorable (Full Name) Attorney General Department of Justice 10th Street and Constitution Avenue, NW Washington, DC 20530 + 4	Dear Mr. Attorney General: Dear Madam Attorney General: Sincerely,
Solicitor General	The Honorable (Full Name) Solicitor General Department of Justice 10th Street and Constitution Avenue, NW Washington, DC 20530 + 4	Dear Mr. Solicitor General: Dear Madam Solicitor General: Sincerely,
Deputy Secretary/ Under Secretary/ Assistant Secretary/ Equivalent	The Honorable (Full Name) Deputy Secretary of (Name of Department) (Address) Washington, DC ZIP Code + 4 (or) The Honorable (Full Name) Under Secretary of (Name of Department) (Address) Washington, DC ZIP Code + 4 (or) The Honorable (Full Name) Assistant Secretary (or Equivalent) for (Name of Departmental Component) (Address) Washington, DC ZIP Code + 4	Dear Mr./Mrs./Miss/Ms. (Last Name): Sincerely,

Executive Departments and Independent Agencies (continued)

Addressee	Address on Letter and Envelope	Salutation and Complimentary Close
Postmaster General	The Honorable (Full Name) Postmaster General (Address) Washington, DC ZIP Code + 4	Dear Mr. Postmaster General: Dear Madam Postmaster General: Sincerely,
Head of a Federal Agency, Authority, or Board	The Honorable (Full Name) (Title) (Agency Name) (Address) (City, State ZIP Code + 4)	Dear Mr./Mrs./Miss/Ms. (Last Name): Sincerely,
Head of a Major Organization Within an Agency, if a Presidential Appointee	The Honorable (Full Name) (Title), (Organization Name) (Agency Name) (City, State ZIP Code + 4)	Dear Mr./Mrs./Miss/Ms. (Last Name): Sincerely,
Chairman/Chairwoman/ Chair of a Commission or Board	The Honorable (Full Name) Chairman/Chairwoman/Chair, (Commission/Board Name) (Address) (City, State ZIP Code + 4)	Dear Mr./Madam Chairman: Dear Madam Chairwoman: Dear Mr./Madam Chair: Sincerely,
Chairman/Chairwoman/ Chair of a Permanently Chartered Commission or Council, if a presidential appointee	The Honorable (Full Name) (Commission Name) (Address) (City, State ZIP Code + 4)	Dear Mr./Mrs./Miss/Ms. (Last Name): Sincerely,

American Missions

Addressee	Address on Letter and Envelope	Salutation and Complimentary Close
American Ambassador	The Honorable (Full Name) American Ambassador (City), (Country)	(formal) Sir/Madam: Very truly yours, (informal) Dear Mr. Ambassador: Dear Madam Ambassador: Sincerely,
Personal (Special) Representative of the President	The Honorable (Full Name) Personal Representative of the President of the United States of America to (Country) (Address) (City), (Country)	Dear Mr./Mrs./Miss/Ms. (Last Name): Sincerely,
American Consul General or American Consul	Mr./Mrs./Miss/Ms. (Full Name) American Consul General (or) American Consul (City), (Country)	Dear Mr./Mrs./Miss/Ms. (Last Name): Sincerely,

Foreign Diplomatic Missions to the United States

Foreign Ambassador in the United States	His/Her Excellency (Full Name) Ambassador of (Country) (Address) Washington, DC ZIP Code + 4	(formal) Excellency: Very truly yours, (informal) Dear Mr. Ambassador: Dear Madam Ambassador: Sincerely,
Foreign Minister in the United States (Head of a Legation)	The Honorable (Full Name) Minister of (Country) (Address) Washington, DC ZIP Code + 4	Dear Mr. Minister: Dear Madam Minister: Sincerely,
Foreign Minister Counselor in the United States	The Honorable (Full Name) Minister Counselor Embassy of (Country) (Address) Washington, DC ZIP Code + 4	Dear Mr. Minister: Dear Madam Minister: Sincerely,

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International Organizations

Addressee	Address on Letter and Envelope	Salutation and Complimentary Close
United States Representative to the United Nations with the Rank of Ambassador	The Honorable (Full Name) United States Representative to the United Nations with the Rank of Ambassador (Address) (City, State ZIP Code + 4)	(formal) Sir/Madam: Very truly yours, (informal) Dear Mr. Ambassador: Dear Madam Ambassador: Sincerely,
United States Representative on the Council of the Organization of American States	The Honorable (Full Name) United States Representative on the Council of the Organization of American States (Address) (City, State ZIP Code + 4)	(formal) Sir/Madam: Very truly yours, (informal) Dear Mr. Ambassador: Dear Madam Ambassador: Sincerely,

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State Governments and Local Governments

Addressee	Address on Letter and Envelope	Salutation and Complimentary Close
Governor	The Honorable (Full Name) Governor of (State) (Address) (City, State ZIP Code + 4)	Dear Governor (Last Name): Sincerely,
Lieutenant Governor	The Honorable (Full Name) Lieutenant Governor of (State) (Address) (City, State ZIP Code + 4)	Dear Mr./Mrs./Miss/Ms. (Last Name): Sincerely,
Attorney General	The Honorable (Full Name) Attorney General State of (Name) (Address) (City, State ZIP Code + 4)	Dear Attorney General (Last Name): Sincerely,
State Senator *(***See note below***)	The Honorable (Full Name) (State) Senate (Address) (City, State ZIP Code + 4)	Dear Mr./Mrs./Miss/Ms. (Last Name): Sincerely,
State Representative/ Assemblyman/ Assemblywoman/ Delegate *(***See note below***)	The Honorable (Full Name) (State) House of Representatives/ (State) Assembly/ (State) House of Delegates (Address) (City, State ZIP Code + 4)	Dear Mr./Mrs./Miss/Ms. (Last Name): Sincerely,

Note: In most states, the lower branch of the legislature is known as the House of Representatives.

In some states, such as California, New York, New Jersey, Nevada, and Wisconsin, the lower branch is known as the Assembly.

In others, such as Maryland, Virginia, and West Virginia, it is known as the House of Delegates.

Nebraska has a one-house legislature. Its members are classed as Senators.

State Governments and Local Governments (continued)

Addressee	Address on Letter and Envelope	Salutation and Complimentary Close
State's Attorney	The Honorable (Full Name) State's Attorney (Address) (City, State ZIP Code + 4)	Dear Mr./Mrs./Miss/Ms. (Last Name): Sincerely,
District Attorney	The Honorable (Full Name) District Attorney (Address) (City, State ZIP Code + 4)	Dear Mr./Mrs./Miss/Ms. (Last Name): Sincerely,
Mayor	The Honorable (Full Name) Mayor of (City) (Address) (City, State ZIP Code + 4)	Dear Mayor (Last Name): Sincerely,
Mayor Pro Tem	The Honorable (Full Name) Mayor Pro Tem of (City) (Address) (City, State ZIP Code + 4)	Dear Mayor Pro Tem (Last Name): Sincerely,
President of a City Board of Commissioners	The Honorable (Full Name) President, Board of Commissioners of (City) (Address) (City, State ZIP Code + 4)	Dear Mr./Mrs./Miss/Ms. (Last Name): Sincerely,
City Council Member	Mr./Mrs./Miss/Ms. (Full Name) Councilman/Councilwoman (City) City Council (Address) (City, State ZIP Code + 4)	Dear Mr./Mrs./Miss/Ms. (Last Name): Sincerely,
Chief of Police	(Full Name) Chief of Police (City) (City, State ZIP Code + 4)	Dear Sir: Dear Chief (Last Name): Sincerely,

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Clergy

Addressee	Address on Letter and Envelope	Salutation and Complimentary Close
Protestant	The Right Reverend (Full Name) Bishop of (City) (Address) (City, State ZIP Code + 4)	(formal) Right Reverend Sir: Right Reverend Madam: Sincerely, (informal) Dear Bishop (Last Name): Sincerely,
	The Very Reverend (Full name) Dean of (Cathedral) (Address) (City, State ZIP Code + 4)	(formal) Very Reverend Sir: Very Reverend Madam: Sincerely, (informal) Dear Dean (Last Name): Sincerely,
	The Reverend (Full Name) Bishop of (City) (Address) (City, State ZIP Code + 4)	(formal) Reverend Sir: Reverend Madam: (informal) Dear Bishop (Last Name): Sincerely,
	The Reverend (Full Name) (Title), (Name of Church) (Address) (City, State ZIP Code + 4)	Dear Mr./Mrs./Miss/Ms. (Last Name): Sincerely,
Catholic	His Eminence (First Name) Cardinal (Last Name) Archbishop of (Diocese) (Address) (City, State ZIP Code + 4)	(formal) Your Eminence: Sincerely, (informal) Dear Cardinal (Last Name): Sincerely,
	The Most Reverend (Full Name) Archbishop of (Diocese) (Address) (City, State ZIP Code + 4)	(formal) Your Excellency: Sincerely, (informal) Dear Archbishop: Sincerely,

Clergy (continued)

Addressee	Address on Letter and Envelope	Salutation and Complimentary Close
Catholic	The Most Reverend (Full Name) Bishop of (City) (Address) (City, State ZIP Code + 4)	(formal) Your Excellency: Sincerely, (informal) Dear Bishop (Last Name): Sincerely,
	The Right Reverend Monsignor (Full Name) (Address) (City, State ZIP Code + 4)	(formal) Right Reverend Monsignor: Sincerely, (informal) Dear Monsignor (Last Name): Sincerely,
	The Very Reverend Monsignor (Full Name) (Address) (City, State ZIP Code + 4)	(formal) Very Reverend Monsignor: Sincerely, (informal) Dear Monsignor (Last Name): Sincerely,
	The Reverend (Full Name) (Initials of Order, if any) (Address) (City, State ZIP Code + 4)	(formal) Reverend Sir: Sincerely, (informal) Dear Father (Last Name): Sincerely,
	The Reverend Mother Superior (or) Reverend Mother (Name, Initials of Order) (Address) (City, State ZIP Code + 4)	Reverend Mother: Dear Reverend Mother: Dear Mother (Name): Sincerely,
	Sister (Name, Initials of Order) (Initials of Order, if used) (Address) (City, State ZIP Code + 4)	Dear Sister (Name): Dear Sister: Sincerely,

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Clergy (continued)

Addressee	Address on Letter and Envelope	Salutation and Complimentary Close
Catholic (continued)	Brother (Name, Initials of Order) (Initials of Order, if used) (Address) (City, State ZIP Code + 4)	Dear Brother (Name): Dear Brother: Sincerely,
Jewish	Rabbi (Full Name), D.D. (or) Dr. (Full Name) (Address) (City, State ZIP Code + 4)	Dear Rabbi (Last Name): Dear Dr. (Last Name): Sincerely,
	Rabbi (Full Name) (Address) (City, State ZIP Code + 4)	Dear Rabbi (Last Name): Sincerely,
Chaplain	Chaplain (Full Name) (Rank, Service Designation) (Post Office Address of Organization and Station) (Address) (City, State ZIP Code + 4)	Dear Chaplain (Last Name): Sincerely,

Education Officials

President of a College or University (with doctoral degree)	Dr. (Full Name) President, (Name of Institution) (Address) (City, State ZIP Code + 4)	Dear Dr. (Last Name): Sincerely,
President of a College or University (without doctoral degree)	Mr./Mrs./Miss/Ms. (Full Name) President, (Name of Institution) (Address) (City, State ZIP Code + 4)	Dear Mr./Mrs./Miss/Ms. (Last Name): Sincerely,
Dean of a School	Dean (Full Name) School of (Name) (Name of Institution) (Address) (City, State ZIP Code + 4)	Dear Dean (Last Name): Sincerely,
Professor (with doctoral degree)	Dr. (Full Name) Department of (Name) (Name of Institution) (Address) (City, State ZIP Code + 4)	Dear Dr. (Last Name): Sincerely,

Education Officials (continued)

Addressee	Address on Letter and Envelope	Salutation and Complimentary Close
Professor (without doctoral degree)	Professor (Full Name) Department of (Name) (Name of Institution) (Address) (City, State ZIP Code + 4)	Dear Professor (Last Name): Sincerely,
Associate/Assistant Professor (with doctoral degree)	Dr. (Full Name) Associate/Assistant Professor Department of (Name) (Name of Institution) (Address) (City, State ZIP Code + 4)	Dear Dr. (Last Name): Sincerely,
Associate/Assistant Professor (without doctoral degree)	Professor (Full Name) Associate/Assistant Professor Department of (Name) (Name of Institution) (Address) (City, State ZIP Code + 4)	Dear Professor (Last Name): Sincerely,

Physicians and Lawyers

Physician	(Full Name), M.D. (Address) (City, State ZIP Code + 4)	Dear Dr. (Last Name): Sincerely,
Lawyer	(Full Name), Esquire (Address) (City, State ZIP Code + 4)	Dear Mr./Mrs./Miss/Ms. (Last Name): Sincerely,

Multiple Addressees

Addressee	Address on Letter and Envelope	Salutation and Complimentary Close
One Woman and One Man	Mrs./ Miss/Ms. (Full Name) and Mr. (Full Name) (Address) (City, State ZIP Code + 4)	Dear Mrs./ Miss/Ms. (Last Name) and Mr. (Last Name): Sincerely,
Two or More Men	Mr. (Full Name) and Mr. (Full Name) (Address) (City, State ZIP Code + 4)	Dear Mr. (Last Name) and Mr. (Last Name): Dear Messrs. (Last Name) and (Last Name): Gentlemen: Sincerely,
Two or More Women	Mrs./Miss/Ms. (Full Name) and Mrs./Miss/Ms. (Full Name) (Address) (City, State ZIP Code + 4)	Dear Mrs. (Last Name) and Ms. (Last Name): Dear Mmes. (Last Name) and (Last Name): (if married) Dear Mlles. (Last Name) and (Last Name): (if unmarried) Ladies: Sincerely,

Miscellaneous Addressees

Widow	Ms. (Wife's Full Name) (Address) (City, State ZIP Code + 4) (or) Mrs. (Husband's Full Name) (Address) (City, State ZIP Code + 4)	Dear Ms. (Last Name): Sincerely, Dear Mrs. (Last Name): Sincerely,
Married Couple	Mr. and Mrs. (Husband's First and Last Name) (Address) (City, State ZIP Code + 4)	Dear Mr. and Mrs. (Last Name): Sincerely,

Miscellaneous Addressees (continued)

Addressee	Address on Letter and Envelope	Salutation and Complimentary Close
Family	The (Last Name) Family (Address) (City, State ZIP Code + 4)	Dear (Last Name) Family: Sincerely,
Unknown Gender	Leslie Smith (Address) (City, State ZIP Code + 4)	Dear Leslie Smith: Sincerely,
Organization of Women and Men	Name of Organization (Address) (City, State ZIP Code + 4)	Ladies and Gentlemen: Gentlemen and Ladies: Dear (Name of Organization): Sincerely,
	(or) Mr./Mrs./Miss/Ms. (Full Name) President (or Other Appropriate Title) Name of Organization (Address) (City, State ZIP Code + 4)	Dear Mr./Mrs./Miss/Ms. (Last Name): Sincerely,
	(or) President (or Other Appropriate Title) Name of Organization (Address) City, State ZIP Code + 4)	Sir or Madam: Madam or Sir: Dear Sir or Madam: Dear Madam or Sir: Sincerely,
Organization of Women	Name of Organization (Address) (City, State ZIP Code + 4)	Ladies: Sincerely,
Organization of Men	Name of Organization (Address) (City, State ZIP Code + 4)	Gentlemen: Sincerely,

Military Service Personnel

Addressee	Address on Letter and Envelope	Salutation and Complimentary Close
Service Personnel	(Full Grade, Full Name, and abbreviation of service designation) (add "Retired", if applicable) (Title and Organization) (Address) (City, State ZIP Code + 4)	Dear (Grade) (Last Name): Sincerely,
Lieutenant	Same as above	Same as above
Major	Same as above	Same as above
Colonel	Same as above	Same as above
Captain	Same as above	Same as above
General	Same as above	Same as above
Admiral	Same as above	Same as above

Service Academy Members

Army or Coast Guard	Cadet (Full Name) (Service Designation) (Address) (City, State ZIP Code + 4)	Dear Cadet (Last Name): Sincerely,
Navy	Midshipman (Full Name) (Service Designation) (Address) (City, State ZIP Code + 4)	Dear Midshipman (Last Name): Sincerely,
Air Force	Air Cadet (Full Name) (Service Designation) (Address) (City, State ZIP Code + 4)	Dear Air Cadet (Last Name): Sincerely,
Merchant Marine	Midshipman (Full Name) (Service Designation) (Address) (City, State ZIP Code + 4)	Dear Midshipman (Last Name): Sincerely,

Tribal Leaders

Addressee	Address on Letter and Envelope	Salutation and Complimentary Close
Heads of Indian or Alaska Native Tribes/Groups	The Honorable (Full Name) (Title) (Name of Indian or Alaska Native Tribe/Group) (Address) (City, State Zip Code + 4	Dear (Title) (Last Name): Sincerely,
	<u>Examples</u>:	
	The Honorable Lawrence T. Morgan Speaker Navajo Nation Council PO Box 3390 200 Parkway Administration Building 1 Window Rock, AZ 86515 + 4	Dear Speaker Morgan: Sincerely,
	The Honorable John D. Red Eagle Principal Chief Osage Nation Executive Branch 627 Grandview PO Box 779 Pawhuska, OK 74056 + 4	Dear Chief Red Eagle: Sincerely,
	The Honorable Theresa Two Bulls President Oglala Sioux Tribal Council PO Box 2070 Pine Ridge, SD 57770 + 4	Dear President Two Bulls: Sincerely,
	The Honorable Ned Anoatubby Governor Chickasaw Nation PO Box 1548 Ada, OK 74821 + 4	Dear Governor Anoatubby: Sincerely,

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APPENDIX B. STATE AND TERRITORY ABBREVIATION TABLE

U.S. Postal Service Abbreviation	U.S. State, Possession, or Territory	U.S. Postal, Service Abbreviation	U.S. State, Possession, or Territory
AK	Alaska	MS	Mississippi
AL	Alabama	MT	Montana
AR	Arkansas	NC	North Carolina
AS	American Samoa	ND	North Dakota
AZ	Arizona	NE	Nebraska
CA	California	NH	New Hampshire
CO	Colorado	NJ	New Jersey
CT	Connecticut	NM	New Mexico
DC	District of Columbia	NV	Nevada
DE	Delaware	NY	New York
FL	Florida	OH	Ohio
FT	Foreign (for CTS use)	OK	Oklahoma
GA	Georgia	OR	Oregon
GU	Guam	PA	Pennsylvania
HI	Hawaii	PR	Puerto Rico
IA	Iowa	RI	Rhode Island
ID	Idaho	SC	South Carolina
IL	Illinois	SD	South Dakota
IN	Indiana	TN	Tennessee
KS	Kansas	TX	Texas
KY	Kentucky	UT	Utah
LA	Louisiana	VA	Virginia
MA	Massachusetts	VI	Virgin Islands
MD	Maryland	VT	Vermont
ME	Maine	WA	Washington
MI	Michigan	WI	Wisconsin
MN	Minnesota	WV	West Virginia
MO	Missouri	WY	Wyoming
MP	Northern Marianas Islands		

Note: Use abbreviations on inside addresses and on envelopes. Spell out the state or territory name when used in the text of a letter.

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APPENDIX C. SUBPARAGRAPHS

A. Information that is long or complex should be divided into two or more subparagraphs.

B. The order of numbering and lettering subparagraphs is shown in the box below. The arrangement may be varied to meet special requirements, such as those for legal documents.

BREAKDOWN OF SUBPARAGRAPHS

I. Roman numerals

A. Capital letters

1. Arabic numerals

a. Lowercase letters

(1) Parenthetical Arabic numerals

(a) Parenthetical lowercase letters

(i) Parenthetical lowercase Roman numerals

(aa) Parenthetical double lowercase letters

C. Titles or captions after the subparagraph numbers or letters may be underlined and followed with a period. However, if either or both are used, be consistent.

D. Type run-over lines flush with the first word of the subparagraph.

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APPENDIX D. QUOTATIONS

A. Short Quotations. A quotation of one or two lines is included in the text. Use single quotation marks to enclose a quotation within a quotation.

SHORT QUOTATION

The regulation clearly states, "Ambiguous references such as 'herein' or 'above' shall not be used."

B. Long Quotations. A quotation of three lines or more is typed apart from the text and blocked one-half inch from the left and right margins. After typing the last word of the paragraph preceding the quotation, hit "Enter" two times, hit "Tab" one time, type a quotation mark, and begin typing the quotation. Type run-over lines flush with the first line of the quotation. Single-space each paragraph of the quotation; double-space between paragraphs. Type a quotation mark at the beginning of the first paragraph and each succeeding paragraph. Type a closing quotation mark at the end of the complete quotation only, not at the end of each paragraph.

LONG QUOTATION

The President expressed his appreciation for the achievements of HUD in his recent State of the Union Message when he said:

"Let me assure you that you can have a great career in the Department of Housing and Urban Development. You will feel proud when helping the homeless find shelter and families find homes.

"We must all do our part to help Americans live the American Dream of having safe and decent housing in every city and county in this nation. You will be proud that you are a part of making this happen."

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APPENDIX E. STYLE ELEMENTS

The following pages provide a quick reference to frequently encountered style issues and represent the most up-to-date and commonly preferred usage. More detailed information may be obtained from the references cited in Appendix G.

Capitalization

Capitalize	Do not capitalize
Academic degree abbreviations (e.g., M.B.A., Ph.D.)	Academic degree names (e.g., master of business administration, doctor of philosophy)
Administration (when used as a synonym for a current administration)	administration (when used with the name of an administration; e.g., Obama administration)
Agency (when used as a synonym for the name of a government agency)	agency
City (when part of the corporate or popular name, e.g., Kansas City, Windy City, or New York City)	city the city city of New York
Commonwealth (when part of a state name, e.g., Commonwealth of Virginia)	
Congress Congressman (when used with a member's name)	congressional congressman (when used without a member's name)
Department (when used as a synonym for the proper name of an agency)	department departmental email
Field Office (when part of the field office name; e.g., Sacramento Field Office)	field field office (e.g., each HUD field office)
Fiscal Year (when used with the year, e.g., Fiscal Year 2018)	fiscal year (when not used with a year)

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Capitalize	**Do not capitalize**
FY (e.g., FY 2018 or FY18)	
Federal Register	federal (used as an adjective; e.g., federal programs or federal funding) federally federalization
Government (when used with U.S., United States, or Federal; e.g., Federal Government)	government governmental
Headquarters (only when referring to HUD Headquarters)	headquarters (when not referring to HUD Headquarters)
Internet	
Nation (when a synonym for for the United States)	a nation or national nationwide French nation
National (when used in conjunction with capitalized name)	
President	presidential
References such as Chapter, Exhibit, Figure, and Table (when it is a specific reference, e.g., Chapter 1 or Figure 4-6)	chapter, exhibit, figure, and table (when referenced in text)
	seasons: spring, summer, autumn/fall
Secretary (when used as a synonym for the Secretary's name)	secretarial
Social Security number	
State (e.g., State government, State of Iowa)	state (e.g., state's evidence) statewide
Time Zone Abbreviations, e.g., EST, PST	time: a.m., p.m., noon, midnight time zone names; e.g., eastern standard time, pacific standard time
ZIP Code	web or website

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Compound Words, Hyphenations, and Spelling

To be sure of the spelling of compound words, check an up-to-date dictionary.

- In general, do not use a hyphen to set off a prefix at the beginning of a word. Do not use a hyphen to set off a suffix at the end of a word.

- Hyphenate to avoid doubling a vowel or tripling a consonant. In general, do not hyphenate the following short prefixes: co, de, pre, pro, and re.

- Preferred spelling of commonly used words and phrases in HUD correspondence are:

  acknowledgment
  anticrime
  antideficiency
  antidrug
  biweekly
  broad-based
  canceled
  cannot
  catalog
  closeout (noun)
  close out (verb transitive)
  cochair
  cochairman
  cochairperson
  co-owner
  commenter
  community-based programs
  congressional
  copartner
  copayment
  corecipient
  corporatewide
  cost-benefit
  cost-of-living increase
  counseled
  counseling
  coworker
  crosscutting
  decisionmaker
  decisionmaking
  departmental
  departmentwide

down payment
email
ENERGY STAR
ex officio
faith-based
FHA-guaranteed
FHA-insured
first-time homeowner
formatted
formatting
forward (ahead)
foreword (a part of a publication)
Governmentwide (U.S. or foreign)
governmentwide (State, city, etc.)
grass roots (noun)
grassroots (adjective)
hearing-impaired
hearing- and speech-impaired
higher-priced
highest-priced
homebuyer
home seller
homeownership
HUD-assisted
HUD-owned
Internet
intranet
judgment
labeled
labeling
labor-management
life cycle
long-term payments
longer term payments
lower income group
low-income
low- and moderate-income
memorandum
midway
midyear (noun)
mid-year (adjective)
moderate-income
multiagency
multicultural
nationwide
noncompliance

nonprofit
one-unit dwelling
on-site (adverb or adjective)
one-year
open-ended
percent
PHAs
policymaker
preexisting
prequalified
proactive
prorated
quasi-government
quasi-independent
recordkeeping
refinancing
requester
self-sufficiency
semiannual
setup (noun)
set up (verb)
single-spaced
tax-exempt
time-consuming
time frame
time-sharing
toll-free
totaled
two-fold
underutilized
very low-income
website

NUMERALS

There are five basic rules to remember:

1. Spell out numbers nine and under.

   The house has four rooms.

2. Use figures for numbers 10 and greater.

   The house has 14 rooms.

3. Never begin a sentence with a numeral.

   Five new rooms were added to the house.

4. When 2 or more numbers appear in a sentence and 1 of them is 10 or larger, figures are used for each number.

   The class has 11 boys and 6 girls.
   The class has two boys and three girls.

5. Units of time, measurement, and money are expressed as follows:

   10 p.m. (**not** 10:00 p.m.)
   1 calendar year
   6 years, 2 months, 6 weeks, 3 days (***but*** four centuries, three decades)
   10 feet
   15 cubic yards
   one gallon
   2 percent

   $8 (**not** $8.00)
   $5.75 million
   $1 billion

   However, units of time, measurement, and money do not affect the usage of other numbers in a sentence.

   The four men finished the project in 8 weeks.
   The 4 men finished the 10 projects in 8 weeks.

Examples of commonly used units of time:

The instructor gave the 5-minute warning to the class.
The instructor gave the warning that the class would end in 5 minutes.

They worked a 10-hour shift.
Their shift was for 10 hours.

He gave his 2-week notice.
He gave his notice 2 weeks before his departure.

The project experienced a 1-month delay.
The project was delayed for 1 month.

She obtained a 30-year mortgage.
Her mortgage was for 30 years.

The decade of the ‘60s advanced many social reforms.
The Department of Housing and Urban Development was established in the 1960s.

The meeting took place on June 5.

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Punctuation (and Punctuation Marks)

- Use the possessive and objective phrases as follows:

  Four years' experience in computer operations was a requirement.
  Four years of experience in computer operations was a requirement.

- Use serial commas in all text. Place a comma after each item in a series of three or more items.

  He edited four books, three journals, two fact sheets, and one meeting summary.

- Omit the comma between two nouns that identify one another.

  She read the book *Homeownership in the 21st Century* and decided to recommend it to the group.

- Use a comma after introductory prepositional clauses containing four or more words:

  In the beginning we were in favor of the plan.
  After the committee voted on the plan, we adjourned for the evening.

  However, there are exceptions to the above rule. They include the following:

  In addition,
  For example,

- Use a comma for introductory prepositional clauses of three or fewer words if the last word of the clause and the next word are numerals.

  In 1989, 150 students were in the graduating class.

- Use a comma before and after explanatory matter and identifiers.

  On January 21, 1929, we greeted the world.
  Iberia, South Carolina, is her birthplace.
  Fred Jones, the manager, administered the project.
  ABC, Inc., sponsored the program.

- Always use a comma to set off the year in complete dates (month, date, year) unless it is at the end of a sentence.

  The report was completed on June 20, 2011, and sent to Congress.

- Always use a comma to set off a pair of time measurements in a day, unless it is at the end of a sentence.

  The ceremony will be held on June 20, 2011, from 6 p.m. to 7 p.m., at the historic Paramount Theatre in Austin.

- Do not use commas in the following places:

  Between month and year (December 2011)
  Before parentheses

- Place periods and commas inside closing quotation marks. Other punctuation goes outside the quotation marks unless it is part of the quoted material.

  Is the title, "*How to Be a Homeowner*"?
  The title is "*Do You Know How to Be a Homeowner?*" and it is available at bookstores.
  You stated in your handbook, "Place periods and commas inside quotation marks."

- Use an en dash in combinations of figures and capital letters.

  301-251-5000
  4-H Club
  CBS-TV Network
  NIJ-BJA Project

- Use state code abbreviations in addresses and lists. Spell out state names in text

HUD-17-0235-B-001244

APPENDIX F. ACCENTS, CHARACTERS, AND SYMBOLS

Special accents, characters, and symbols may be inserted into a document by placing the cursor where the character should be inserted. On the "Insert" tab, in the Microsoft Word menu, select "Symbol." Then click on the character or symbol to be inserted into the document, and it will be inserted. If the symbol that you want to insert is not in the list, click on "More Symbols." Then, in the "Subset" box, use the drop-down list and choose "Latin Extended-A" or "Latin Extended-B."

Some frequently used Spanish accents are listed below. To use them:

- Press the Alt (Alternate) key and hold it down.
- Enter the corresponding number for the accent you want (see table below). Use the numerical section (right-hand side) of your keyboard.

  á = Alt 00E1

  é = Alt 00E9

  í = Alt 00ED

  ó = Alt 00F3

  ú = Alt 00FA

  ñ = Alt 00F1

  Ñ = Alt 00D1

  ü = Alt 00FC

  Ü = Alt 00DC

  ¿ = Alt 00BF

  ¡ = Alt 00A1

- Release the Alt key for the properly accented character to appear on your Screen.

APPENDIX G. REFERENCE GUIDES

A number of sources exist to assist in the preparation of correspondence. A partial list follows:

Primary Sources

Directories

Congressional Staff Directory. Washington, DC: CQ Press, Published Quarterly.

Congressional Yellow Book. New York: Leadership Directories, Published Quarterly.

Federal Yellow Book. New York: Leadership Directories, Published Quarterly.

Municipal Yellow Book. New York: Leadership Directories, Published Quarterly.

State Yellow Book. New York: Leadership Directories, Published Quarterly.

Manuals

Mail Management Handbook. Washington, DC: U.S. Department of Housing and Urban Development.

Telecommunications Handbook. Washington, DC: U.S. Department of Housing and Urban Development.

U.S. Government Correspondence Manual. Washington, DC: U.S. General Services Administration, 1992.

U.S. Government Manual. Washington, DC: Office of the Federal Register/National Archives and Records Administration, 2000. Searchable at http://www.gpo.gov/fdsys/.

The table of contents can be accessed at the following link: http://www.gpoaccess.gov/gmanual/browse-gm-09.html.

U.S. Government Printing Office Style Manual. Washington, DC: U.S. Government Printing Office, 2008. Searchable at http://www.gpoaccess.gov/stylemanual/index.html.

The table of contents can be accessed at the following link: http://www.gpoaccess.gov/stylemanual/browse.html.

Websites:

www.house.gov

www.nara.gov

www.senate.gov

Secondary Sources

Guides:

Cappon, Rene J. *The Associated Press Guide to Punctuation*. Cambridge: Perseus Publishing, 2003.

Goldstein, Norm. *The Associated Press Stylebook and Briefing on Media Law*. Cambridge: Perseus Publishing, 2002.

McCaffree, Mary Jane and Pauline Innis. *Protocol: The Complete Handbook of Diplomatic, Official and Social Usage*. Washington, DC: Devon Publishing, 1997.

Strunk, W., and E.B. White. *The Elements of Style*. New York: Macmillan Publishing, Fourth Edition, 2000.

Manual:

The Gregg Reference Manual. McGraw-Hill/Irwin. Tenth Edition, 2005.

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HUD-17-0235-B-001251

From: Farrar-Wilson, Loualice
Sent: Monday, July 31, 2017 8:33 AM
To: Appleton, Seth D; Dendas, Michael W; Ludlow, Ashley
Subject: Oversight, Priority and Pending CIR (Exec Sec)
Attachments: Oversight Congressional Correspondence.docx; Priority Congressional Correspondence.docx; J - Pending Exec Sec Correspondence Report.htm

Good Morning

7-31-17

Oversight Congressional Correspondence
Tracking Sheet

Date Received	Source	Subject	Program Office	Due date	Status
1/30/17	Senator McCaskill, Homeland Security & Governmental Affairs 2017-AHFD-EXEC-00408	Information regarding HUD's beach-head team (e.g., list of names official roles)	OCHCO OGC	2/6/17	Executive branch-wide correspondence. Interim response dtd 2/7/17. Advised by leadership to wait for guidance from WH.
3/24/17	Senator Grassley/Senate Committee on the Judiciary 2017-AHFD-EXEC-00975	Status of HUD's financial management system projects – addressing prior OIG and GAO audits	CFO CIO	4/7/16 5/8/2017	5/4/2017: Email (Expedite) 5/22/17 CFO (new info) w/DCFO/Courney Timberlake
4/3/2017	*Representative Jeb Hensarling Committee on Financial Services 2017-AHFD-EXEC-01159	Committee Intent to Control Congressional Records	FOIA OGC	5/1/2017 OPEN	Interim (Brett Sisto) dtd 5/3/2017 5/4/2017: Waiting for DOJ & Treasury
7/7/17	Representatives Cummings & Jeffries, Committee on Oversight 2017-AHFD-EXEC-02767/2976	Conflict of Interests – Starrett City/ Lynne Patton	OGC OCHCO Housing	7/28/17	

Priority Congressional and Intergovernmental Correspondence Tracking Sheet

Date Received	Source	Subject	Program Office	Due date	Status
3/13/17	Senators Schumer, Gillibrand, Representatives Serrano and Velazquez 2017-AHFD-EXEC-00862	Express deep concern regarding HUD announcement decreasing operating expense rate for New York City's Housing Authority (NYCHA)	PIH	4/6/17	Linked: 2017-AHFD-EXEC-01059/Cymbrowitz
3/15/17	Representative Velazquez, Senators Schumer, Gillibrand, Representatives Meeks et al 2017-AHFD-EXEC-00983	Express deep concern regarding HUD announcement decreasing operating expense rate for New York City's Housing Authority (NYCHA)	PIH	4/7/17	
5/31/17	Senators Catherine Cortez Masto and Marco Rubio 2017-AHFD-EXEC-00000	President's Fiscal Year 2018 budget regarding existing policy to keep seniors in their homes after death of their spouse	CIR		Mike Dendas
6/13/17	23 Republican Representatives including Issa, Barr and Franks 2017-AHFD-EXEC-02415	Express concern with Housing First requirement in Continuum of Care competition	CPD	6/30/2017	7/3/2017: SNAPS/Cherice Fraine: per CIR/Dendas awaiting instruction from the Secretary
6/22/17	Mike Bost, Sean Duffy, Gary Palmer and Ann Wagner 2017-AHFD-EXEC-02659	ACHA (Elmwood and McBride) living conditions extremely unsafe and unsanitary.		7/25/2017	
7/5/2017	Senator Catherine Cortez Masto et al (29 Senators)	HUD has, in recent months, either withdrawn or removed from its			7/5/2017: Assigned to CIR/Mike Dendas

Date Received	Source	Subject	Program Office	Due date	Status
	2017-AHFD-EXEC-02784	website at least six resources (LGBTQ)			
7/14/2017	Senator Mike Lee & Representative Paul Gosar	Affirmatively Furthering Fair Housing HUD Final Rule			7/24/2017: Assigned to CIR/Mike Dendas

U.S. Department of Housing and Urban Development
Pending Folders - Report
J - Pending Exec Sec Correspondence

Date:July 31, 2017
Time:4:30:07 AM

Folder ID	Correspondence Type	Subject	Due to CIR/Originator	Overall Due Date
Task Assigned To User Office: J - J-CIR-Assistant Secretary				
2016-AHFD-EXEC-06039	Elected Official	Writes to express their disappointment with HUD's decision to declare Jordan Downs ineligible for the Choice Neighborhoods Implementation (CNI) program. They urge HUD to reconsider its decision. bjg	11/04/2016 6:00:00 PM	11/08/2016 6:00:00 PM(-181)
2016-AHFD-EXEC-05509	Congressional	Letter regarding a settlement of federal enforcement actions involving the City of Los Angeles under disability rights laws. Specifically, the City notes it is prepared to enter into a Voluntary Compliance Agreement ("VCA") with HUD that would resolve allegations of the City's past non-compliance with Section 504 of the Rehabilitation Act of 1973 and the American with Disabilities Act. bjg	11/10/2016 6:00:00 PM	11/14/2016 6:00:00 PM(-178)
2016-AHFD-EXEC-06404	Congressional	Congresswoman Waters would like an update on the status of the negotiations to reach a voluntary compliance agreement (VAC) with Los Angeles to resolve issues of non-compliance with false claims act. (VCA) (CHE)	11/07/2016 6:00:00 PM	11/14/2016 6:00:00 PM(-178)
2016-AHFD-EXEC-06090	Congressional	Letter re. HUD finding Jordan Downs ineligible for the Choice Neighborhoods Implementation (CNI) Program. ARH	11/14/2016 6:00:00 PM	11/16/2016 6:00:00 PM(-176)

Folder ID	Correspondence Type	Subject	Due to CIR/Originator	Overall Due Date
2016-AHFD-EXEC-03610	Congressional	*Expedite* Mr. Cernance claims that an employee of the Housing Authority of Fort Myer abused his position and convinced him to sell his Land Rover by telling him it would help his application for Section 8 housing. Writer asks that the employee be reprimanded and forced to return the vehicle. bjg	12/15/2016 6:00:00 PM	12/21/2016 6:00:00 PM(-152)
2017-AHFD-EXEC-00134	Congressional	Letter regarding Fair Housing Standards. (CHE)	01/27/2017 6:00:00 PM	02/03/2017 6:00:00 PM(-123)
2017-AHFD-EXEC-00218	Appropriate Action	Writes on Alleged Illegal Activities on One West Bank. CK	02/08/2017 6:00:00 PM	02/08/2017 6:00:00 PM(-120)
2017-AHFD-EXEC-00408	Congressional	Writer is requesting information re. leadership positions and other critical staffing at the U.S. Department of Housing and Urban Development during this period of Presidential transition. Beach Team information. Cross Reference 2017-A-HQ-00141.klw	02/24/2017 6:00:00 PM	03/03/2017 6:00:00 PM(-104)
2017-AHFD-EXEC-00862	Congressional	Members of Congress express a concern regarding the decrease in the operating expense reimbursement rate HUD has imposed on NYCHA and urge they be reconsidered and rescinded; however, they are asking HUD to review the changes to rates and provide a detailed, data-based explanation for how this decision was made. nkb	04/06/2017 6:00:00 PM	04/13/2017 6:00:00 PM(-75)
2017-AHFD-EXEC-00983	Congressional	Several Members of Congress write in re: NYC and NYCHA's public and affordable housing programs and are urging HUD to not cut funding. nkb	04/07/2017 5:00:00 PM	04/14/2017 5:00:00 PM(-74)

Folder ID	Correspondence Type	Subject	Due to CIR/Originator	Overall Due Date
2017-AHFD-EXEC-01059	Congressional	Rep. Steven Cymbrowitz wants to express his deepest concerns over the Trump administration's $6.2 billion proposed cut to HUD funding. klw	04/21/2017 5:00:00 PM	04/28/2017 5:00:00 PM(-64)
2017-AHFD-EXEC-01916	Congressional	RE: Coastal Resilience Lab and Accelerator Center Eligibility Waiver Request. klw	06/07/2017 6:00:00 PM	06/14/2017 6:00:00 PM(-32)
2017-AHFD-EXEC-01919	Congressional	Rep. Jim Cooper writes on behalf of Mr. Alan Mazer re. the Section 8 Moderate Rehabilitation Single Room Occupancy (SRO) Program. klw	06/26/2017 6:00:00 PM	06/30/2017 6:00:00 PM(-20)
2017-AHFD-EXEC-02159	Congressional	Members of Congress writes to Secretary Carson concerning the HUD's FHA Policies. klw	07/04/2017 6:00:00 PM	07/11/2017 6:00:00 PM(-14)
2017-AHFD-EXEC-02179	Elected Official	As the Mayor of the City of Rensselaer and the Executive Director-Secretary of the Rensselaer Housing Authority, they are deeply concerned about the Trump Administration's fiscal year 2018 (FY18) budget proposal to cut nearly 70% ($1.3 billion) from the Department of Housing and Urban Development (HUD's) public housing capital fund. klw	07/27/2017 6:00:00 PM	07/27/2017 6:00:00 PM(-2)
2017-AHFD-EXEC-02784	Congressional	Ltr. to the Secretary from 29 Senators inquiring about HUDs handling of several LGBTQ issues. They also state HUD has removed from its website at least six resources that were designed to help housing providers comply with HUD nondiscrimination rules that protect LGBTQ people; seek assistance. nkb	07/28/2017 6:00:00 PM	08/03/2017 6:00:00 PM(3)
Total No. of Pending Folders for "J - J-CIR-Assistant Secretary" : 16				
Total No. of Pending Folders : 16				

From: Appleton, Seth D
Sent: Friday, July 28, 2017 3:18 PM
To: Ludlow, Ashley
Subject: FW: Oversight and Priority Correspondence
Attachments: Oversight Congressional Correspondence.docx; Priority Congressional Correspondence.docx

Here is the latest version from Loualice of the report correspondence runs. We should integrate this with your draft early next week. I think we are very close to being done on this one.

From: Farrar-Wilson, Loualice
Sent: Friday, July 28, 2017 3:08 PM
To: Appleton, Seth D <Seth.D.Appleton@hud.gov>
Subject: Oversight and Priority Correspondence

Per your request.

Oversight Congressional Correspondence
Tracking Sheet

Date Received	Source	Subject	Program Office	Due date	Status
1/30/17	Senator McCaskill, Homeland Security & Governmental Affairs 2017-AHFD-EXEC-00408	Information regarding HUD's beach-head team (e.g., list of names official roles)	OCHCO OGC	2/6/17	Executive branch-wide correspondence. Interim response dtd 2/7/17. Advised by leadership to wait for guidance from WH.
3/24/17	Senator Grassley/Senate Committee on the Judiciary 2017-AHFD-EXEC-00975	Status of HUD's financial management system projects – addressing prior OIG and GAO audits	CFO CIO	4/7/16 5/8/2017	5/4/2017: Email (Expedite) 5/22/17 CFO (new info) w/DCFO/Courney Timberlake
4/3/2017	*Representative Jeb Hensarling Committee on Financial Services 2017-AHFD-EXEC-01159	Committee Intent to Control Congressional Records	FOIA OGC	5/1/2017 OPEN	Interim (Brett Sisto) dtd 5/3/2017 5/4/2017: Waiting for DOJ & Treasury
7/7/17	Representatives Cummings & Jeffries, Committee on Oversight 2017-AHFD-EXEC-02767/2976	Conflict of Interests – Starrett City/ Lynne Patton	OGC OCHCO Housing	7/28/17	

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6/13/17	23 Republican Representatives including Issa, Barr and Franks 2017-AHFD-EXEC-02415	Express concern with Housing First requirement in Continuum of Care competition	CPD	6/30/2017	7/3/2017: SNAPS/Cherice Fraine: per CIR/Dendas awaiting instruction from the Secretary
6/22/17	Mike Bost, Sean Duffy, Gary Palmer and Ann Wagner 2017-AHFD-EXEC-02659	ACHA (Elmwood and McBride) living conditions extremely unsafe and unsanitary.		7/25/2017	
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Date Received	Source	Subject	Program Office	Due date	Status
	2017-AHFD-EXEC-02784	website at least six resources (LGBTQ)			
7/14/2017	Senator Mike Lee & Representative Paul Gosar	Affirmatively Furthering Fair Housing HUD Final Rule			7/24/2017: Assigned to CIR/Mike Dendas

From: Farrar-Wilson, Loualice
Sent: Friday, July 28, 2017 3:08 PM
To: Appleton, Seth D
Subject: Oversight and Priority Correspondence
Attachments: Oversight Congressional Correspondence.docx; Priority Congressional Correspondence.docx

Per your request.

Oversight Congressional Correspondence
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4/3/2017	*Representative Jeb Hensarling Committee on Financial Services 2017-AHFD-EXEC-01159	Committee Intent to Control Congressional Records	FOIA OGC	5/1/2017 OPEN	Interim (Brett Sisto) dtd 5/3/2017 5/4/2017: Waiting for DOJ & Treasury
7/7/17	Representatives Cummings & Jeffries, Committee on Oversight 2017-AHFD-EXEC-02767/2976	Conflict of Interests – Starrett City/ Lynne Patton	OGC OCHCO Housing	7/28/17	

Priority Congressional and Intergovernmental Correspondence Tracking Sheet

Date Received	Source	Subject	Program Office	Due date	Status
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3/15/17	Representative Velazquez, Senators Schumer, Gillibrand, Representatives Meeks et al 2017-AHFD-EXEC-00983	Express deep concern regarding HUD announcement decreasing operating expense rate for New York City's Housing Authority (NYCHA)	PIH	4/7/17	
5/31/17	Senators Catherine Cortez Masto and Marco Rubio 2017-AHFD-EXEC-00000	President's Fiscal Year 2018 budget regarding existing policy to keep seniors in their homes after death of their spouse	CIR		Mike Dendas
6/13/17	23 Republican Representatives including Issa, Barr and Franks 2017-AHFD-EXEC-02415	Express concern with Housing First requirement in Continuum of Care competition	CPD	6/30/2017	7/3/2017: SNAPS/Cherice Fraine: per CIR/Dendas awaiting instruction from the Secretary
6/22/17	Mike Bost, Sean Duffy, Gary Palmer and Ann Wagner 2017-AHFD-EXEC-02659	ACHA (Elmwood and McBride) living conditions extremely unsafe and unsanitary.		7/25/2017	
7/5/2017	Senator Catherine Cortez Masto et al (29 Senators)	HUD has, in recent months, either withdrawn or removed from its			7/5/2017: Assigned to CIR/Mike Dendas

Date Received	Source	Subject	Program Office	Due date	Status
	2017-AHFD-EXEC-02784	website at least six resources (LGBTQ)			
7/14/2017	Senator Mike Lee & Representative Paul Gosar	Affirmatively Furthering Fair Housing HUD Final Rule			7/24/2017: Assigned to CIR/Mike Dendas

From: Ludlow, Ashley
Sent: Friday, July 28, 2017 12:54 PM
To: Appleton, Seth D
Subject: Key Correspondence Tracker
Attachments: CIR Correspondence Tracker.docx

Seth – Key Correspondence Tracker is attached. You can also directly access the document if you want to make changes by clicking on the link below.

J:\CIR-1\Key Correspondence Tracker

Ashley Ludlow
Senior Advisor for Congressional Relations
Office of Congressional & Intergovernmental Relations
U.S. Department of Housing and Urban Development
T: (202) 402-5963 | C: (b) (6)

HUD Congressional & Intergovernmental Relations
Correspondence Tracker

Date Received	Source	Subject	Program Office	Point of Contact	Due Date	Status
3/13/17	Senators Schumer and Gillibrand, and Representatives Serrano and Valezquez	NYCHA – concern over decrease to operating expense reimbursements for New York City's Housing Authority (NYCHA)	PIH			Response drafted (sent?)
3/15/17	Representative Velazquez & 10 other Members, and Senators Schumer and Gillibrand	NYCHA – concern over budget cuts				Responses drafted (sent?)
4/3/17	Representative Hensarling on behalf of HFSC	FOIA – request for confirmation of policy re production of HUD/HSFC documents under FOIA				
5/17/17	Senator Kaine	Coastal Resilience Lab and Accelerator Center Eligibility Waiver Request				
5/19/17	Senators Johnson & McCaskill, Committee on Homeland Security and Governmental Affairs	Unobligated Funds – request for accounting of HUD's unobligated funds	OCFO	SA		Approved by CIR on 7/28
5/23/17	Senator Warner	Coastal Resilience Lab and Accelerator Center Eligibility Waiver Request				Response drafted (sent?)
5/31/17	Senators Cortez Masto and Rubio	HECM/FY 2018 Budget – inquiry about proposed changes to Section 223 of the HUD General Provisions in the President's budget, which would amend language in the National Housing Act pertaining to safeguards which protect widows and widowers from displacement				At OMB; hopefully back to HUD 7/19
6/2/17	Rep. Hartzler and 20 other Members – addressed to POTUS, SOHUD cc'd	Sex/Gender – request to rescind regulations and guidance redefining sex to include gender identity				
6/12/17	Rep. Mark Walker	LBPHC Grant Program – letter in support of application by City of Greensboro for funding under HUD's Lead-Based Paint Hazard Control Grant Program				Response drafted
6/13/17	Representative Issa & 22 other Members (8 HFSC Members)	Housing First – concern over preference for Housing First model over other programs		VB		Policy discussion underway
6/22/17	Representatives Bost, Duffy, Palmer, and Wagner	Cairo – Request for inspections and audits re ACHA, and the Elmwood and McBride buildings, etc.		VB		

7/5/17	Senator Cortez-Masto & 29 other Senators (5 Banking Members)	LGBTQ Housing – withdrawal of anti-LGBTQ discrimination poster and survey; removal of guide re equal access for transgender people and shelter self-assessment tool from HUD website		MD		Working on week of 7/17
7/7/17	Representatives Cummings & Jeffries, Committee on Oversight	Conflict of Interests – Starrett City/Lynne Patton		SA	7/28/17	CIR talked to Exec Sec, who is working on request; SA talked to both Congressional Offices
7/12/17	Congresswoman Joyce Beatty & 20 other members (16 HCFS Members)	Annual MIP Cut – request to lower FHA's annual MIP rates by 25 basis points		VB		
7/14/17	Senator Lee & 11 other Senators, and Representative Gosar and 6 other Members	AFFH – request to rescind AFFH rule in its entirety; concern re HUD's ability to withhold federal funding from jurisdictions whose housing plans to not conform to "disparate impact theory"; reach of federal government too expansive to detriment of local governments				Beginning work on response week of 7/17
7/20/17	Senators Duckworth & Durbin	Cairo – request for additional information re TPVs, HUD internal investigation, investigative referrals, and tenant information		VB		
7/27/17	Rep. Lamar Smith, Committee on Science, Space, and Technology	Kaspersky Lab – request for documents related to Kaspersky Lab			8/11/17	
7/28/17	Rep. Cedric Richmond (Chair, Congressional Black Caucus) and 32 other Members	Budget Cuts – concern over effect of budget cuts on constituencies living in public housing				

From: Dunn, Tracey
Sent: Friday, July 28, 2017 10:16 AM
To: ExecSec
Cc: Farrar-Wilson, Loualice; Boswell, Aretha T; Appleton, Seth D; Kelley, Michael J; Dendas, Michael W; Ludlow, Ashley; Joy, Johnson P; Cruciani, Linda M
Subject: Fwd: House Science Committee Letter
Attachments: 07-27-17 SST to HUD - Kaspersky (updated).pdf; ATT00001.htm; 115th Doc Instructions.pdf; ATT00002.htm

Attached is the amended letter.

Begin forwarded message:

From: "Connally, Tom" <Tom.Connally@mail.house.gov>
To: "Dunn, Tracey" <Tracey.Dunn@hud.gov>
Subject: RE: House Science Committee Letter

Tracey,

Thank you for your prompt response. Attached please find an amended letter from Chairman Smith to Secretary Carson. The deadline for providing the requested documents has been updated.

Regards,

Tom

From: Dunn, Tracey [mailto:Tracey.Dunn@hud.gov]
Sent: Thursday, July 27, 2017 7:52 PM
To: Connally, Tom <Tom.Connally@mail.house.gov>
Cc: Callen, Ashley <Ashley.Callen@mail.house.gov>; Colliatie, Drew <Drew.Colliatie@mail.house.gov>; Appleton, Seth D <Seth.D.Appleton@hud.gov>
Subject: Re: House Science Committee Letter

Tom,

This email acknowledges receipt of the letter sent by Chairman Smith to Secretary Carson and the related instructions. I briefly scanned over the five (5) page document and noticed one area of immediate concern. On page 4, the second paragraph midway toward the bottom reads, "...please provide the following documents and information as soon as possible, but no later than July 27, 2017." The letter is dated with today's date: July 27, 2017.

Please allow HUD additional time to review and respond to this oversight request. Is it possible to amend the letter?

Thank you,
Tracey Dunn
Congressional Liaison
Office of Congressional

And Intergovernmental Relations
US Department of Housing and Urban Development
Main: (202) 708-0005 | Fax: (202) 708-3707
Direct: (202) 402-2403 | Mobile: (b) (6)

From: Connally, Tom <Tom.Connally@mail.house.gov>
Sent: Thursday, July 27, 2017 6:07:49 PM
To: Dunn, Tracey
Cc: Callen, Ashley; Colliatie, Drew
Subject: House Science Committee Letter

Tracey,

Please see the attached letter from Chairman Smith to Secretary Carson. Please confirm receipt and let us know if you have any questions.

Thank you,

Tom

Tom Connally
Counsel
Committee on Science, Space, and Technology
Rep. Lamar Smith, Chairman
202.225.6371 (Office)

Responding to Committee Document Requests

1. In complying with this request, you are required to produce all responsive documents, in unredacted form, that are in your possession, custody, or control, whether held by you or your past or present agents, employees, and representatives acting on your behalf. You should also produce documents that you have a legal right to obtain, that you have a right to copy or to which you have access, as well as documents that you have placed in the temporary possession, custody, or control of any third party. Requested records, documents, data or information should not be destroyed, modified, removed, transferred or otherwise made inaccessible to the Committees.

2. In the event that any entity, organization or individual denoted in this request has been, or is also known by any other name than that herein denoted, the request shall be read also to include that alternative identification.

3. The Committee's preference is to receive documents in electronic form (i.e., CD, memory stick, or thumb drive) in lieu of paper productions.

4. Documents produced in electronic format should also be organized, identified, and indexed electronically.

5. Electronic document productions should be prepared according to the following standards:

   (a) The production should consist of single page Tagged Image File ("TIF"), or PDF files.

   (b) Document numbers in the load file should match document Bates numbers and TIF or PDF file names.

   (c) If the production is completed through a series of multiple partial productions, field names and file order in all load files should match.

6. Documents produced to the Committee should include an index describing the contents of the production. To the extent more than one CD, hard drive, memory stick, thumb drive, box or folder is produced, each CD, hard drive, memory stick, thumb drive, box or folder should contain an index describing its contents.

7. Documents produced in response to this request shall be produced together with copies of file labels, dividers or identifying markers with which they were associated when the request was served.

8. When you produce documents, you should identify the paragraph in the Committee's schedule to which the documents respond.

9. It shall not be a basis for refusal to produce documents that any other person or entity also possesses non-identical or identical copies of the same documents.

10. If any of the requested information is only reasonably available in machine-readable form (such as on a computer server, hard drive, or computer backup tape), you should consult with the Committee staff to determine the appropriate format in which to produce the information.

11. If compliance with the request cannot be made in full by the specified return date, compliance shall be made to the extent possible by that date. An explanation of why full compliance is not possible shall be provided along with any partial production. Failure to provide an explanation constitutes a waiver of any objections to the subpoena.

12. In the event that a document is withheld on the basis of privilege, provide a privilege log containing the following information concerning any such document: (a) the privilege asserted; (b) the type of document; (c) the general subject matter; (d) the date, author and addressee; and (e) the relationship of the author and addressee to each other.

13. In complying with this request, be apprised that the U.S. House of Representatives and the Committee on Science, Space, and Technology do not recognize: any of the purported non-disclosure privileges associated with the common law including, but not limited to, the deliberative process privilege, the attorney-client privilege, and attorney work product protections; any purported privileges such as privileges over law-enforcement sensitive disclosures; or protections from disclosure under the Freedom of Information Act; or any purported contractual privileges, such as non-disclosure agreements.

14. If any document responsive to this request was, but no longer is, in your possession, custody, or control, identify the document (stating its date, author, subject and recipients) and explain the circumstances under which the document ceased to be in your possession, custody, or control.

15. If a date or other descriptive detail set forth in this request referring to a document is inaccurate, but the actual date or other descriptive detail is known to you or is otherwise apparent from the context of the request, you are required to produce all documents which would be responsive as if the date or other descriptive detail were correct.

16. Unless otherwise specified, the time period covered by this request is from January 1, 2009 to the present.

17. This request is continuing in nature and applies to any newly-discovered information. Any record, document, compilation of data or information, not produced because it has not been located or discovered by the return date, shall be produced immediately upon subsequent location or discovery.

18. All documents shall be Bates-stamped sequentially and produced sequentially.

19. Two sets of documents shall be delivered, one set to the Majority Staff and one set to the Minority Staff. When documents are produced to the Committee on Science, Space, and Technology, production sets shall be delivered to the Majority Staff in Room 2321 of the Rayburn House Office Building and the Minority Staff in Room 324 of the Ford House Office Building. Upon completion of the document production, you should submit a written certification, signed by you or your counsel, stating that: (1) a diligent search has been

completed of all documents in your possession, custody, or control which reasonably could contain responsive documents; and (2) all documents located during the search that are responsive have been produced to the Committees.

20. When representing a witness or entity before the Committee in response to a document request, request for transcribed interview, or subpoena from the Committee, or in connection with testimony before the Committee at a hearing, counsel for the witness or entity must promptly submit to the Committee a notice of appearance specifying the following: (a) counsel's name, firm or organization, and contact information; and (b) each client represented by the counsel in connection with the proceeding. Submission of a notice of appearance constitutes acknowledgement that counsel is authorized to accept service of process by the Committee on behalf of such client(s), and that counsel is bound by and agrees to comply with all applicable House and Committee rules and regulations.

Schedule Definitions

1. The term "document" means any written, recorded, or graphic matter of any nature whatsoever, regardless of how recorded, and whether original or copy, including, but not limited to, the following: memoranda, reports, expense reports, books, manuals, instructions, financial reports, working papers, records, notes, letters, notices, confirmations, telegrams, receipts, appraisals, pamphlets, magazines, newspapers, prospectuses, inter-office and intra-office communications, electronic mail (e-mail), contracts, cables, notations of any type of conversation, telephone call, meeting or other communication, bulletins, printed matter, computer printouts, teletypes, invoices, transcripts, diaries, analyses, returns, summaries, minutes, bills, accounts, estimates, projections, comparisons, messages, correspondence, press releases, circulars, financial statements, reviews, opinions, offers, studies and investigations, questionnaires and surveys, and work sheets (and all drafts, preliminary versions, alterations, modifications, revisions, changes, and amendments of any of the foregoing, as well as any attachments or appendices thereto), and graphic or oral records or representations of any kind (including without limitation, photographs, charts, graphs, microfiche, microfilm, videotape, recordings and motion pictures), and electronic, mechanical, and electric records or representations of any kind (including, without limitation, tapes, cassettes, disks, and recordings) and other written, printed, typed, or other graphic or recorded matter of any kind or nature, however produced or reproduced, and whether preserved in writing, film, tape, disk, videotape or otherwise. A document bearing any notation not a part of the original text is to be considered a separate document. A draft or non-identical copy is a separate document within the meaning of this term.

2. The term "communication" means each manner or means of disclosure or exchange of information, regardless of means utilized, whether oral, electronic, by document or otherwise, and whether in a meeting, by telephone, facsimile, email (desktop or mobile device), text message, instant message, MMS or SMS message, regular mail, telexes, releases, or otherwise.

3. The terms "and" and "or" shall be construed broadly and either conjunctively or disjunctively to bring within the scope of this request any information which might otherwise be construed

to be outside its scope. The singular includes plural number, and vice versa. The masculine includes the feminine and neuter genders.

4. The terms “person” or “persons” mean natural persons, firms, partnerships, associations, corporations, subsidiaries, divisions, departments, joint ventures, proprietorships, syndicates, or other legal, business or government entities, and all subsidiaries, affiliates, divisions, departments, branches, or other units thereof.

5. The term “identify,” when used in a question about individuals, means to provide the following information: (a) the individual's complete name and title; and (b) the individual's business address and phone number.

6. The term “referring or relating,” with respect to any given subject, means anything that constitutes, contains, embodies, reflects, identifies, states, refers to, deals with or is pertinent to that subject in any manner whatsoever.

From: Dunn, Tracey
Sent: Thursday, July 27, 2017 8:10 PM
To: ExecSec
Cc: Farrar-Wilson, Loualice; Boswell, Aretha T; Appleton, Seth D; Kelley, Michael J; Dendas, Michael W; Ludlow, Ashley; Joy, Johnson P; Cruciani, Linda M
Subject: Fw: House Science Committee Letter
Attachments: 07-27-17 SST to HUD - Kaspersky.pdf; 115th Doc Instructions.pdf

Exec Sec,

This is a re-send to include the necessary attachments.

Thank you,

Tracey Dunn
Congressional Liaison
Office of Congressional
And Intergovernmental Relations
US Department of Housing and Urban Development
Main: (202) 708-0005 | Fax: (202) 708-3707
Direct: (202) 402-2403 | Mobile: (b) (6)

From: Connally, Tom <Tom.Connally@mail.house.gov>
Sent: Thursday, July 27, 2017 6:07 PM
To: Dunn, Tracey
Cc: Callen, Ashley; Colliatie, Drew
Subject: House Science Committee Letter

Tracey,

Please see the attached letter from Chairman Smith to Secretary Carson. Please confirm receipt and let us know if you have any questions.

Thank you,

Tom

Tom Connally
Counsel
Committee on Science, Space, and Technology
Rep. Lamar Smith, Chairman
202.225.6371 (Office)

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12. In the event that a document is withheld on the basis of privilege, provide a privilege log containing the following information concerning any such document: (a) the privilege asserted; (b) the type of document; (c) the general subject matter; (d) the date, author and addressee; and (e) the relationship of the author and addressee to each other.

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6. The term “referring or relating,” with respect to any given subject, means anything that constitutes, contains, embodies, reflects, identifies, states, refers to, deals with or is pertinent to that subject in any manner whatsoever.

From: Appleton, Seth D
Sent: Monday, July 24, 2017 3:43 PM
To: Vogel, Ann; Brown, Chris
Subject: RE: Mtg request

That's really it for now, but we can definitely set something up for September.

From: Vogel, Ann [mailto:Ann.Vogel@mail.house.gov]
Sent: Monday, July 24, 2017 3:39 PM
To: Brown, Chris <ChrisBrown@mail.house.gov>; Appleton, Seth D <Seth.D.Appleton@hud.gov>
Subject: RE: Mtg request

Unfortunately, he has a lunch that day which I am unable to move around. Any other possibilities?

Ann Vogel
Scheduler
Office of Congressman Blaine Luetkemeyer (MO03)
2230 Rayburn HOB|Washington, D.C. 20515
Phone: (202) 225-2956

From: Brown, Chris
Sent: Monday, July 24, 2017 3:36 PM
To: Appleton, Seth D <Seth.D.Appleton@hud.gov>; Vogel, Ann <Ann.Vogel@mail.house.gov>
Subject: RE: Mtg request

This bureaucratic inefficiency is ridiculous. And insulting.

Chris Brown
Chairman Blaine Luetkemeyer
Subcommittee on Financial Institutions and Consumer Credit
House Financial Services Committee

This email and any related documents, notes, draft legislation, recommendations, reports, or other materials generated or received by the Members or staff of the Committee on Financial Services are congressional records and remain subject to the Committee's control, and are entrusted to your agency only for use in handling this matter. Any such documents created or compiled by an agency in connection with any response to this Committee document or any related Committee communications, whether made by phone, email, or document, including any replies to the Committee, are also records of the Committee and remain subject to the Committee's control. Accordingly, the aforementioned documents are not "agency records" for purposes of the Freedom of Information Act or any other law, and should be segregated from agency records.

From: Appleton, Seth D [mailto:Seth.D.Appleton@hud.gov]
Sent: Monday, July 24, 2017 3:33 PM
To: Vogel, Ann
Cc: Brown, Chris
Subject: RE: Mtg request

Sorry for taking so long to get back to you. Any chance of 12:00 – 1:00pm on Thurs?

From: Vogel, Ann [mailto:Ann.Vogel@mail.house.gov]
Sent: Friday, July 21, 2017 12:59 PM
To: Appleton, Seth D <Seth.D.Appleton@hud.gov>
Cc: Brown, Chris <ChrisBrown@mail.house.gov>
Subject: RE: Mtg request

Seth,

I hope things are going well so far. Next week is a rough one, but let me know if any of the following times work with Secretary Carson.

2:30 on Monday
8:30am on Tuesday
9:30, 3:45 or 4:00 on Wednesday
8:30am on Thursday
10:00-11:00am on Friday.

Ann Vogel
Scheduler
Office of Congressman Blaine Luetkemeyer (MO03)
2230 Rayburn HOB|Washington, D.C. 20515
Phone: (202) 225-2956

From: Appleton, Seth D [mailto:Seth.D.Appleton@hud.gov]
Sent: Friday, July 21, 2017 12:54 PM
To: Vogel, Ann <Ann.Vogel@mail.house.gov>
Cc: Brown, Chris <ChrisBrown@mail.house.gov>
Subject: Mtg request

Hi, Ann,

Hope you are doing well. Secretary Carson would like to come to the hill to meet with BL next week. Can you shoot me some available times? Thanks so much!

Seth

Seth D. Appleton
General Deputy Assistant Secretary
Office of Congressional and Intergovernmental Relations
U.S. Department of Housing and Urban Development
T: (202) 402-5030 | C: (b) (6)
Seth.D.Appleton@hud.gov

From: Brown, Chris <ChrisBrown@mail.house.gov>
Sent: Monday, July 24, 2017 3:40 PM
To: Appleton, Seth D
Subject: RE: Mtg request

Committee has instructed us to put that disclaimer in every email sent to an Executive Branch agency.

Chris Brown
Chairman Blaine Luetkemeyer
Subcommittee on Financial Institutions and Consumer Credit
House Financial Services Committee

This email and any related documents, notes, draft legislation, recommendations, reports, or other materials generated or received by the Members or staff of the Committee on Financial Services are congressional records and remain subject to the Committee's control, and are entrusted to your agency only for use in handling this matter. Any such documents created or compiled by an agency in connection with any response to this Committee document or any related Committee communications, whether made by phone, email, or document, including any replies to the Committee, are also records of the Committee and remain subject to the Committee's control. Accordingly, the aforementioned documents are not "agency records" for purposes of the Freedom of Information Act or any other law, and should be segregated from agency records.

From: Appleton, Seth D [mailto:Seth.D.Appleton@hud.gov]
Sent: Monday, July 24, 2017 3:39 PM
To: Brown, Chris
Subject: RE: Mtg request

Your attempt at humor aside, what is that disclaimer under your signature now?

From: Brown, Chris [mailto:ChrisBrown@mail.house.gov]
Sent: Monday, July 24, 2017 3:36 PM
To: Appleton, Seth D <Seth.D.Appleton@hud.gov>; Vogel, Ann <Ann.Vogel@mail.house.gov>
Subject: RE: Mtg request

This bureaucratic inefficiency is ridiculous. And insulting.

Chris Brown
Chairman Blaine Luetkemeyer
Subcommittee on Financial Institutions and Consumer Credit
House Financial Services Committee

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Subject: RE: Mtg request

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Sent: Friday, July 21, 2017 12:59 PM
To: Appleton, Seth D <Seth.D.Appleton@hud.gov>
Cc: Brown, Chris <ChrisBrown@mail.house.gov>
Subject: RE: Mtg request

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8:30am on Tuesday
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Ann Vogel
Scheduler
Office of Congressman Blaine Luetkemeyer (MO03)
2230 Rayburn HOB|Washington, D.C. 20515
Phone: (202) 225-2956

From: Appleton, Seth D [mailto:Seth.D.Appleton@hud.gov]
Sent: Friday, July 21, 2017 12:54 PM
To: Vogel, Ann <Ann.Vogel@mail.house.gov>
Cc: Brown, Chris <ChrisBrown@mail.house.gov>
Subject: Mtg request

Hi, Ann,

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Seth

Seth D. Appleton

General Deputy Assistant Secretary
Office of Congressional and Intergovernmental Relations
U.S. Department of Housing and Urban Development
T: (202) 402-5030 | C: (b) (6)
Seth.D.Appleton@hud.gov

From: Vogel, Ann <Ann.Vogel@mail.house.gov>
Sent: Monday, July 24, 2017 3:39 PM
To: Brown, Chris; Appleton, Seth D
Subject: RE: Mtg request

Unfortunately, he has a lunch that day which I am unable to move around. Any other possibilities?

Ann Vogel
Scheduler
Office of Congressman Blaine Luetkemeyer (MO03)
2230 Rayburn HOB|Washington, D.C. 20515
Phone: (202) 225-2956

From: Brown, Chris
Sent: Monday, July 24, 2017 3:36 PM
To: Appleton, Seth D <Seth.D.Appleton@hud.gov>; Vogel, Ann <Ann.Vogel@mail.house.gov>
Subject: RE: Mtg request

This bureaucratic inefficiency is ridiculous. And insulting.

Chris Brown
Chairman Blaine Luetkemeyer
Subcommittee on Financial Institutions and Consumer Credit
House Financial Services Committee

This email and any related documents, notes, draft legislation, recommendations, reports, or other materials generated or received by the Members or staff of the Committee on Financial Services are congressional records and remain subject to the Committee's control, and are entrusted to your agency only for use in handling this matter. Any such documents created or compiled by an agency in connection with any response to this Committee document or any related Committee communications, whether made by phone, email, or document, including any replies to the Committee, are also records of the Committee and remain subject to the Committee's control. Accordingly, the aforementioned documents are not "agency records" for purposes of the Freedom of Information Act or any other law, and should be segregated from agency records.

From: Appleton, Seth D [mailto:Seth.D.Appleton@hud.gov]
Sent: Monday, July 24, 2017 3:33 PM
To: Vogel, Ann
Cc: Brown, Chris
Subject: RE: Mtg request

Sorry for taking so long to get back to you. Any chance of 12:00 – 1:00pm on Thurs?

From: Vogel, Ann [mailto:Ann.Vogel@mail.house.gov]
Sent: Friday, July 21, 2017 12:59 PM
To: Appleton, Seth D <Seth.D.Appleton@hud.gov>
Cc: Brown, Chris <ChrisBrown@mail.house.gov>
Subject: RE: Mtg request

Seth,

I hope things are going well so far. Next week is a rough one, but let me know if any of the following times work with Secretary Carson.

2:30 on Monday
8:30am on Tuesday
9:30, 3:45 or 4:00 on Wednesday
8:30am on Thursday
10:00-11:00am on Friday.

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Hi, Ann,

Hope you are doing well. Secretary Carson would like to come to the hill to meet with BL next week. Can you shoot me some available times? Thanks so much!

Seth

Seth D. Appleton
General Deputy Assistant Secretary
Office of Congressional and Intergovernmental Relations
U.S. Department of Housing and Urban Development
T: (202) 402-5030 | C: (b) (6)
Seth.D.Appleton@hud.gov

From: Appleton, Seth D
Sent: Monday, July 24, 2017 3:39 PM
To: Brown, Chris
Subject: RE: Mtg request

Your attempt at humor aside, what is that disclaimer under your signature now?

From: Brown, Chris [mailto:ChrisBrown@mail.house.gov]
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Subcommittee on Financial Institutions and Consumer Credit
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House Financial Services Committee

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General Deputy Assistant Secretary
Office of Congressional and Intergovernmental Relations
U.S. Department of Housing and Urban Development
T: (202) 402-5030 | C: (b) (6)
Seth.D.Appleton@hud.gov

From: Appleton, Seth D
Sent: Monday, July 24, 2017 10:22 AM
To: Ludlow, Ashley
Subject: FW: Oversight, Priority and Pending CIR (Exec Sec)
Attachments: July 24 Oversight Congressional Correspondence.docx; July 24 Priority Congressional Correspondence.docx; J - Pending Exec Sec Correspondence Report.htm

From these, can you take a stab at assembling the Secretary's tracker of correspondence? Also needs to include other stuff we've been talking about on the COS report, etc. such as HECM, Housing First, AFFH, etc. Thanks!

From: Farrar-Wilson, Loualice
Sent: Monday, July 24, 2017 10:19 AM
To: Appleton, Seth D <Seth.D.Appleton@hud.gov>; Ludlow, Ashley <Ashley.Ludlow@hud.gov>; Dendas, Michael W <Michael.W.Dendas@hud.gov>
Subject: Oversight, Priority and Pending CIR (Exec Sec)

7-24-17

Oversight Congressional Correspondence
Tracking Sheet

Date Received	Source	Subject	Program Office	Due date	Status
1/30/17	Senator McCaskill, Homeland Security & Governmental Affairs 2017-AHFD-EXEC-00408	Information regarding HUD's beach-head team (e.g., list of names official roles)	OCHCO OGC	2/6/17	Executive branch-wide correspondence. Interim response dtd 2/7/17. Advised by leadership to wait for guidance from WH.
3/24/17	Senator Grassley/Senate Committee on the Judiciary 2017-AHFD-EXEC-00975	Status of HUD's financial management system projects – addressing prior OIG and GAO audits	CFO CIO	4/7/16 5/8/2017	5/4/2017: Email (Expedite) 5/22/17 CFO (new info) w/DCFO/Courney Timberlake
4/3/2017	*Representative Jeb Hensarling Committee on Financial Services 2017-AHFD-EXEC-01159	Committee Intent to Control Congressional Records	FOIA OGC	5/1/2017 OPEN	Interim (Brett Sisto) dtd 5/3/2017 5/4/2017: Waiting for DOJ & Treasury
5/19/2017	Chairman Ron Johnson and Ranking Member Claire McCaskill 2017-AHFD-EXEC-02001	Unobligated Funds	CFO	6/2/2017	6/5/2017: w/CFO Daniel Ballard Budget/Sarah Lyberg
7/7/17	Representatives Cummings & Jeffries, Committee on Oversight 2017-AHFD-EXEC-02767	Conflict of Interests – Starrett City/ Lynne Patton	OGC OCHCO Housing	7/28/17	

Priority Congressional and Intergovernmental Correspondence Tracking Sheet

Date Received	Source	Subject	Program Office	Due date	Status
3/13/17	Senators Schumer, Gillibrand, Representatives Serrano and Velazquez 2017-AHFD-EXEC-00862	Express deep concern regarding HUD announcement decreasing operating expense rate for New York City's Housing Authority (NYCHA)	PIH	4/6/17	Linked: 2017-AHFD-EXEC-01059/Cymbrowitz
3/15/17	Representative Velazquez, Senators Schumer, Gillibrand, Representatives Meeks et al 2017-AHFD-EXEC-00983	Express deep concern regarding HUD announcement decreasing operating expense rate for New York City's Housing Authority (NYCHA)	PIH	4/7/17	
6/13/17	23 Republican Representatives including Issa, Barr and Franks 2017-AHFD-EXEC-02415	Express concern with Housing First requirement in Continuum of Care competition	CPD	6/30/2017	7/3/2017: SNAPS/Cherice Fraine: per CIR/Dendas awaiting instruction from the Secretary
6/22/17	Mike Bost, Sean Duffy, Gary Palmer and Ann Wagner	ACHA (Elmwood and McBride) living conditions extremely unsafe and unsanitary.		7/25/2017	
7/5/2017	Senator Catherine Cortez Masto et al (29 Senators) 2017-AHFD-EXEC-02784	HUD has, in recent months, either withdrawn or removed from its website at least six resources (LGBTQ)			7/5/2017: Assigned to Mike Dendas

U.S. Department of Housing and Urban Development
Pending Folders - Report
J - Pending Exec Sec Correspondence

Date:July 24, 2017
Time:4:29:57 AM

Folder ID	Correspondence Type	Subject	Due to CIR/Originator	Overall Due Date
Task Assigned To User Office: J - J-CIR-Assistant Secretary				
2016-AHFD-EXEC-06039	Elected Official	Writes to express their disappointment with HUD's decision to declare Jordan Downs ineligible for the Choice Neighborhoods Implementation (CNI) program. They urge HUD to reconsider its decision. bjg	11/04/2016 6:00:00 PM	11/08/2016 6:00:00 PM(-176)
2016-AHFD-EXEC-05509	Congressional	Letter regarding a settlement of federal enforcement actions involving the City of Los Angeles under disability rights laws. Specifically, the City notes it is prepared to enter into a Voluntary Compliance Agreement ("VCA") with HUD that would resolve allegations of the City's past non-compliance with Section 504 of the Rehabilitation Act of 1973 and the American with Disabilities Act. bjg	11/10/2016 6:00:00 PM	11/14/2016 6:00:00 PM(-173)
2016-AHFD-EXEC-06404	Congressional	Congresswoman Waters would like an update on the status of the negotiations to reach a voluntary compliance agreement (VAC) with Los Angeles to resolve issues of non-compliance with false claims act. (VCA) (CHE)	11/07/2016 6:00:00 PM	11/14/2016 6:00:00 PM(-173)
2016-AHFD-EXEC-06090	Congressional	Letter re. HUD finding Jordan Downs ineligible for the Choice Neighborhoods Implementation (CNI) Program. ARH	11/14/2016 6:00:00 PM	11/16/2016 6:00:00 PM(-171)

Folder ID	Correspondence Type	Subject	Due to CIR/Originator	Overall Due Date
2016-AHFD-EXEC-03610	Congressional	*Expedite* Mr. Cernance claims that an employee of the Housing Authority of Fort Myer abused his position and convinced him to sell his Land Rover by telling him it would help his application for Section 8 housing. Writer asks that the employee be reprimanded and forced to return the vehicle. bjg	12/15/2016 6:00:00 PM	12/21/2016 6:00:00 PM(-147)
2017-AHFD-EXEC-00134	Congressional	Letter regarding Fair Housing Standards. (CHE)	01/27/2017 6:00:00 PM	02/03/2017 6:00:00 PM(-118)
2017-AHFD-EXEC-00408	Congressional	Writer is requesting information re. leadership positions and other critical staffing at the U.S. Department of Housing and Urban Development during this period of Presidential transition. Beach Team information. Cross Reference 2017-A-HQ-00141.klw	02/24/2017 6:00:00 PM	03/03/2017 6:00:00 PM(-99)
2017-AHFD-EXEC-00862	Congressional	Members of Congress express a concern regarding the decrease in the operating expense reimbursement rate HUD has imposed on NYCHA and urge they be reconsidered and rescinded; however, they are asking HUD to review the changes to rates and provide a detailed, data-based explanation for how this decision was made. nkb	04/06/2017 6:00:00 PM	04/13/2017 6:00:00 PM(-70)
2017-AHFD-EXEC-00983	Congressional	Several Members of Congress write in re: NYC and NYCHA's public and affordable housing programs and are urging HUD to not cut funding. nkb	04/07/2017 5:00:00 PM	04/14/2017 5:00:00 PM(-69)
2017-AHFD-EXEC-01059	Congressional	Rep. Steven Cymbrowitz wants to express his deepest concerns over the Trump administration's $6.2 billion proposed cut to HUD funding. klw	04/21/2017 5:00:00 PM	04/28/2017 5:00:00 PM(-59)

Folder ID	Correspondence Type	Subject	Due to CIR/Originator	Overall Due Date
2017-AHFD-EXEC-01616	Congressional	Request for information related to a GAO final legal opinion regarding Committee requests to interview HUD employee Maurice McGough. Asks that the information be provided by May 17, 2017. nkb	05/19/2017 6:00:00 PM	05/26/2017 6:00:00 PM(-39)
2017-AHFD-EXEC-01916	Congressional	RE: Coastal Resilience Lab and Accelerator Center Eligibility Waiver Request. klw	06/07/2017 6:00:00 PM	06/14/2017 6:00:00 PM(-27)
2017-AHFD-EXEC-02320	Congressional	EXPEDITE - Mr. Salley submits a letter regarding HOME funds and seeks assistance. Email addressed to Bernard Fulton. nkb	06/23/2017 6:00:00 PM	06/27/2017 6:00:00 PM(-18)
2017-AHFD-EXEC-01919	Congressional	Rep. Jim Cooper writes on behalf of Mr. Alan Mazer re. the Section 8 Moderate Rehabilitation Single Room Occupancy (SRO) Program. klw	06/26/2017 6:00:00 PM	06/30/2017 6:00:00 PM(-15)
2017-AHFD-EXEC-02159	Congressional	Members of Congress writes to Secretary Carson concerning the HUD's FHA Policies. klw	07/04/2017 6:00:00 PM	07/11/2017 6:00:00 PM(-9)
2017-AHFD-EXEC-02551	Congressional	Expedite - Ms. Williams has encountered an issue with purchasing a new home with an FHA loan and is requesting a status update. Email addressed to Stanley Hardy. nkb	07/07/2017 6:00:00 PM	07/11/2017 6:00:00 PM(-9)
2017-AHFD-EXEC-02658	Congressional	Expedite - Ms. Ivory is disabled and needs emergency Section 8 housing. Email addressed to Joe Schumacher. nkb	07/12/2017 6:00:00 PM	07/14/2017 6:00:00 PM(-6)
2017-AHFD-EXEC-02630	Congressional	Expedite - Mr. Davis has encountered an issue with the Housing Authority and complains about bugs in his apartment; seeks assistance. Letter addressed to the Congressional Unit. nkb	07/12/2017 6:00:00 PM	07/14/2017 6:00:00 PM(-6)

Folder ID	Correspondence Type	Subject	Due to CIR/Originator	Overall Due Date
2017-AHFD-EXEC-02544	Congressional	Representative Walker supports an application submitted by the City of Greensboro for funding under HUD's Lead-Based Paint Hazard Control Grant program. nkb	07/11/2017 6:00:00 PM	07/18/2017 6:00:00 PM(-4)
2017-AHFD-EXEC-02545	Congressional	Mr. Headlee expresses concerns regarding the removal of land from the HUD Qualified Census Tract in Wood County, WV and seeks assistance. Letter addressed to Bernard Fulton. nkb	07/11/2017 6:00:00 PM	07/18/2017 6:00:00 PM(-4)
2017-AHFD-EXEC-02590	Congressional	Mr. Funkhouser is requesting assistance with his efforts to remove a CAIVRS. Letter addressed to Bernard Fulton. nkb	07/13/2017 6:00:00 PM	07/20/2017 6:00:00 PM(-2)
2017-AHFD-EXEC-02657	Elected Official	Mayor Murray is asking HUD to partner with local Mayors and public housing authorities to fund public housing capital infrastructure work; however, he request that HUD maintain current funding of the public housing capital fund and seek increased resources to address the public housing capital backlog in any infrastructure proposal that the Administration puts forth to Congress. nkb	07/14/2017 6:00:00 PM	07/21/2017 6:00:00 PM(-1)
2017-AHFD-EXEC-02698	Congressional	Ms. Duffy and the Byfield MA Housing Authority express concerns regarding the smoke free public housing proposed rule and seek assistance. Email addressed to Michael Burley. nkb	07/20/2017 6:00:00 PM	07/27/2017 6:00:00 PM(3)
2017-AHFD-EXEC-02700	Congressional	Mr. Goldsmith is disabled and complains about the living conditions at his apartment complex (Parkview) and seeks assistance. Email addressed to Victoria Barton. nkb	07/20/2017 5:00:00 PM	07/27/2017 5:00:00 PM(3)

Folder ID	Correspondence Type	Subject	Due to CIR/Originator	Overall Due Date
2017-AHFD-EXEC-02179	Elected Official	As the Mayor of the City of Rensselaer and the Executive Director-Secretary of the Rensselaer Housing Authority, they are deeply concerned about the Trump Administration's fiscal year 2018 (FY18) budget proposal to cut nearly 70% ($1.3 billion) from the Department of Housing and Urban Development (HUD's) public housing capital fund. klw	07/27/2017 6:00:00 PM	07/27/2017 6:00:00 PM(3)
2017-AHFD-EXEC-02784	Congressional	Ltr. to the Secretary from 29 Senators inquiring about HUDs handling of several LGBTQ issues. They also state HUD has removed from its website at least six resources that were designed to help housing providers comply with HUD nondiscrimination rules that protect LGBTQ people; seek assistance. nkb	07/28/2017 6:00:00 PM	08/03/2017 6:00:00 PM(8)
Total No. of Pending Folders for "J - J-CIR-Assistant Secretary" : 26				
Total No. of Pending Folders : 26				

From: Farrar-Wilson, Loualice
Sent: Monday, July 24, 2017 10:19 AM
To: Appleton, Seth D; Ludlow, Ashley; Dendas, Michael W
Subject: Oversight, Priority and Pending CIR (Exec Sec)
Attachments: July 24 Oversight Congressional Correspondence.docx; July 24 Priority Congressional Correspondence.docx; J - Pending Exec Sec Correspondence Report.htm

7-24-17

Oversight Congressional Correspondence
Tracking Sheet

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3/24/17	Senator Grassley/Senate Committee on the Judiciary 2017-AHFD-EXEC-00975	Status of HUD's financial management system projects – addressing prior OIG and GAO audits	CFO CIO	4/7/16 5/8/2017	5/4/2017: Email (Expedite) 5/22/17 CFO (new info) w/DCFO/Courney Timberlake
4/3/2017	*Representative Jeb Hensarling Committee on Financial Services 2017-AHFD-EXEC-01159	Committee Intent to Control Congressional Records	FOIA OGC	5/1/2017 OPEN	Interim (Brett Sisto) dtd 5/3/2017 5/4/2017: Waiting for DOJ & Treasury
5/19/2017	Chairman Ron Johnson and Ranking Member Claire McCaskill 2017-AHFD-EXEC-02001	Unobligated Funds	CFO	6/2/2017	6/5/2017: w/CFO Daniel Ballard Budget/Sarah Lyberg
7/7/17	Representatives Cummings & Jeffries, Committee on Oversight 2017-AHFD-EXEC-02767	Conflict of Interests – Starrett City/ Lynne Patton	OGC OCHCO Housing	7/28/17	

Priority Congressional and Intergovernmental Correspondence Tracking Sheet

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6/22/17	Mike Bost, Sean Duffy, Gary Palmer and Ann Wagner	ACHA (Elmwood and McBride) living conditions extremely unsafe and unsanitary.		7/25/2017	
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Pending Folders - Report
J - Pending Exec Sec Correspondence

Date:July 24, 2017
Time:4:29:57 AM

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2016-AHFD-EXEC-06404	Congressional	Congresswoman Waters would like an update on the status of the negotiations to reach a voluntary compliance agreement (VAC) with Los Angeles to resolve issues of non-compliance with false claims act. (VCA) (CHE)	11/07/2016 6:00:00 PM	11/14/2016 6:00:00 PM(-173)
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2017-AHFD-EXEC-01919	Congressional	Rep. Jim Cooper writes on behalf of Mr. Alan Mazer re. the Section 8 Moderate Rehabilitation Single Room Occupancy (SRO) Program. klw	06/26/2017 6:00:00 PM	06/30/2017 6:00:00 PM(-15)
2017-AHFD-EXEC-02159	Congressional	Members of Congress writes to Secretary Carson concerning the HUD's FHA Policies. klw	07/04/2017 6:00:00 PM	07/11/2017 6:00:00 PM(-9)
2017-AHFD-EXEC-02551	Congressional	Expedite - Ms. Williams has encountered an issue with purchasing a new home with an FHA loan and is requesting a status update. Email addressed to Stanley Hardy. nkb	07/07/2017 6:00:00 PM	07/11/2017 6:00:00 PM(-9)
2017-AHFD-EXEC-02658	Congressional	Expedite - Ms. Ivory is disabled and needs emergency Section 8 housing. Email addressed to Joe Schumacher. nkb	07/12/2017 6:00:00 PM	07/14/2017 6:00:00 PM(-6)
2017-AHFD-EXEC-02630	Congressional	Expedite - Mr. Davis has encountered an issue with the Housing Authority and complains about bugs in his apartment; seeks assistance. Letter addressed to the Congressional Unit. nkb	07/12/2017 6:00:00 PM	07/14/2017 6:00:00 PM(-6)

Folder ID	Correspondence Type	Subject	Due to CIR/Originator	Overall Due Date
2017-AHFD-EXEC-02544	Congressional	Representative Walker supports an application submitted by the City of Greensboro for funding under HUD's Lead-Based Paint Hazard Control Grant program. nkb	07/11/2017 6:00:00 PM	07/18/2017 6:00:00 PM(-4)
2017-AHFD-EXEC-02545	Congressional	Mr. Headlee expresses concerns regarding the removal of land from the HUD Qualified Census Tract in Wood County, WV and seeks assistance. Letter addressed to Bernard Fulton. nkb	07/11/2017 6:00:00 PM	07/18/2017 6:00:00 PM(-4)
2017-AHFD-EXEC-02590	Congressional	Mr. Funkhouser is requesting assistance with his efforts to remove a CAIVRS. Letter addressed to Bernard Fulton. nkb	07/13/2017 6:00:00 PM	07/20/2017 6:00:00 PM(-2)
2017-AHFD-EXEC-02657	Elected Official	Mayor Murray is asking HUD to partner with local Mayors and public housing authorities to fund public housing capital infrastructure work; however, he request that HUD maintain current funding of the public housing capital fund and seek increased resources to address the public housing capital backlog in any infrastructure proposal that the Administration puts forth to Congress. nkb	07/14/2017 6:00:00 PM	07/21/2017 6:00:00 PM(-1)
2017-AHFD-EXEC-02698	Congressional	Ms. Duffy and the Byfield MA Housing Authority express concerns regarding the smoke free public housing proposed rule and seek assistance. Email addressed to Michael Burley. nkb	07/20/2017 6:00:00 PM	07/27/2017 6:00:00 PM(3)
2017-AHFD-EXEC-02700	Congressional	Mr. Goldsmith is disabled and complains about the living conditions at his apartment complex (Parkview) and seeks assistance. Email addressed to Victoria Barton. nkb	07/20/2017 5:00:00 PM	07/27/2017 5:00:00 PM(3)

Folder ID	Correspondence Type	Subject	Due to CIR/Originator	Overall Due Date
2017-AHFD-EXEC-02179	Elected Official	As the Mayor of the City of Rensselaer and the Executive Director-Secretary of the Rensselaer Housing Authority, they are deeply concerned about the Trump Administration's fiscal year 2018 (FY18) budget proposal to cut nearly 70% ($1.3 billion) from the Department of Housing and Urban Development (HUD's) public housing capital fund. klw	07/27/2017 6:00:00 PM	07/27/2017 6:00:00 PM(3)
2017-AHFD-EXEC-02784	Congressional	Ltr. to the Secretary from 29 Senators inquiring about HUDs handling of several LGBTQ issues. They also state HUD has removed from its website at least six resources that were designed to help housing providers comply with HUD nondiscrimination rules that protect LGBTQ people; seek assistance. nkb	07/28/2017 6:00:00 PM	08/03/2017 6:00:00 PM(8)
Total No. of Pending Folders for "J - J-CIR-Assistant Secretary" : 26				
Total No. of Pending Folders : 26				

From: Snowden, Deborah R
Sent: Thursday, July 20, 2017 4:33 PM
To: Appleton, Seth D
Cc: Dendas, Michael W; Smallwood, Marcus R
Subject: RE: quick meeting today

You are welcome. I am here anytime.

Deborah R. Snowden
Deputy Chief FOIA Officer
Office of the Executive Secretariat
202-402-7606

From: Appleton, Seth D
Sent: Thursday, July 20, 2017 4:20 PM
To: Snowden, Deborah R <Deborah.R.Snowden@hud.gov>
Cc: Dendas, Michael W <Michael.W.Dendas@hud.gov>; Smallwood, Marcus R <Marcus.R.Smallwood@hud.gov>
Subject: Re: quick meeting today

No problem. We actually ran into Helen and she helped us out. Thanks!

Get Outlook for iOS

From: Snowden, Deborah R
Sent: Thursday, July 20, 2017 4:18:31 PM
To: Appleton, Seth D
Cc: Dendas, Michael W; Smallwood, Marcus R
Subject: RE: quick meeting today

Good afternoon,

I just returned from a training course and will be on my way out of the door in 10 mins. I will be out tomorrow, but Marcus will be here.

Would you like to try to meet now?

Deborah R. Snowden
Deputy Chief FOIA Officer
Office of the Executive Secretariat
202-402-7606

From: Appleton, Seth D
Sent: Thursday, July 20, 2017 2:26 PM

To: Snowden, Deborah R <Deborah.R.Snowden@hud.gov>
Cc: Dendas, Michael W <Michael.W.Dendas@hud.gov>
Subject: quick meeting today

Hi, Deborah,

Any chance you have a few minutes to meet today regarding a congressional request? I can make myself available anytime except between 4:00 – 4:30.

Thanks,

Seth D. Appleton
General Deputy Assistant Secretary
Office of Congressional and Intergovernmental Relations
U.S. Department of Housing and Urban Development
T: (202) 402-5030 | C: (b) (6)
Seth.D.Appleton@hud.gov

From: Appleton, Seth D
Sent: Thursday, July 20, 2017 4:20 PM
To: Snowden, Deborah R
Cc: Dendas, Michael W; Smallwood, Marcus R
Subject: Re: quick meeting today

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To: Appleton, Seth D
Cc: Dendas, Michael W; Smallwood, Marcus R
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Office of the Executive Secretariat
202-402-7606

From: Appleton, Seth D
Sent: Thursday, July 20, 2017 2:26 PM
To: Snowden, Deborah R <Deborah.R.Snowden@hud.gov>
Cc: Dendas, Michael W <Michael.W.Dendas@hud.gov>
Subject: quick meeting today

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General Deputy Assistant Secretary
Office of Congressional and Intergovernmental Relations
U.S. Department of Housing and Urban Development

T: (202) 402-5030 | C: (b) (6)
Seth.D.Appleton@hud.gov

From: Snowden, Deborah R
Sent: Thursday, July 20, 2017 4:19 PM
To: Appleton, Seth D
Cc: Dendas, Michael W; Smallwood, Marcus R
Subject: RE: quick meeting today

Good afternoon,

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Deborah R. Snowden
Deputy Chief FOIA Officer
Office of the Executive Secretariat
202-402-7606

From: Appleton, Seth D
Sent: Thursday, July 20, 2017 2:26 PM
To: Snowden, Deborah R <Deborah.R.Snowden@hud.gov>
Cc: Dendas, Michael W <Michael.W.Dendas@hud.gov>
Subject: quick meeting today

Hi, Deborah,

Any chance you have a few minutes to meet today regarding a congressional request? I can make myself available anytime except between 4:00 – 4:30.

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Seth D. Appleton
General Deputy Assistant Secretary
Office of Congressional and Intergovernmental Relations
U.S. Department of Housing and Urban Development
T: (202) 402-5030 | C: (b) (6)
Seth.D.Appleton@hud.gov

From: Kelley, Michael J
Sent: Monday, July 17, 2017 6:01 PM
To: Appleton, Seth D; Jones, Clinton
Subject: RE: FSC>NAHASDA Information Request
Attachments: IHBG Summary Report - 3.30.17.xlsx

Clinton- As requested.

This information was shared by ONAP to CRS at the end of March.

Also, it doesn't include the full year 2017 awards that are in process. Please let us know if you need any additional info.

Thanks,

Mike

From: Appleton, Seth D
Sent: Monday, July 17, 2017 4:05 PM
To: Jones, Clinton <clinton.jones@mail.house.gov>
Cc: Kelley, Michael J <Michael.J.Kelley@hud.gov>
Subject: Re: FSC>NAHASDA Information Request

Thanks Clinton. We are on it.

Get Outlook for iOS

From: Jones, Clinton <Clinton.Jones@mail.house.gov>
Sent: Monday, July 17, 2017 3:43:35 PM
To: Appleton, Seth D
Subject: FSC>NAHASDA Information Request

Seth. I wanted to follow-up on our conversation last week related to NAHASDA. We are requesting the most updated information on NAHASDA's (1) obligated unexpended balance and (2) obligated unexpended balance of the largest tribal government or housing entity (assuming it is the NAVAJO). Thanks, Clinton

Clinton Jones
Committee on Financial Services
(202) 226-3872 direct
clinton.jones@mail.house.gov

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Indian Housing Block Grant
FY98-FY17 (All Recipients)
As of 3/28/2017

Fiscal Year	Grant Award	Disbursed	Available	% Disbursed	% Available
FY96*	$545,334	$545,334	$0	100.00%	0.00%
FY97*	$914,710	$914,710	$0	100.00%	0.00%
FY98	$589,190,187	$589,190,187	$0	100.00%	0.00%
FY99	$603,170,502	$603,170,502	$0	100.00%	0.00%
FY00	$608,227,131	$608,227,131	$0	100.00%	0.00%
FY01	$632,054,554	$632,036,212	$18,342	100.00%	0.00%
FY02	$636,543,438	$636,523,209	$20,229	100.00%	0.00%
FY03	$638,219,676	$638,201,121	$18,555	100.00%	0.00%
FY04	$638,249,134	$638,228,816	$20,318	100.00%	0.00%
FY05	$604,113,474	$604,088,474	$25,000	100.00%	0.00%
FY06	$616,734,229	$616,558,540	$175,690	99.97%	0.03%
FY07	$617,308,976	$616,134,876	$1,174,100	99.81%	0.19%
FY08	$616,076,050	$613,918,034	$2,158,016	99.65%	0.35%
FY09	$641,393,049	$640,331,199	$1,061,850	99.83%	0.17%
FY10	$693,343,296	$690,870,525	$2,472,771	99.64%	0.36%
FY11	$631,415,298	$626,553,705	$4,861,593	99.23%	0.77%
FY12	$648,232,925	$646,212,959	$2,019,967	99.69%	0.31%
FY13	$611,694,629	$603,823,776	$7,870,853	98.71%	1.29%
FY14	$646,035,308	$583,266,031	$62,769,278	90.28%	9.72%
FY15	$653,474,236	$491,252,467	$162,221,768	75.18%	24.82%
FY16	$636,476,348	$366,090,542	$270,385,806	57.52%	42.48%
FY17**	$33,970,961	$15,110,813	$18,860,148	95.53%	55.52%
Total	**$11,997,383,447**	**$11,461,249,163**	**$536,134,284**	**95.53%**	**4.47%**

* Remaining 1937 Act funds incorporated into IHBG
** Grant Awards Pending

Subtotals for FY14-FY16

Fiscal Year	Grant Award	Disbursed	Available	% Disbursed	% Available
Totals Thru FY14	$10,673,461,902	$10,588,795,341	$84,666,561	99.21%	0.79%
Totals Thru FY15	$11,326,936,138	$11,080,047,808	$246,888,329	97.82%	2.18%
Totals Thru FY16	$11,963,412,486	$11,446,138,350	$517,274,136	95.68%	4.32%

From: Appleton, Seth D
Sent: Monday, July 17, 2017 4:05 PM
To: Jones, Clinton
Cc: Kelley, Michael J
Subject: Re: FSC>NAHASDA Information Request

Thanks Clinton. We are on it.

Get Outlook for iOS

From: Jones, Clinton <Clinton.Jones@mail.house.gov>
Sent: Monday, July 17, 2017 3:43:35 PM
To: Appleton, Seth D
Subject: FSC>NAHASDA Information Request

Seth. I wanted to follow-up on our conversation last week related to NAHASDA. We are requesting the most updated information on NAHASDA's (1) obligated unexpended balance and (2) obligated unexpended balance of the largest tribal government or housing entity (assuming it is the NAVAJO). Thanks, Clinton

Clinton Jones
Committee on Financial Services
(202) 226-3872 direct
clinton.jones@mail.house.gov

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From: Jones, Clinton <Clinton.Jones@mail.house.gov>
Sent: Monday, July 17, 2017 3:44 PM
To: Appleton, Seth D
Subject: FSC>NAHASDA Information Request

Seth. I wanted to follow-up on our conversation last week related to NAHASDA. We are requesting the most updated information on NAHASDA's (1) obligated unexpended balance and (2) obligated unexpended balance of the largest tribal government or housing entity (assuming it is the NAVAJO). Thanks, Clinton

Clinton Jones
Committee on Financial Services
(202) 226-3872 direct
clinton.jones@mail.house.gov

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From: Appleton, Seth D
Sent: Monday, July 17, 2017 8:49 AM
To: Hardy IV, Stanley
Subject: RE: HUD Daily Briefing (7-17-17)

Thanks. I think I'm now signed up for this one.

From: Hardy IV, Stanley
Sent: Monday, July 17, 2017 8:39 AM
To: Kelley, Michael J <Michael.J.Kelley@hud.gov>; Appleton, Seth D <Seth.D.Appleton@hud.gov>; Ludlow, Ashley <Ashley.Ludlow@hud.gov>
Subject: FW: HUD Daily Briefing (7-17-17)

From: HUD Daily [mailto:hud@techmis.com]
Sent: Monday, July 17, 2017 6:57 AM
To: tom.lewis@techmis.com
Subject: HUD Daily Briefing (7-17-17)

HUD DAILY BRIEFING

Prepared for the Office of Public Affairs,
U.S. Department of Housing & Urban Development
By TechMIS
www.techmis.com/hud

TO: U.S. Department of Housing and Urban Development & Staff
DATE: Monday, July 17, 2017 7:00 AM ET

HUD News and Opinion

- HUD Secretary Ben Carson to Visit Orlando (WMFE-FM 90.7, FL)
- HUD makes $2 billion available to homeless programs (HousingWire)
- CloseUp: HUD Sec. Ben Carson discusses Republican health care repeal efforts (WMUR, NH)
- The Week Ahead: Nominations (DSNews)
- Tenants March to Stop Giveaways to Wall Street Landlords (Truthout)
- Federal regulators warn lead testing system could produce inaccurate results (Boston Globe, MA)
- FDA: Lead Test Company May Have Violated Federal Law (Regulatory Affairs Professionals Society)

Timely Insights from HUD Multifamily DAS (LeadingAge)

VAWA Regulation Supplements Final Rule (LeadingAge)

[ME] Cyndi Lauper praises Collins: 'And she's a Republican!' (The Hill)

[VA] Essex Village in court over 18 criminal charges (WTVR-TV CBS 6, VA)

[VA] Roanoke awarded over $2.7 million to eliminate lead based paint hazards (WSET-TV ABC 13, VA)

[MO] Springfield residents give new ideas for spending $4M (Springfield News-Leader, MO)

[OH] Housing For Men Returning From Prison Often Overlooked (Ideastream, Cleveland, OH)

[IL] Illinois lawmakers, HUD Secretary Carson talk Cairo in Washington; Sen. Durbin says Carson's concern for residents is 'genuine' (The Southern, IL)

[IL] 42 HUD Inspectors Fired Over Cairo, Ill. Problems (KMOX-AM 1120/CBS St. Louis, MO)

[IL] Durbin and Duckworth announce housing and urban development grants (WGIL-AM Galeburg Radio 14, IL)

[IL] Illinois agencies get $2M for elderly, disabled housing (WIFR-TV CBS 23 Rockford, IL)

[IN] Now what? South Bend needs new answers for lead problem after money dries up (South Bend Tribune, IN)

[IN] South Bend loses out on HUD anti-lead grants (South Bend Tribune, IN)

[IN] New Albany Housing Authority leaders knowingly violated policy, HUD order, documents state (News and Tribune, NY)

[ND] Grand Forks LaGrave on First project set for groundbreaking as soon as August (Grand Forks Herald, ND)

[AZ] $80M Navajo housing grant covers only 30 homes (Arizona Republic, AZ)

[AZ] Cibecue will benefit from nearly $10M housing grant (White Mountain Independent, AZ)

Federal Housing Administration (FHA)

RMF Conducts Reverse Mortgage 'Blind Taste Test ' in New Ad (Reverse Mortgage Daily)

Ginnie Mae

Mortgage investors unfazed as Fed balance sheet plan looms (The Fiscal Times)

Ginnie Mae MBS Issuance Rides the Tide of Rising Home Sales (Inside Mortgage Finance)

Home Ownership

The country's flood insurance program is sinking. Rescuing it won't be easy. (Washington Post)

First-Time Buyers More Interested in Housing Market (Wall Street Journal)

Millennials Locked Out of Housing Market by $1.2 Trillion in Student Loans (The Street)

Chase, Google Track Down Where Buyers Start Their House Hunt (MarketWatch)

[CT] Bridgeport attorney sentenced in foreclosure scheme (Connecticut Post, CT)

[CT] State grant repairs 20 homes in Lisbon, Montville (Norwich Bulletin, CT)

[NY] Keep the focus on affordable ownership (Schenectady Daily Gazette, NY)

[DC] As gentrification creeps east, D.C. nonprofits help residents of modest means stake their place through homeownership (Washington Post)

[DE] State gives local government more teeth to fight vacant homes (Wilmington News Journal, DE)

[GA] Reed to ATL homeowners: Don't sell cheap to 'predatory purchasers' (Atlanta Journal-Constitution, GA)

[FL] Wondering if your homeowners insurance will protect you? You're not alone (Miami Herald, FL)

[FL] New clean energy PACE firm plans full homeowner disclosure (Sun-Sentinel, FL)

[CA] California Democrats incentivize poverty at the expense of homeowners (Riverside Press-Enterprise, CA)

[CA] Wells Fargo stuck mortgage borrowers with extra fees, whistle-blower's lawsuit says (Los Angeles Times)

Affordable Housing

Only 0.1% of US minimum-wage workers can afford a 1-bedroom apartment, report finds (CNBC)

[ME] Evicted without cause and forced to live in shabby room, Portland woman dies alone (Portland Press Herald, ME)

[MA] Newtonville development is challenged in court (Boston Globe, MA)

[RI] Evicted in R.I.: When there's no place like home (Providence Journal, RI)

[CT] More affordable housing coming to Kent (Waterbury Republican-American, CT)

[CT] Proposal for Sound Beach development in Greenwich grows (Connecticut Post, CT)

[NY] Affordable Housing Construction and Preservation at Record Pace: de Blasio (DNAinfo New York, NY)

[NY] City officials tout latest affordable housing numbers (Crain's New York Business, NY)

[NY] GJDC: Still no news on station, 168th St. (Queens Chronicle, NY)

[NY] Housing agency is not giving up after Kingston council rejects zoning change (Mid-Hudson News, NY)

[NY] Mayor Touts Record on Affordable Housing (WNYC - New York Public Radio, NY)

[NY] Camber Property and nonprofit buy Bronx housing complex for $71M (The Real Deal, NY)

[NY] Developer to Cut Affordable Units in UES Project Amid Proposed Rule Change (DNAinfo New York, NY)

[NY] Plans for affordable housing in old Central Park Plaza to be unveiled (Buffalo News, NY)

[NY] Avella, civic groups winning battle to save parkland (Times Ledger, NY)

[NY] Affordable, at what cost? Bill de Blasio's housing plan is getting results, thanks to billions and billions in taxpayer subsidy (New York Daily News, NY)

[PA] Philly Proposal Looks Ahead to Less Affordable Future (Next City)

[SC] Workforce housing for a living city (Charleston Post & Courier, SC)

[MD] Baltimore faces an affordable housing crisis (Baltimore Sun, MD)

[NC] Curfew lifted at two low-income apartment complexes in Raleigh (Raleigh News & Observer, NC)

[GA] Low-income apartment complex could add beer and wine sales (Augusta Chronicle, GA)

[GA] Oakwood 84-unit affordable housing plan is being proposed again this year (Gainesville Times)

[FL] Editorial: Hillsborough leaders need to get on same page in chasing affordable housing projects (Tampa Bay Times, FL)

[IN] Housing agency grew under her watch (Gary Post-Tribune, IN)

[MI] Affordable housing projects receive $2.3M from state (Grand Rapids Business Journal, MI)

[MI] Federal tax credits to support affordable housing in Detroit (Lexington Herald-Leader, KY)

[WI] Affordable apartment developments face funding gaps, delays as tax credit prices drop (Stevens Point Journal, WI)

[IL] Group to have forum on proposed Campana apartment project (Illinois Daily Herald, IL)

[MI] Federal tax credits to support affordable housing in Detroit (Washington Times, DC)

[KS] Residents of Auburn senior community forced to find housing after property's foreclosure (Topeka Capital-Journal, KS)

[CO] Denver's creative plan to address its housing shortage (Curbed)

[AZ] 'Here for the eviction': More renters forced from homes as affordable-housing crisis deepens (Arizona Republic, AZ)

[UT] City OKs zone change for senior apartments (Moab Sun News, UT)

[WA] Leaving the streets: Housing challenge gives homeless youth a shot at independent living (Spokane Spokesman-Review, WA)

[OR] Salem YMCA has faith in future thanks to lottery funds (Salem Statesman-Journal, OR)

[CA] Want more affordable homes? Fix CEQA, state tax policies and NIMBY zoning (Modesto Bee, CA)

[CA] Granny flats don't bring the problems some cities fear: Guest commentary (San Gabriel Valley Tribune, CA)

[CA] People have questions about Mercy's low-income housing project (Woodland Daily Democrat, CA)

[CA] 'Yes in my backyard.' Silicon Valley money fuels fight against state's housing crisis (Sacramento Bee, CA)

Fair Housing

What Is The "Mrs. Murphy" Exception To The Fair Housing Act? (JD Supra)

[NY] Albany County lawmaker files discrimination complaint against city (Albany Times-Union, NY)

[NJ] How a single map helped determine the fate of Atlantic City's Northside (Press of Atlantic City, NJ)

[NC] Wilkes County businessman accused of sexually harassing women who rented or bought homes from him (Winston Salem Journal, NC)

[FL] Drug overdoses rampant in Delray's sober home neighborhoods (Fort Lauderdale Sun-Sentinel, FL)

[MI] A family's quest for home can teach new Detroiters (Detroit Free Press, MI)

[CA] Airbnb host who stranded guest because of race ordered to take class in Asian American studies (Washington Post)

[CA] Former Airbnb host fined $5,000 for refusing Asian American guest (CNN)

Homelessness

Americans want to help the homeless — as long as they don't get too close. This explains why. (Washington Post)

[ME] Cyndi Lauper brings Susan Collins on-stage: 'She's my hero … and she's a Republican' (Bangor Daily News, ME)

[ME] Sen. Collins gets in on the act at Cyndi Lauper show (Portland Press Herald, ME)

[NH] Workshop aims to teach leadership skills to homeless (Manchester Union Leader, NH)

[MA] 'It's raining needles': Drug crisis creates pollution threat (San Francisco Chronicle, CA)

[NY] Astoria resident asks for donations to continue helping homeless women on streets (Times Ledger, NY)

[NY] Hotel thought to be shelter is now closing (Queens Chronicle, NY)

[NY] Spa City planning board OKs new Code Blue shelter (Saratoga Springs Saratogian, NY)

[NY] City Says Rumor of Shelter at East Elmhurst Marriott 'Unequivocally False' (DNAinfo.com - New York, NY)

[DC] I just moved out of D.C. General. Heres how shelters can change lives. (Washington Post)

[NC] A new way to fight homelessness: Charlotte charity buys entire apartment community (Charlotte Observer, NC)

[NC] SECU Lakeside Reserve has been a decade in the making (Wilmington Morning Star, NC)

[SC] Housing for homeless veterans to open in North Charleston (WCBD-TV Charleston 2, SC)

[FL] New Miami Development Takes a Holistic Approach to Solving Family Homelessness (Next City)

[FL] Lauderdale homeless pushed out of Stranahan Park now camping at county library (Fort Lauderdale Sun-Sentinel, FL)

[MO] Homeless in KC: 'We're people too, and we deserve to be heard. We deserve to be seen' (Kansas City Star, MO)

[MS] Why are there so many mentally ill walking Jackson's streets? (Jackson Clarion-Ledger, MS)

[OH] Toledo Public Schools district has most homeless students in Ohio (Toledo Blade, OH)

[IL] New health center in Englewood will treat homeless, people in unstable housing (Chicago Tribune, IL)

[IL] Rockford To Be Recognized Nationally For It's Reduction In Homelessness (WTVO/WQRF-TV Rockford, IL)

[IN] Report: Vanderburgh Co. Homelessness at Lowest Point in Four Years (WTVW-TV Fox 7 Evansville, IN)

[TX] HomeAid partners with Freedom Place to assist children in crisis (San Antonio Express-News, TX)

[TX] Mayor suggests hotel occupancy tax hike to tackle Austin homelessness (Austin American-Statesman, TX)

[UT] Begging 'abets lawlessness,' don't give panhandlers cash, officials say (Salt Lake City Deseret Morning News, UT)

[WA] Washington groups program puts homeless panhandlers to work (Everett Herald, WA)

[CA] At Veterans Village, a changing of the guard (San Diego Union-Tribune, CA)

[CA] BART directors view squalid reality in Powell Station visit (San Francisco Chronicle, CA)

[CA] How being homeless didn't change this Los Angeles cook's dream (Los Angeles Times)

[CA] PD Editorial: Two steps forward, one back on SR homelessness (Santa Rosa Press Democrat, CA)

[CA] Contra Costa County's homeless population shifting (The Press, CA)

[CA] She's homeless, but determined to become a college graduate (San Diego Union-Tribune, CA)

[CA] Sonoma County's safe-parking program scales down (Santa Rosa Press Democrat, CA)

[CA] 'It just doesn't feel safe': Residents demand cleanup of Orange Line bike path (Los Angeles Daily News, CA)

Public and Indian Housing (PIH)

[ME] Frustration with substandard housing led man to unleash bedbugs at Augusta City Center (Central Maine, ME)

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[MO] MHDC, Housing Authority work to provide low-income housing in Jefferson City (Jefferson City News Tribune, MO)

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[MO] Proposed mixed-income apartment complex met with concerns in northland (KSHB-TV NBC 41 Kansas City, MO)

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[TX] Judge signs temporary restraining order against La Joya Housing Authority (KGBT-TV 4 Valley Central.com, TX)

[OK] Cherokee councilors OK initial 2018 Indian Housing Plan (Cherokee Phoenix, OK)

[CO] Investigation: Longmont Police didn't follow procedure in warrantless searches of affordable housing (KUSA-TV NBC 9 Denver, CO)

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[CO] Longmont police didn't follow procedures with warrantless searches, city concludes (Boulder Daily Camera, CO)

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[CA] Marin Voice: Marin City's community-driven planning process (Marin Independent Journal, CA)

[CA] Industry wants to add 20 homes to the city, here's why that's actually a big deal (San Gabriel Valley Tribune, CA)

[CA] Marin City: Forums set on future of public housing complex (Marin Independent Journal, CA)

[HI] Tiny home solution brewing in Anahola (Garden Island Newspaper, HI)

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[GA] County removes more than 700 tons of debris from Brannon Hill (Atlanta Journal-Constitution, GA)

[GA] Memories of bustling black enclave inspire vision for Liberty Districts future (Columbus Ledger-Enquirer, GA)

[FL] Residents in Oneco, Samoset get top billing in county's funding plans. But federal funding could be in jeopardy. (Bradenton Herald, FL)

[FL] Federal funding in jeopardy for low-income areas (Herald Tribune, Sarasota, FL)

[LA] Federal funding for Louisiana farmers impacted by 2016 floods (KPLC-TV NBC 7 Lake Charles, LA)

[MO] People's New $6 Million Facility Grand Opening - Mayor to Attend & Other Dignitaries (St. Louis Post-Dispatch, MO)

[LA] First flooded homes rebuilt under Restore Louisiana program round into completion (Baton Rouge Advocate, LA)

[OH] Ashland pushes to demolish house where 2 bodies found (Canton Repository, OH)

[TX] College Station City Council approves $1.5 million in affordable-housing grants (Bryan-College Station Eagle, TX)

[TX] Council OKs Small Area Plans (Longview News-Journal, TX)

[TX] Summer program for disadvantaged Waco ISD students could lose city money (Waco Tribune-Herald, TX)

[TX] Starr County To Lose CDBG Funding For Next Two Years (KRGV-TV Channel 5 Weslaco, TX)

[CO] Boulder County exploring options for funding Boston Avenue improvements (Longmont Times-Call, CO)

[UT] Ogden city begins new redevelopment approach in East-central area (Ogden Standard-Examiner, UT)
[OR] 21 cranes, 15 hotels, 10,000 jobs: Inside Oregon's development spree (Portland Oregonian, OR)
[CA] Block grant program set for public meeting in Fairfield (Fairfield Daily Republic, CA)
[CA] Developer seeks six months to vet city land for sale (Fairfield Daily Republic, CA)
[CA] Marin Voice: A vision of historic preservation and sustainability for Marin City (Marin Independent Journal, CA)
[CA] Newest Salinas recreation center opening delayed until '18 (Californian Online - Salinas, CA)

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[IL] Aldermen got loans from bank led by lawyer, OKed his clients projects (Chicago Sun-Times, IL)
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[TX] Texas' biggest assisted-living facility for Medicaid closing (Denton Record-Chronicle, TX)
[CA] Venice Beach Is a Hot Place to Live, So Why Is Its Housing Supply Shrinking? (Wall Street Journal)

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Editorial Note: This Brief represents summarized content - click on the hyperlink to access full-text articles for these news summaries.

HUD News and Opinion

HUD Secretary Ben Carson to Visit Orlando (WMFE-FM 90.7, FL)
WMFE-FM 90.7
(7/16/2017 12:52 PM, WMFE-FM 90.7)
AUDIO. On Monday, the Secretary for Housing and Urban Development, Ben Carson, will visit Orlando to deliver the keynote address at the annual convention for LeadingAge Florida.

The nonprofit coalition represents more than 250 nursing homes, assisted living facilities, and retirement communities across the state.

Spokesman Greg Ungru is expecting Carson to talk about affordable housing for seniors.

“There is a housing crisis, especially when it comes to seniors. They have put in their blood, sweat, and tears, and we just want to make sure they have a good, clean, safe place to live,” he said.

In May, the White House released its proposed 2018 budget which includes cuts to affordable housing programs, a program that provides vouchers for rental subsidies.

Ungru said LeadingAge is paying close attention to the Section 202 Supportive Housing for the Elderly Program, which offers capital advances to finance construction, rehabilitation, and purchasing of affordable housing properties for seniors.

“A lot of our members, specifically some of them down in south Florida—our affordable senior housing members—have three to five year wait lists,” Ungru added.

Carson is expected to talk about HUD policy, as well as his personal and professional life as a neurosurgeon.

HUD makes $2 billion available to homeless programs (HousingWire)
HousingWire
(7/16/2017 9:04 AM, Kelsey Ramirez)
Encourages housing first approach

In an effort to end homelessness, the U.S. Department of Housing and Urban Development will make $2 billion available for local homeless programs.

HUD will fund this venture through Continuum of Care Homeless Assistance Program in an effort to encourage housing first. Housing first is the idea that families need housing before they can take care of other needs such as alcohol or substance abuse, health and other needs.

HUD stated it is continuing incentives to adopt best practices for rapid-rehousing and housing first, an approach that has proven effective in helping communities to make progress on their goal of ending homelessness. It also explained it hopes this new funding will help move families quickly into permanent housing.

The department’s Continuum of Care homeless assistance grants support a wide variety of local programs from street outreach and assessment programs to transitional and permanent housing for individuals including veterans, youth, families and persons experiencing long-term or chronic homelessness.

“We know these grants can make a huge difference in ending homelessness” HUD Secretary Ben Carson said. “HUD continues to forge deep relationships with our local partners to invest in proven programs that are working to reduce the scale of homelessness in their communities.”

Next week, Carson will speak at the 2017 National Conference on Ending Homelessness organized by the National Alliance to End Homelessness. HUD announced he will be speaking at the conference in Washington D.C. on Tuesday from 11 to 11:30 a.m.

CloseUp: HUD Sec. Ben Carson discusses Republican health care repeal efforts (WMUR, NH)
WMUR
(7/17/2017 5:20 AM, Cam Tranchemontagne)
Says CHAD will not face shut down

Housing and Urban Development Secretary Ben Carson joins CloseUp to discuss the Republican push to overhaul healthcare.

[Editorial note: VIDEO at source].

The Week Ahead: Nominations (DSNews)
DSNews
(7/17/2017 5:20 AM, Brianna Gilpin)
This coming Tuesday, a full committee hearing will take place in the Senate Office Building on the nominations of many different individuals in the U.S. Senate Committee on Banking, Housing, and Urban Affairs. See who's being nominated and what else you can expect in the week ahead here.

Of the five being nominated, Mr. J. Paul Compton Jr. of Alabama will be nominated to General Counsel, U.S. Department of Housing and Urban Development; Ms. Anna M. Farias, of Texas, to be Assistant Secretary for Fair Housing and Equal Opportunity, U.S. Department of Housing and Urban Development; Mr. Neal J. Rackleff, of Texas, to be Assistant Secretary for Community Planning and Development, U.S. Department of Housing and Urban Development; Mr. Richard Ashooh, of New Hampshire, to be Assistant Secretary for Export Administration, U.S. Department of Commerce; Ms. Elizabeth Erin Walsh, of the District of Columbia, to be Assistant Secretary for Global Markets and Director General of the United States and Foreign Commercial Service, U.S. Department of Commerce; and Mr. Christopher Campbell, of California, to be Assistant Secretary for Financial Institutions, U.S. Department of the Treasury.

The Committee will meet in open session Tuesday, July 18, at 10 a.m. EDT and will be live [HERE].

Tenants March to Stop Giveaways to Wall Street Landlords (Truthout)
Truthout
(7/16/2017 1:03 PM, Aditi Katti, Inequality.org)
President Trump's proposed budget would cut $7.4 billion in housing funding by eliminating housing vouchers, cutting public housing funding by $1.8 billion, and significantly reducing homeless assistance grants. While stripping support for low-income Americans, the budget would maintain programs that help fill the pockets of wealthy investors. The biggest private equity player in the housing market is Blackstone, which has become the country's largest landlord, owning more than $102 billion in real estate.

Speaking at the rally, Senator Elizabeth Warren (D-Mass.) blasted the administration for backing a $1 billion loan to Blackstone to buy public housing. "The government is literally using taxpayer money to make it cheaper for this multi-billion dollar Wall Street fund to buy up housing," Warren said.

Such loan guarantees and other taxpayer-subsidized perks for private equity housing investors would continue under the White House budget plan. This is hardly surprising, given the influence of Blackstone CEO Stephen Schwarzman, who has a personal net worth of $12.5 billion. He currently chairs Trump's Strategic and Policy Forum and is a close personal advisor to the president. According to Politico, the two sometimes speak on the phone several times a week.

Jonathan Westin, director of New York Communities for Change, a leading affordable housing advocate, pointed out that the role of the big financial firms is nothing new. "Every housing crisis in the United States has been brought to us by Wall Street, from the Great Depression, to redlining leading to housing segregation, to the recent foreclosure crisis," Westin said. "This new crisis -- the rental crisis -- has been brought to us by large corporations like the Blackstone Group."

After the kickoff rally, marchers carried out a "die-in" at the Department of Housing and Urban Development (HUD) and ended the day with a protest outside a luxury condo building owned by Blackstone.

Federal regulators warn lead testing system could produce inaccurate results (Boston Globe, MA)
Boston Globe

(7/14/2017 9:33 AM, Robert Weisman)
Federal regulators Thursday warned labs and health professionals that a lead testing system sold by Magellan Diagnostics of North Billerica could be delivering inaccurate results. In a statement, the Food and Drug Administration said it is reviewing evidence collected during an inspection at Magellan, a unit of Meridian Bioscience Inc., to see if a US law was violated.

The company's LeadCare test system was used to analyze blood drawn from about 15,000 children in New Jersey earlier this year, according to a report by NJTV News. Meridian, based in Cincinnati, issued a statement saying it was addressing the FDA's concerns with "the highest sense of urgency" and was committed to making sure the Magellan testing system was in "full compliance" with federal requirements.

FDA: Lead Test Company May Have Violated Federal Law (Regulatory Affairs Professionals Society)
RAPS
(7/17/2017 5:20 AM, Michael Mezher)
The US Food and Drug Administration (FDA) on Thursday said that lead test maker Magellan Diagnostics may have violated federal law in its handling of customer complaints and design validation for its LeadCare testing systems.

FDA cited the issues in a 10-page inspection report stemming from a month-and-a-half long inspection of Magellan's North Billerica, MA facility from 10 May to 29 June 2017.

A week into that inspection, FDA warned the public that all four of Magellan's LeadCare testing systems (LeadCare, LeadCare II, LeadCare Ultra and LeadCare Plus) could give falsely low results when testing blood drawn from a patient's vein rather than capillary blood.

With the conclusion of its inspection, FDA says healthcare providers should continue to follow it and the US Centers for Disease Control and Prevention's (CDC) earlier recommendations against using the tests with venous blood samples and for retesting patients that are at risk of inaccurate results.

Timely Insights from HUD Multifamily DAS (LeadingAge)
LeadingAge
(7/15/2017 5:01 AM, Colleen Bloom)
LeadingAge staff met July 12 with Bob Iber, acting deputy assistant secretary for multifamily housing, and a broad range of multifamily housing office directors and program heads - and covered a lot of ground on topics of current concern.

During a discussion with LeadingAge and a coalition of other housing provider, HUD staff gave timely updates on a range of topics.

Among the most significant issues, the status of service coordinator grant funding for FY17, After more than seven months without funding:

HUD gave LeadingAge staff strong assurances that 90% of all FY17 Service Coordinator grant funding will be out and available to properties in all parts of the country (including New York) by the end of July. This includes the batch 1 (60% of initial funding AND the supplemental 40% to fund the contracts for the full 12 most); and batch 2 (100% of funding). So if ANY MEMBER with grants in these two batches does NOT have full funding as of August 1, please send an email to us directly.

Other significant developments include:

--The CNA e-tool will not become mandatory until October 1, and could potentially be pushed out a bit further (if you have reasons that would support pushing the date out later, please contact us asap).
--The Energy Benchmarking mandate is not going into effect at this time, except for the Green MIP program (a very limited FHA insurance product, hopefully you know well if you've got it)
--VAWA documents that expired June 30 can continue to be used until replaced. HUD is preparing some minor tweaks, and a federal register announcement with 60 day comment is expected shortly. The VAWA lease addendum 91067 has still not been modified for the expanded programs. VAWA FAQs are still expected out "soon." And the deadline for having an emergency transfer policy has been pushed out until December 2017 (see also new VAWA notice H 2017-05 issued June 30)
--Recently published proposed FHA Flood Plain changes will not be enacted. A rescission/withdrawal to be published soon.

--Changes to remove the requirement to use EIV during interim certifications is in the works, as are efforts to revise the problematic "income discrepancy report" and revamp it into a new "income validation tool. As part of this effort, student income will be capped at $480 to eliminate "discrepancies" for incomes above that, and to make EIV more interactive so that bogus deceased tenant reports can be identified and disabled for future "discrepancy" reporting.

VAWA Regulation Supplements Final Rule (LeadingAge)
LeadingAge
(7/15/2017 5:41 AM, Colleen Bloom)
HUD's Office of Multifamily Housing Notice H 2017-5 provides supplemental Violence Against Women Act guidance to Multifamily owners and management agents.

On June 30, HUD posted Notice H 2017-05 Violence Against Women Act (VAWA) Reauthorization Act of 2013 – Additional Guidance for Multifamily Owners and Management Agents. This 44-page notice provides guidance to owners and management agents (O/As) of HUD multifamily assisted housing on the requirements of the Violence AgainstWomen Reauthorization Act of 2013: Implementation in HUD Housing Programs, Final Rule. As indicated by HUD, this notice does not encompass every aspect of the VAWA Final Rule and should be used in conjunction with the VAWA Final Rule. This notice, however, supersedes earlier Housing Notices H 2010-23 and H 2009-15.

Some features of the notice include:

--New definitions
--New notice requirements
--Provides model notice and model transfer plan
--Revises documentation requirements
--Establishes a new requirement for reasonable time for victim to establish program eligibility or find alternate housing
--Clarifies owner/agent right to create a VAWA related preference

[ME] Cyndi Lauper praises Collins: 'And she's a Republican!' (The Hill)
The Hill
(7/16/2017 2:26 PM, Josh Delk)
Sen. Susan Collins (R-Maine) joined singer Cyndi Lauper on stage at a concert Friday night, the Portland Press Herald reported.

"This woman is a hero, and she's my hero," Lauper told the audience, after inviting the moderate Republican to come on stage.

"And she's a Republican," Lauper said to loud cheers from the audience. The singer praised Collins for her work "with LGBT homeless youth."

"And all the homeless kids. I was blessed to testify before her committee, which was bipartisan," Lauper said, regarding an April 2015 meeting of the Transportation, Housing and Urban development subcommittee.

"We're just glad you're here," said Collins. The senator later tweeted to Lauper, saying "I will back you up anytime- on stage or off."

[VA] Essex Village in court over 18 criminal charges (WTVR-TV CBS 6, VA)
WTVR-TV CBS 6
(7/14/2017 2:27 PM, Brendan King)
VIDEO. RICHMOND, Va., - An attorney representing the owners of the Essex Village apartments appeared in front of a Henrico County General District Court judge for an arraignment on charges related to problems that have been the subject of an ongoing CBS 6 investigation.

The defendant, Essex VA Investors LLC, Paraco Inc. of Mechanicsville, has more than a dozen criminal summonses issued by the county. The company faces a total of 18 building code violation charges, according to online records.

Two of the five misdemeanor counts brought up in court Friday morning were described on court documents as violating Virginia code section. The violations included failing to properly maintain plumbing fixtures, garbage disposal, and sink pipes leaking to

cabinet base; abate mice infestation; and failure to maintain interior structure in good repair, holes, and baseboards in a mechanical closet, which allowed pest and rodent entry.

An attorney representing the county said the 18 charges were grouped into three offense topics, including broken porches. That attorney told the judge they plan to go to trial without settling.

A woman, who county officials said were representing the Essex Village apartments in court, briefly spoke to reporters after the hearing. "We can't make a comment at this time, I'm sorry," she said. "We will be meeting with our residents." No time frame was given when that meeting may be scheduled.

The next court date for the five misdemeanor counts arraigned on Friday is scheduled for Sept. 25. The 13 other building code violation charges are scheduled to be heard on July 28 and August 4.

County officials showed CBS 6's original report to the Henrico County Board of Supervisors during a June meeting about problems at the low-income housing complex prior to announcing the criminal summonses.

In April, the owner Greg Pearlman told us they had maintained the property well, and in the past couple of months things had not been up to their standards. He promised residents would see major changes by the beginning of May, and some residents said improvements are happening.

The Department of Housing and Urban Development paid the company managing Essex Village more than $150 million to subsidize the rent of residents at low-income housing complexes across the country in 2016. The numbers were uncovered by a CBS 6 investigation after Congressman Donald McEachin called for HUD to terminate their business with PK Management, which manages three Section 8 facilities in Henrico County: Essex Village, Woodland Crossing and Hope Village. McEachin said PK Management properties isnot meeting the spirit of its obligation to provide safe and sanitary housing.

PK Management and their parent company, GHC Housing, received $152,110, 882 from HUD in 2016, according to information obtained through a Freedom of Information Act request submitted to HUD. The company receives more than $7 million a year from HUD to subsidize rent at its housing complexes.

Other elected officials are also beginning to respond to the ongoing investigation into the Henrico apartment complex. State Senator Siobhan Dunnavant said the living conditions at Essex Village are "Egregious" and she is currently in the process of drafting a letter to HUD Secretary Ben Carson.

[VA] Roanoke awarded over $2.7 million to eliminate lead based paint hazards (WSET-TV ABC 13, VA)
WSET-TV ABC 13
(7/14/2017 10:48 AM, Catherine Doss)
WASHINGTON, D.C. - Virginia Senators Kaine and Warner are announcing more than $7 million in grants from the Department of Housing and Urban Development.

This money will go to cities and organizations in Virginia, including Roanoke.

The city of Roanoke will be getting $2,719,660 for the 2017 fiscal year.

Officials say the grants will go toward eliminating lead based paint in the city's older homes.

A total of $5.42 million will go toward funding and eliminating lead based paint hazards in low and "Very low" income private housing in Roanoke and Richmond.

According to the World Health Organization, lead can lead to serious health complications for everyone, but especially children.

[MO] Springfield residents give new ideas for spending $4M (Springfield News-Leader, MO)
Springfield News-Leader
(7/14/2017 6:13 PM, Alissa Zhu)
Some Springfield residents are challenging how the city plans to spend $4 million in less than a year.

Northside resident Katie Webb said she was "livid" after learning the city wanted to use grant money from the U.S. Department of Housing and Urban Development to fund projects such as bringing Jordan Creek above ground and making playground improvements to a Southside Springfield park.

Webb says the federal grant money should be used for other projects she believes would better benefit people living in or around poverty. It appears about 70 other Springfield residents probably agree. They signed a letter Webb emailed to City Council on Thursday with alternative project suggestions.

City leaders are defending the projects that Webb and others have objected to, saying they meet all HUD guidelines and they will make a big difference to people with low-to-moderate income in Springfield.

The letter, penned by Springfield resident Linda Simkins, will also be forwarded to HUD as public comments as the federal department considers approving the city's plan for spending grants. The public comment period for the plan will end July 18.

The group of citizens offered a list of different projects the money should be used for. They included building and equipping a new fire station in West Central Springfield, prioritizing building sidewalks and making playground improvements and addressing other issues such as slum, blight, mental health and substance abuse. They are asking City Council members to amend the spending plan before the final version is due to be filed with HUD in August.

The letter argues that the new suggestions do a better job of meeting HUD's national objectives for the program, including benefiting low-to-moderate income people and eliminating slums and blight.

Webb said, "We are asking (city leaders) to address health and safety hazards and they would rather make a park on the Southside of town prettier. That's the wrong way to use HUD money."

Director of Planning and Development Mary Lilly Smith refuted some of the claims made in the letter. "We think we have a good project list," Smith said. "It absolutely meets HUD eligibility. There is some geographic dispersion to serve low-to-moderate income populations throughout the community."

City spokesperson Cora Scott said, "It's a misconception poverty only exists in northwest Springfield."

Smith pointed out a portion of HUD funds are proposed to pay for improvements north Springfield neighbors have been requesting for years, such as building bathrooms in Tom Watkins Park and improving Nichols Park. The $4 million comes from a three-decade old commercial loan program that helps small businesses get started or grow. The loan program was started by the city using Community Development Block Grants from HUD. Smith said due to a change in how HUD defines what it means to use grant money in a timely manner, a large sum from the loan program will need to be spent on community projects by May 2018.

The city was notified in the spring it was not in compliance with HUD rules. If it's non compliant for a second year, the city would risk losing future grant funds, said a letter the federal agency sent to the city.

In May, City Council approved a plan which outlined a list of "shovel-ready" priority project suggestions assembled by city staff.

[OH] Housing For Men Returning From Prison Often Overlooked (Ideastream, Cleveland, OH)
Ideastream.org
(7/13/2017 12:39 PM, Matthew Richmond)
William Rodgers is moving into his own housing for the first time, a year and a half out of prison. He found this place through a program called Open Door, where he's lived for a year.

"Honestly I don't know what would have happened, if it wasn't for this place, I could have ended up doing something stupid again, you know what I mean?" says Rodgers.

Open Door is run by the YMCA, and affiliated with the county's public housing authority. For the men who finish the program,

there's access to subsidized housing. But this kind of help is a rarity in Ohio: there are only 45 spaces available at Open Door and it's the only place like it in Northeast Ohio. And the waitlist for housing subsidies in Cleveland is thousands of names long. About 3000 people returned from prison to Cuyahoga County in 2014. For those that want the help, there's a range of mental health, employment and substance abuse services available. But when it comes to finding stable housing, the path ahead can be daunting.

Rodgers says he tried to find housing without subsidies shortly after his 10-year sentence for manufacturing drugs ended. He nearly got one at a building downtown until he told management about his felony.

"They said, 'maybe, because the felony conviction was old.' But I never heard from them again. I had the money and the credit to get in so the felony was probably the only thing hindering me," says Rodgers.

Returning from prison didn't always carry the stigma with it that it does today, says Charles See, the former director of reentry services at Lutheran Metropolitan Ministry

"When I started in '73, '74, we could go down to prison, we could bring folks home for community events, we would have art shows, and then we would take them back in the afternoon," says See.

He says Cuyahoga County has done more than most places to address the challenges of returning to society. But housing still gets less attention than other services. See's successor at LMM, Michael Sering, says they've started a program that takes houses from the land bank, refurbishes them and offers them to the homeless. Anyone coming through their men's shelter downtown is eligible, including those returning from prison.

"The upper limit from the Land Bank would be you know thousands. They talk about - could their housing stock end homelessness?" says Sering.

Cuyahoga County has the highest number of people going to and coming back from prison in Ohio each year. And there's nothing stopping a landlord from rejecting someone just because they have a felony record.

Maria Smith is an attorney at Legal Aid Society of Cleveland. She says a Department of Housing and Urban Development announcement last year could start to address that.

"You can use the legal handles of the Fair Housing laws to say to landlords - you can't use just a blanket disqualifier just because someone has a criminal conviction," says Smith, and adds that guidance by HUD makes a huge difference. There's already a federal case in New York challenging landlords who refuse tenants because of a criminal background.

[Editorial note: AUDIO at source]

[IL] Illinois lawmakers, HUD Secretary Carson talk Cairo in Washington; Sen. Durbin says Carson's concern for residents is 'genuine' (The Southern, IL)
The Southern
(7/17/2017 5:20 AM, Molly Parker)
WASHINGTON — Housing and Urban Development Secretary Ben Carson met with U.S. Rep. Mike Bost and Sens. Tammy Duckworth and Dick Durbin this past week in Washington to discuss the public housing situation in Cairo.

Durbin said he gives Carson "high marks" for his responsiveness to their requests for information. "He has shown a lot of personal attention to this and was kind enough to come in here into my office and meet with both of us for a lengthy meeting," Durbin said. "I think his concern about the future of the residents there at the housing authority is genuine."

"Of course, we want to make sure at the end of the day that they are the highest priority — that they feel that we are doing everything in our power to resolve this terrible chapter in their lives and that for these families, the next place they move will be a dramatic improvement … We want to make sure that both the secretary and the department get high marks when it comes to responding to the needs of these residents. That's the highest priority."

Carson held two separate meetings with the Illinois congressional lawmakers on Thursday — one with Bost, a Republican whose district includes Cairo, and another with Durbin and Duckworth, both Democrats.

[IL] 42 HUD Inspectors Fired Over Cairo, Ill. Problems (KMOX-AM 1120/CBS St. Louis, MO)
KMOX-AM 1120/CBS St. Louis
(7/14/2017 8:04 PM, Alex Degman)
WASHINGTON D.C. / CAIRO, Ill. (KMOX) — 42 Department of Housing and Urban Development inspectors have been fired due in part to ongoing public housing problems in Cairo, Illinois.

Congressman Mike Bost met with HUD Secretary Ben Carson to discuss what's been happening since HUD took over property management from the Alexander County Housing Authority in early 2016. But things weren't better with federal oversight.

"A lot of these, because of the lack of oversight, or because the inspectors turned their heads the other way, don't go in and do their jobs to make sure they are handling the public trust in the right way. That's what they did, they violated the public trust.

Conditions at some Cairo housing projects were so bad at the most recent inspection, some families were forced to move immediately because it would have been unsafe for them to stay. Bost, a conservative Republican, favors local control in most cases — but not here.

"If you have a corrupt local government and they put the people in there that have the kickbacks and do all the different things like was done here, and has been done in other locations around the nations, you're going to have to monitor very very closely," Bost told KMOX.

Roughly 180 households will be displaced, although Bost says he's working with HUD on a more lenient timetable. He's also pushing for legislation to ensure this doesn't happen again.

[IL] Durbin and Duckworth announce housing and urban development grants (WGIL-AM Galeburg Radio 14, IL)
WGIL-AM Galeburg Radio 14
(7/16/2017 1:27 PM, WGIL-AM Galeburg Radio 14)
The U.S. Department of Housing and Urban Development has awarded a total of $2,058,130 in grants funding Illinois agencies through the Housing Counseling Grant, and the Service Coordinator Programs.

U.S. Senators Dick Durbin and Tammy Duckworth announced Thursday that HUD monies will help families, seniors, and people with disabilities who live in insured and assisted apartment housing to live more independently.

Durbin issued a statement saying "These federal programs provide invaluable assistance to those in need and I will continue to fight for them in these times of uncertainty."

Duckworth said, "It's important that Americans who rely on additional assistance at home – including seniors and those living with a disability – have access to the resources they need to live healthy, independent lives."

21 housing service providers are receiving over $1M for the funding for the employment of service coordinator, to assure that elderly and non-elderly residents with disabilities get the specific support services they need.

In Galesburg, Whiting Hall Senior Apartments will receive over $23,000.

[IL] Illinois agencies get $2M for elderly, disabled housing (WIFR-TV CBS 23 Rockford, IL)
WIFR-TV CBS 23 Rockford
(7/16/2017 6:51 PM, Associated Press)
CHICAGO - Agencies across Illinois are receiving more than $2 million in federal grants to help seniors, people with disabilities and families living in assisted housing to live more independent lives.

U.S. Sens. Dick Durbin and Tammy Duckworth announced the grants from the U.S. Department of Housing and Urban Development.

About $1 million will be split between 10 housing authorities to provide counseling and advice to current and prospective tenants about property maintenance, financial matters and other issues. The recipients include housing authorities in Decatur, Carlinville, Chicago and its suburbs.

Another roughly $1 million will go to 22 housing complexes statewide to employ service coordinators for apartment housing designed for elderly people and tenants with disabilities. They will ensure residents are connected with services they need to remain in their homes.

[IN] Now what? South Bend needs new answers for lead problem after money dries up (South Bend Tribune, IN)
South Bend Tribune
(7/16/2017 7:17 AM, Ted Booker)
Poisoning worse than expected, study says; no federal grants

SOUTH BEND — In the scramble for grant money to help solve the area's lead problem, South Bend and St. Joseph County have again lost to other communities across the country.

The area's struggle with lead-based paint in homes has received renewed attention in the last year. So why was the South Bend Housing Authority's $2.9 million grant application recently rejected by the U.S. Department of Housing and Urban Development? The authority had been successful at getting money in the past; why was it turned down this time?

Officials in the city and county still don't have an answer to those questions.

And now they face a new question: What are they going to do to help remove lead paint hazards in homes that continue to pose a risk to small kids?

They'll need a new sense of urgency. A University of Notre Dame research team recently found that lead poisoning in several South Bend neighborhoods appears to be even worse than originally reported by the state.

In late 2016, the Indiana Health Department reported that there were three census tracts on South Bend's near northwest side in which at least 20 percent of the children were tested with elevated levels of lead. But Notre Dame's analysis shows there are actually eight tracts above that threshold. And in several tracts, the percentage of lead-poisoned kids was found to be higher than the state's initial report.

HUD had sent a combined $5.5 million to the South Bend Housing Authority in recent years to repair lead paint hazards — such as replacing windows and doors that have flaky paint — in hundreds of homes. But the funding ran dry last year. Officials had high hopes they could secure $2.9 million this year, but they were surprised when HUD rejected the request, choosing to award grants to other cities.

The grant locally would have been used to remove lead hazards in about 150 homes over three years.

South Bend officials will find out in a conference call with HUD later this month why the grant application didn't score high enough, said Chuck McMannis, a housing authority director.

South Bend wasn't the only rejected community, as only a handful of grants went to cities in the Midwest.

Indiana as a whole received a $3.4 million HUD grant, which will be divided among South Bend and five other communities to remove lead hazards and make other improvements. But that's still only a fraction of what the city wanted. Low-income families often don't have the money for lead repairs, which can cost up to $20,000.

[IN] South Bend loses out on HUD anti-lead grants (South Bend Tribune, IN)
South Bend Tribune
(7/16/2017 7:17 AM, Marek Mazurek)
SOUTH BEND — In late June, The U.S. Department of Housing and Urban Development awarded more than $127 million to fight lead poisoning in homes.

Grants from HUD were awarded to 48 state and local governments across the country, but South Bend — with its documented lead problems — did not receive any money directly from HUD.

Instead, HUD awarded money for its Lead Hazard Control Program to eight other cities in Indiana's region including Minneapolis, Cleveland, Cincinnati, Toledo, Ohio and Jackson, Mich.

Warren Friedman, a senior HUD advisor told The Tribune that HUD has five categories by which it evaluates each application.

Those categories are: the qualification and experience of the applicant, the need and extent of the problem, the soundness of approach the applicant demonstrates, how well the applicant is working with other organizations and finally, how the applicant evaluates the success of the grant.

[IN] New Albany Housing Authority leaders knowingly violated policy, HUD order, documents state (News and Tribune, NY)
News and Tribune
(7/17/2017 5:20 AM, Elizabeth Beilman)
Former compliance director cites 'unethical' actions in resignation

NEW ALBANY — The New Albany Housing Authority board and interim executive director knowingly violated internal policy and a U.S. Department of Housing and Urban Development order, according to a former official's resignation letter. HUD confirmed issues with compliance.

The allegations of "possibly illegal and unethical" actions surfaced in a resignation letter tendered by Mike Bainbridge, the former NAHA director of finance and HUD compliance. The letter obtained by the News and Tribune was dated June 15 and effective immediately.

"When actions are taken by Agency leadership including the Board of Commissioners which blatantly and knowingly conflict with HUD rules and regulations, I'm left with no choice but to resign, as I cannot be associated with such activities," Bainbridge wrote in the letter.

After the board fired former executive director Bob Lane, HUD placed the housing authority on a "zero threshold" status "due to the instability of the management of the agency currently, and in our belief, that federal funds may be in jeopardy," a letter from HUD's Indianapolis Field Office to Board President Irving Joshua states.

A zero-threshold status means personnel matters, expenditures over $1, payroll and "all functions of the agency" must first receive HUD approval.

[ND] Grand Forks LaGrave on First project set for groundbreaking as soon as August (Grand Forks Herald, ND)
Grand Forks Herald
(7/15/2017 4:44 AM, Sam Easter)
A Grand Forks homeless housing project cleared a major hurdle this week after federal officials unfroze the funding it needs to roll ahead, with groundbreaking expected as soon as late August.

The U.S. Department of Housing and Urban Development issued a waiver document for the forthcoming LaGrave on First building, federal leaders announced Thursday. The so-called "housing-first" project is expected to cost more than $8.5 million, rise four stories above the intersection of Walnut Street and First Avenue South and provide the homeless with a permanent place to live. The building will also include on-site support, such as addiction counseling.

The project had been delayed earlier this year following a "procedural error" Grand Fork city staff made administering federal funding for the project. Federal officials discovered in March that a certain type of funding had been spent before the project had passed a public comment period, an important milestone in its environmental review process. Though no environmental problems were found at the site, significant funding for the project had been frozen.

The waiver, finalized on Wednesday and announced on Thursday, begins a process that could grant permission to ink construction contracts before the end of the month. It unfreezes roughly $1 million in construction funds as well as $5 million

more in rental assistance for tenants over the first 15 years of the project's life.

"This is kind of record timing for approval of a waiver," said Meredith Richards, a senior community development official with the city. City Administrator Todd Feland said he's thankful for the North Dakota congressional delegation's support, all of whom signed a letter urging Housing and Urban Development Secretary Ben Carson to expedite the waiver.

Terry Hanson is executive director of the Grand Forks Housing Authority, which is spearheading the project.

"We think it's great news, and we sure are appreciative to everyone who put a lot of effort to making sure the waiver went through as expeditiously as it could," he said. "It's behind us and we're just moving on."

[AZ] $80M Navajo housing grant covers only 30 homes (Arizona Republic, AZ)
Arizona Republic
(7/15/2017 7:02 AM, Craig Harris and Dennis Wagner)
A Navajo Housing Authority plan submitted to federal regulators shows it will build just 15 new homes and an equal number of rental properties next fiscal year with a new housing grant of nearly $80 million, records show.

The NHA and tribal officials have said there is a need for at least 30,000 homes on the sprawling reservation that covers much of northern Arizona. However, The Arizona Republic over the past six months has documented failures by the agency to build sufficient housing despite landing hundreds of millions of dollars in grants for that purpose.

Navajo Nation President Russell Begaye and U.S. Sen. John McCain recently criticized the NHA for its lack of homebuilding despite being the largest U.S. recipient of federal dollars for tribal housing needs.

Interim CEO: Construction figures could rise

The NHA construction proposal for 2017-18 is laid out in its Indian Housing Plan, an annual report that must be submitted to the U.S. Department of Housing and Urban Development. This year's must be submitted by Tuesday in order to receive $79.8 million in federal grant money.

Roberta Roberts, the NHA interim chief executive, said the figures reported to HUD for new construction of homes and rentals are only base projections. The numbers could rise, she said, adding that the NHA this year completed 45 new homes and 86 rental units. Those units were paid for by previous grants.

Roberts also said the NHA could build more homes if it received additional assistance from Navajo Nation chapters (local governments).

Roberts recently took over from longtime CEO Aneva "A.J." Yazzie, who stepped down at the end of June amid scathing criticism from Begaye.

[AZ] Cibecue will benefit from nearly $10M housing grant (White Mountain Independent, AZ)
White Mountain Independent
(7/15/2017 6:37 AM, Michael Johnson)
CIBECUE - The White Mountain Apache Housing Authority either has or will receive more than $13 million that it plans to use for a new housing projects on the Fort Apache Reservation.

The Arizona Department of Housing notified the WMAHA that it was granted $9.63 million. It will be used to build 22 new homes with necessary infrastructure, renovate 22 additional homes, along with construction of a new community center and a new basketball court in Cibecue. The grant, along with previous grant awards such as Brownfield, AHEAD, ROSS and an upcoming Indian Community Development Block Grant, pushes the tribe's total grant awards to $13.24 million this year.

Tribal housing officials said Cibecue is "The most rural community on the Fort Apache Indian Reservation." The housing project is expected to create much -needed jobs for tribal members. WMAHA officials said Rainbow Treatment Center relinquished its site for the project. Tribal housing officials said the reservation suffers from up to 80 percent unemployment, with limited job opportunities and almost no economic development.

The $9.63 million is the result of what's called the Low Income Housing Tax Credits, or Tax Credit 7, which was created under the Tax Reform Act of 1986 and gives incentives for the utilization of private equity in the development of affordable housing aimed at low-income Americans.

LIHTC accounts for the majority of all affordable rental housing created in the country, according to the U.S. Department of Housing and Urban Development.

Meeting the housing needs of White Mountain Apache tribal members is the main purpose of WMAHA. This has been a challenge to the new WMAHA administration, WMAT officials said, given the limited funding and the deficiencies it inherited from past administrations. The new board of commissioners was appointed in June 2014 by the White Mountain Apache Tribal Council. The new eExecutive director, Victor Velasquez, was also appointed that same month.

Three weeks after their appointment, tribal officials said the HUD Office of Inspector General issued an audit report on July 8, 2014, covering the time period of July 2011 to June 2013, finding that WMAHA was not in compliance with certain Indian Housing Block Grant requirements. WMAHA also failed to complete several years of its audits, they said. Since that time, the oversight of the Board of Commissioners and Velasquez completed six years of audits, with the last audit being completed on time, with no findings.

"This is the first time in 13 years that a WMAHA audit has been completed by the deadline without any findings," board officials said. "WMAHA has also successfully negotiated a final settlement agreement with HUD that will close all the findings of the 2014 OIG audit, after final approval by the OIG. These monumental tasks have been very taxing on the limited resources of WMAHA, in addition to the day to day operations."

Federal Housing Administration (FHA)

RMF Conducts Reverse Mortgage 'Blind Taste Test ' in New Ad (Reverse Mortgage Daily)
Reverse Mortgage Daily
(7/16/2017 1:38 PM, Alex Spanko)
When developing a new television spot, Reverse Mortgage Funding decided to take page out of the Cola Wars handbook, inviting real consumers to take "the HELOC Challenge."

Decades after Pepsi famously dared soda drinkers to see whether they preferred its flagship product over Coca-Cola in a series of iconic commercials, RMF undertook a similar experiment with Home Equity Conversion Mortgage-eligible borrowers. But instead of two cups of cola, the borrowers received information about a traditional home equity line of credit ("Product A") and a HECM line of credit ("Product B").

All the participants know upfront are the facts presented, and that they're being asked to compare two types of home equity loans. And just like the participants in a recent RMF-supported study conducted by the National Council on Aging, they ended up liking the reverse mortgage far better than the HELOC.

Ginnie Mae

Mortgage investors unfazed as Fed balance sheet plan looms (The Fiscal Times)
The Fiscal Times
(7/14/2017 3:32 PM, Richard Leong, Reuters)
NEW YORK - The Federal Reserve's plan for shrinking its massive balance sheet envisions a future with no holdings of mortgage bonds, a prospect that could present a significant headwind for an $8 trillion market the U.S. central bank now dominates.

Mortgages have modestly underperformed a slow-moving bond market this year, and the sector has seen a steady trickle of outflows of investor dollars, but no stampede for the exits.

Investors in the sector by and large remain sanguine, and big players are confident the Fed's glacial pace of portfolio normalization - and willingness to resume bond purchases if needed - will limit their downside.

"For now, it simply means that MBS investors should not be concerned about a sudden or drastic change to the Fed's willingness and ability to hold a sizable position of MBS for the foreseeable future and beyond," Walt Schmidt, manager of mortgage research at FTN Financial in Chicago.

Fed officials have signaled they plan soon to begin reducing the bank's $4.24 trillion portfolio of Treasuries and MBS, and market participants expect the process to begin this fall.

Fed officials, including Chair Janet Yellen, have stated a preference for holding only Treasuries in the future, in part to escape criticism that MBS ownership equates to picking winners and losers in markets and the economy.

That means that nearly $1.8 trillion of mortgage bonds, roughly 30 percent of the $6 trillion of securities backed by government-sponsored mortgage companies Fannie Mae, Freddie Mac and Ginnie Mae, could run off the Fed's portfolio over the next decade. It is a delicate maneuver that the Fed intends to ease into at a snail's pace.

Abandoning MBS altogether might send mortgage rates soaring and roil the housing market, a critical plank in the economy. So far plans telegraphed by the Fed have produced no sign of disruption even as mortgage interest rates have edged up.

Ginnie Mae MBS Issuance Rides the Tide of Rising Home Sales (Inside Mortgage Finance)
Inside Mortgage Finance
(7/17/2017 6:00 AM, John Bancroft)
Mortgage firms issued $112.71 billion of single-family MBS during the second quarter, a 5.5 percent sequential gain, according to figures compiled by Inside FHA/VA Lending. The totals include MBS backed by FHA home-equity conversion loans.

Year-to-date issuance stands at $219.51 billion, down 0.7 percent from the first half of 2016.

The quarterly uptick in total issuance may not sound like much, but contrasts sharply with production at Fannie Mae and Freddie Mac, which dropped 13.1 percent from the first to the second quarter.

Ginnie volume was up because the program has a deeper vein of purchase-money mortgages than the GSE market. Purchase loans accounted for 63.4 percent of Ginnie issuance over the first half of 2017 – and 68.1 percent in the second quarter.

Home Ownership

The country's flood insurance program is sinking. Rescuing it won't be easy. (Washington Post)
Washington Post
(7/16/2017 7:43 AM, Brady Dennis)
PEQUANNOCK, N.J. — Time after time, as the river has risen and the water has crept up Roosevelt Street, Leni-anne Shuchter has fled the white clapboard home she bought more than four decades ago.

There was the night in 1984 when rescuers plucked her from a neighbor's roof as floodwaters engulfed her house. And the months in 2011 when she and her husband, John Van Seters, lived in a hotel after torrential rains from Hurricane Irene forced them to gut walls and floors and replace nearly everything they owned.

In between, other storms have forced her to file claim after claim with the troubled National Flood Insurance Program so she could rebuild. Yet the small home remains as vulnerable as ever, a reality reflected by its falling value in recent years.

"If I had a choice, I would sell," said the 65-year-old Shuchter, who dreams of retiring to Arizona or Nevada. "I don't need to deal with this anymore. [But] the reality of selling is nil."

First-Time Buyers More Interested in Housing Market (Wall Street Journal)
Wall Street Journal
(7/17/2017 1:19 AM, Wall Street Journal)
A study finds that Google searches on buying a first home are sharply higher. The Wall Street Journal's Laura Kusisto says it

indicates more millennials are interested in purchasing a home, but affordability remains a key concern.

[Editorial note: VIDEO at source].

Millennials Locked Out of Housing Market by $1.2 Trillion in Student Loans (The Street)
TheStreet.com
(7/14/2017 6:18 AM, James Langford)
Average tuition at public colleges and universities spiked 81% from 2001 to 2009, but it didn't keep high school graduates from pursuing higher education.

It has, however, kept many of them from buying homes, according to a study by the Federal Reserve Bank of New York released on Thursday, July 13.

"Student loan balances and the prevalence of student borrowing have reached new heights," Zachary Bleemer and his colleagues wrote in the report, with aggregate debt nearly tripling to $1.2 trillion last year from $360 billion in 2004.

That has left millennials, the largest generation in U.S. history, less able to afford houses and is likely to curb their spending power for decades. Already, home ownership among young consumers has dropped from 31% in 2004 to 21% in 2016, while the number of them living with parents has surged.

[Editorial note: VIDEO at source].

Chase, Google Track Down Where Buyers Start Their House Hunt (MarketWatch)
MarketWatch
(7/14/2017 10:52 AM, Business Wire)
Chase Home Lending today announced, in partnership with Google, insights that show consumers are clicking their way to finding their first home and figuring out how much they can afford.

Chase Home Lending today revealed the "Search for Home Snapshot" at the Google New York City headquarters, along with TV personalities, entrepreneurs and authors, Drew and Jonathan Scott, who shared tips on homebuying and home makeovers. The Chase + Google collaboration examined how and what people are searching to find more information about homeownership.

The data shows search activity for first-time homebuying mortgages are at an all-time high, and affordability continues to reign as the top priority for perspective buyers. The bank's "Search for Home Snapshot" also found Southerners are Googling mortgage information more than consumers in other regions, and fixed-rate mortgages are still the preferred product for many searchers.

"We teamed up with Google to help us better understand what customers are searching for and how the home buying landscape is evolving," said Mike Weinbach, Chief Executive Officer of Chase Home Lending. "We found that millennials and first-time homebuyers are making a big splash in the market, and affordability remains top of mind."

[CT] Bridgeport attorney sentenced in foreclosure scheme (Connecticut Post, CT)
Connecticut Post
(7/14/2017 8:12 AM, Alexander Soule)
A former Bridgeport attorney will serve a 30-month prison sentence, after his conviction on charges of helping an Easton man scam area homeowners.

Odenton, Md. resident Bradford Barneys, 51, handled legal work at his Bridgeport office on behalf of Timothy W. Burke, at the time an Easton resident who preyed on homeowners facing foreclosure. According to the office of U.S. Attorney Deirdre Daly, Burke promised to buy those homes and pay off the mortgages and taxes, but did not make the promised payments while renting out the homes to other tenants.

Barneys received more than $70,000 for his work in the fraud, with Daly's office stating he pursued his own scheme in helping two Maryland residents purchase a property on Boston Avenue in Bridgeport, then collecting rent from tenants without the owners' knowledge.

In April, Burke was sentenced to nine years in prison.

[CT] State grant repairs 20 homes in Lisbon, Montville (Norwich Bulletin, CT)
Norwich Bulletin
(7/14/2017 6:33 PM, Stephanie Menders)
LISBON - A total of 20 homes have been repaired free of charge in Lisbon and Montville in the past two years. The repairs are thanks to the Housing Rehabilitation Program, a 2015 grant that the two towns received.

Both Lisbon and Montville were first-time beneficiaries of the grant and were each given $400,000 for housing repair projects. The grant is sponsored by the Department of Housing and Urban Development using federal funds allocated to Connecticut.

Lisbon First Selectman Thomas Sparkman is pleased with how the project has turned out. "Homeowners seem to be very happy with the program," Sparkman said. "The town has been very receptive to it and the work that has been done has gone smoothly."

The program covers crucial home repairs with no charge to the owner. As long as they remain in the house, the money does not need to be repaid. If they sell the house, the expense of the repairs will be taken out of the final sale and returned to the town. Homeowners had to meet a series of criteria before their application was approved. Homeowners must qualify as low- or moderate-income by HUD standards, must be up to date on property taxes and have 10 percent equity in the home.

Grant coordinator Lisa Lowe and Associates helped Lisbon and Montville apply for the program, but that's not where its work ends. "The application is extremely complicated. It's a 4-inch binder. But once that has been approved we keep working with the towns. We oversee projects and make sure everything is up to regulation," Lowe, president of the Oxford-based company, said. "Homeowners have needed heating repairs, septic repairs and countless other things. It covers anything to help people live safe and comfortably in their home."

[NY] Keep the focus on affordable ownership (Schenectady Daily Gazette, NY)
Schenectady Daily Gazette
(7/15/2017 6:08 AM, Michelle Larkin, executive director of Rebuilding Together Saratoga County)
Last month was National Homeownership Month and the media and our elected officials have highlighted issues related to affordable homeownership.

I think it's important to discuss what affordable homeownership means and how it impacts our community. According to the U.S. Department of Housing and Urban Development, housing should cost no more than 30 percent of a household's income. Many homeowners in our community spend much more than that on their housing, making them "Housing cost-burdened" and limiting what they have left to spend on their other needs, such as transportation, energy costs, food, health care and more. Many seniors in our community own their homes, and too many of them are cost-burdened and/or low-income.

According to U.S. Census data, 71.3 percent of residents 65-plus in Saratoga County own their own homes 23.5 perent of these senior homeowners are cost-burdened and 6.8 percent of seniors in Saratoga County are below the poverty level. Homeowners who are cost-burdened and/or are living below the poverty level are at risk of losing their homes due to the cost of a needed repair or home maintenance, such as replacing a furnace or roof.

Seniors face unique challenges because they will likely need accessibility modifications to make it possible for them to age-in-place safely, such as installing a wheelchair ramp, grab bars, or improved lighting. These modifications can be expensive and out-of-reach for homeowners who are already cost-burdened.

Rebuilding Together Saratoga County provides repairs and accessibility modifications for low-income homeowners, at no cost to the homeowner, and many of the clients they serve are seniors.

While National Homeownership Month only comes around once a year, we need to continue to focus on programs that preserve affordable homeownership, like those offered by Rebuilding Together, so individuals and families in our community can remain safely and independently in their own homes.

[DC] As gentrification creeps east, D.C. nonprofits help residents of modest means stake their place through homeownership (Washington Post)
Washington Post
(7/16/2017 8:50 PM, Mary Hui)
Leon Waddy grew up in the District's Shaw neighborhood in the '80s and '90s, but he doesn't recognize much of it these days. African American residents used to make up 90 percent of the neighborhood. Today, they're less than 50 percent.

"The demographics completely changed," he said. "When I was a young kid, it was a predominantly black neighborhood. . . . Now, it's pretty much a predominantly white neighborhood."

That is why Waddy and his wife, who were renting in Congress Heights, looked to historic, majority-black Anacostia in Southeast Washington when they began searching for a home.

"We wanted a neighborhood where we would feel at home, that would be like the D.C. that we know," said Alison Waddy, 31, principal of the Oklahoma Avenue campus of the AppleTree, a public charter preschool. "And that's what we found here."

"They look like us," Leon Waddy said of his neighbors.

With home prices across the city continuing to rise, east-of-the-river neighborhoods such as Anacostia and Congress Heights, which the District housing boom had largely passed over, are becoming increasingly desirable — and expensive.

[DE] State gives local government more teeth to fight vacant homes (Wilmington News Journal, DE)
Wilmington News Journal
(7/17/2017 5:17 AM, Xerxes Wilson)
With the rate of foreclosures in Delaware the third highest in the country, the issue has become a pressing one for local governments who have to spend taxpayer money to maintain the abandoned buildings.

Recently, the state legislature gave local governments more authority to screen those who can bid on abandoned homes being sold at sheriff sales. The goal is to allow local governments to ensure such homes are getting into the hands of those who will more quickly put them back into use instead of speculators who might let the home sit.

"We don't want (vacant homes) going to property owner who has a history of unpaid taxes, unpaid liens and history of owning vacant properties," said Mary Jacobson, a land use attorney for New Castle County government.

The new rules require those who want to bid at a sheriff sale to certify that they don't own other properties that have been subject to many code infractions common with vacancy in the past two years, own a property that has been vacant for more than 24 months or have back taxes.

Carrie Casey, a manager within the New Castle County's Department of Community Services, said the new rules are meant to help to protect local government's efforts to turn vacant houses around — a push that has been aided by state grants.

Earlier this year, the Delaware State Housing authority allocated $5.5 million in settlement money received from major banks in the wake of the foreclosure crisis to a handful of local governments and nonprofits to put toward the rehabilitation of vacant homes. It was the second round of such funding.

[GA] Reed to ATL homeowners: Don't sell cheap to 'predatory purchasers' (Atlanta Journal-Constitution, GA)
Atlanta Journal-Constitution
(7/14/2017 5:06 PM, Leon Stafford)
Mayor Kasim Reed is considering broadening a program he launched earlier this year that uses private donations to help low-income Atlanta homeowners pay skyrocketing property taxes due to gentrification, especially near the Beltline.

Reed said he may expand the Anti-Displacement Tax Fund, which raises financial support for Vine City and English Avenue homeowners from corporate and philanthropic dollars, to communities around Turner Field and near the Beltline. The fund, which launched in April, is expected to raise around $5 million for Vine City, English Avenue and other West End Atlanta neighborhoods.

"We are going to have to take more direct action along the lines of what we've done with the Westside Future Fund in terms of our Anti-Displacement initiative," he said in an exclusive interview with The Atlanta Journal-Constitution. "We thought that modeled needed to be replicated."

Reed said he is especially concerned about so-called "Predatory purchasers" - real estate entrepreneurs and companies hoping to cash in on growing interest in moving into the city - who might coax residents to sell their houses well below their value. He cautions homeowners to think twice about selling, no matter how tempting the offer. "You own something that is extremely valuable. Don't sell it when someone knocks at the door." "You got to know whatever they're offering for your property is less than what it will ultimately be worth because they have to make a profit," he said.

Reed said the city also will have to continue to seek out federal, state and private partnerships meant to address affordability, such as a $30 million grant the city received from the U.S. Department of Housing and Urban Development in 2015 to revitalize portions of west Atlanta.

[FL] Wondering if your homeowners insurance will protect you? You're not alone (Miami Herald, FL)
Miami Herald
(7/16/2017 7:50 AM, Andrea Januta)
As South Floridians head into a hurricane season predicted to be busier-than-average, homeowners are wondering whether their insurers will pay up if their house is hit — and how to find out before a storm arrives.

Marcelo Salup, a Coral Gables resident who owns a three-bedroom home built in 1954, spends between $5,500 and $6,000 annually on premiums to Heritage Property & Casualty, a Florida insurer created in 2012.

Salup said he isn't confident in Heritage's ability to pay his claims but doesn't think he has better options. "It seems to me like [Heritage] just appeared out of nowhere," he said. "But on the other hand, it seems that we as consumers are kind of trapped."

The squeeze may be tightening. While state-run Citizens Property remains the largest windstorm insurer in South Florida, 111 other companies hold the windstorm policies on roughly 79 percent of insured homes in Miami-Dade, Broward and Monroe counties.

[FL] New clean energy PACE firm plans full homeowner disclosure (Sun-Sentinel, FL)
Sun-Sentinel
(7/14/2017 2:51 PM, Staff)
VIDEO. July 14, 2017 - A new PACE financing program is launching in Florida on July 24 with protections to address concerns that some consumers aren't informed about the program's liens, service fees and property tax assessments.

Renovate America, a pioneer of the Property Assessed Clean Energy home improvement financing market, says the company's HERO program will offer Florida homeowners competitive interest rates and enhanced safeguards reflecting lessons learned from past mistakes. "We've learned a lot by doing, and Florida homeowners will benefit as a result," said Ari Matusiak, executive vice president at the San Diego, California-based company.

With Renovate America's entry, four PACE providers now provide financing for such improvements as rooftop solar systems, impact doors and windows, hurricane-resistant roofing, energy-saving air conditioning systems, hot water heaters, insulated siding and even awnings.

Initially, financing from Renovate America will be available in 26 Broward County cities, the unincorporated area of the county, five cities in Palm Beach County including Boynton Beach and West Palm Beach, and four cities in Miami-Dade County. The company hopes to add other cities and unincorporated areas in the near future, spokesman Matt Bevens said.

Interest rates ranging from 3.99 percent for five-year loans to 7.99 percent for 25-year loans will be offered. Those are lower than what the company has offered in the past, Bevens said. Borrowers will be given a disclosure form modeled after "Know Before You Owe" mortgage loan disclosure forms that break down all costs, including annual payments, application fees, interest rates, financing charges, total amount financed and cost of project.

Renovate America will personally telephone all borrowers before they sign to ensure they understand financing terms.

A federal class action suit filed in March in northern California in March by plaintiffs in Florida and California accuses Ygrene Energy Fund, Florida's largest PACE provider, of failing to disclose to homeowners that most banks won't finance mortgages for homes with PACE liens.

U.S. Sen. Marco Rubio, of Florida is co-sponsoring a bill in Congress that would require "Truth in Lending"-type disclosures to PACE consumers, while Florida Rep. Mario Diaz-Balart is sponsoring a measure that would bar the Federal Housing Authority from backing mortgages with PACE assessments.

The three other PACE finance companies operating in Florida also interview would-be borrowers and provide "Know Before You Owe"-type disclosures, said Jay Neal, president of the Fort Lauderdale-based Florida Association for Insurance Reform [FAIR], a non-profit insurance industry watchdog organization.

[CA] California Democrats incentivize poverty at the expense of homeowners (Riverside Press-Enterprise, CA)
Riverside Press-Enterprise
(7/14/2017 9:49 AM, John Phillips)
From time immemorial the government has tried to influence our behavior by rewarding or punishing us; "big brother" doesn't want us to smoke, so lawmakers tax the bejesus out of tobacco, they want us to drive electric cars, so we get showered with tax rebates and invitations into the cherished carpool lane if we go green at the car dealership, and they don't want us to linger too long at the curbside check-in at the airport, so the Dunkin' Donuts is conveniently located beyond the TSA checkpoint inside the terminal.

It's the classic carrot and stick approach, that manipulates people into doing what the powers that be want.

The most famous plum from the tax man is probably the home mortgage deduction. The theory behind this perk is that people become stakeholders in society when they have skin in the game. "Johnny lunch bucket" is much more likely to care about the condition of the roads, schools and environment in his community if it directly affects the value of his property and the quality of life for him and his family.

Unfortunately, the tide has turned and mullets are now more en vogue than encouraging middle-class home ownership, at least in California.

[CA] Wells Fargo stuck mortgage borrowers with extra fees, whistle-blower's lawsuit says (Los Angeles Times)
Los Angeles Times
(7/14/2017 8:44 AM, James Rufus Koren)
As Wells Fargo & Co. continues to be hit with fallout from its sham-accounts scandal, the bank is facing allegations that it put the screws to customers in yet another way: by slapping them with fees for delays in processing mortgage applications.

A former Wells Fargo mortgage banker who worked in Beverly Hills alleged in a lawsuit this week that the bank falsified records so it could blame holdups on borrowers — and that it fired him for trying to report the practice.

The legal action follows a months-long internal investigation into the alleged abusive practices, one that contributed to an executive shake-up in the San Francisco bank's mortgage business. ProPublica first reported on the alleged improper fees in January.

When borrowers apply for a mortgage, they are typically guaranteed a set interest rate — assuming the loan is approved within a certain time frame, often 30 to 45 days. If approval takes longer, the borrower can still get the promised rate but there are financing costs associated with extending the guarantee.

Affordable Housing

Only 0.1% of US minimum-wage workers can afford a 1-bedroom apartment, report finds (CNBC)
CNBC

(7/14/2017 1:40 PM, Ester Bloom)
VIDEO. The percentage of American full-time minimum-wage workers who can afford to rent a one-bedroom apartment in any U.S. state without being what the government calls "burdened" is so vanishingly small — less than one percent — that it rounds down to zero.

That's the conclusion of the National Low Income Housing Coalition, a lobbying group that pushes for more low-income housing and also reports that no full-time minimum-wage worker can afford a two-bedroom apartment in any U.S. state. Researchers define "afford" by people's ability to pay 30 percent of their income or less on the cost of housing, which may include their mortgage, insurance and taxes. Those who are severely cost-burdened must use 50 percent or more of their income just to cover housing.

The cost of housing has risen so significantly that even a one-bedroom is out of reach everywhere except in 12 counties located in rural Washington, Arizona and Oregon, reports Laura Bliss for CityLab.

Bliss notes that "more than 76 percent of renter households reside in a county or metro area where it takes more than 60 hours per week of full-time, minimum-wage work to reasonably afford even a one-bedroom unit. In California, the nation's most populous state, it would take 92 hours. In Virginia, it would take 109."

[ME] Evicted without cause and forced to live in shabby room, Portland woman dies alone (Portland Press Herald, ME)
Portland Press Herald
(7/17/2017 4:59 AM, Randy Billings)
Margaret Peters, who was 56, couldn't find an affordable apartment in the city and ended up in a condemned building that she was desperate to leave.

Margaret Peters wanted desperately to move out of the room she rented in a rundown, dirty, condemned apartment building in East Bayside – a place she said was unsafe.

But she never got the chance.

The lack of options for low-income people in Portland's hot housing market left her no choice but to stay for the time being and even fight an eviction order issued after the city condemned the three-unit building at 31 East Oxford St. because of excessive police calls about drug activity and other problems. She preferred to stay in the apartment she described as "nasty" while she looked for a new place, rather than return to the city's crowded homeless shelter, she said at the time.

On the evening of July 7, the 56-year-old was found dead in the apartment she so desperately wanted to leave.

The news came a day after her attorney, Katie McGovern, won Peters a one-month stay on her eviction so she could continue searching for a new place to live. But with demand for apartments in Maine's largest city so strong, she struggled to find a landlord who would accept a housing voucher instead of renting to tenants who could pay historically high market rates.

[MA] Newtonville development is challenged in court (Boston Globe, MA)
Boston Globe
(7/14/2017 12:44 PM, John Hilliard)
Three separate appeals were filed this week challenging a decision by Newton's City Council to allow a housing and retail project in Newtonville to move forward.

Each appeal — two in the state Land Court and one in Middlesex Superior Court — argues that the Washington Place project would adversely affect the neighborhood and that the council's approval process was flawed.

The development would include 160 units of market-rate and affordable housing, along with retail space, at the corner of Washington and Walnut streets, according to project filings.

The complex would replace eight buildings that have housed several businesses, including Karoun Restaurant, Boston Ballet School, and Newtonville Camera.

[RI] Evicted in R.I.: When there's no place like home (Providence Journal, RI)
Providence Journal
(7/14/2017 10:44 AM, Christine Dunn)
The Ocean State has the oldest multifamily housing stock in the nation, and yet it lacks affordable rentals. Tenants facing eviction for failing to pay rent don't often have lawyers to plead their case. The result? They're pushed out. Advocates are trying to change that.

PROVIDENCE, R.I. — When the rent doesn't get paid, landlords and tenants often end up in Courtroom 3E at the Garrahy Judicial Complex on Dorrance Street.

While the small-claims court also handles issues involving restraining orders, debt collections and other civil matters, landlords' requests to evict tenants for not paying their rent take up a lot of its time.

On just two mornings one week in late June, District Court Judge Brian A. Goldman heard multiple nonpayment eviction petitions by landlords.

In some cases, the tenants weren't in the courtroom. And in most of those cases, the judge granted the eviction order.

[CT] More affordable housing coming to Kent (Waterbury Republican-American, CT)
Waterbury Republican-American
(7/16/2017 12:58 PM, Lynn Mellis Worthington)
KENT - It was a time for celebrating its successes in helping bring affordable housing to town.

Kent Affordable Housing held a party Friday at the site of its newest project that will bring five additional apartments as part of.

[CT] Proposal for Sound Beach development in Greenwich grows (Connecticut Post, CT)
Connecticut Post
(7/16/2017 12:53 PM, Jennifer Turiano)
GREENWICH — Last month, the developers behind a controversial plan to build a new apartment complex on Sound Beach Avenue withdrew their application.

At 44-units, the 31/2-story, 43,201-square-foot complex was intended to replace a one-story medical building, just up from the railroad bridge leading into the village.

Now the developers are back, with a plan that's substantially larger than the original: 60 units, four stories, and a gross area of 52,189 square feet.

What's more, 30 percent of the units will be set aside as affordable housing, which government and service agencies agree is desperately needed in Greenwich — and which will give the developers a much greater chance of getting the project approved.

Under state law, municipalities that do not have 10 percent or more of their housing set aside for moderate- or low-income residents are given the burden of proof in zoning matters. If such a town wants to deny a development application that includes affordable units, it must prove threats to other public interests presented by the proposal outweigh the need for affordable housing.

[NY] Affordable Housing Construction and Preservation at Record Pace: de Blasio (DNAinfo New York, NY)
DNAinfo.com
(7/14/2017 11:15 AM, Amy Zimmer)
MANHATTAN — The city helped finance a record 24,293 affordable housing units — a mix of new construction and preserved units — in fiscal year 2017, representing the highest overall number since 1989, Mayor Bill de Blasio said Thursday.

With these units, the administration is ahead of schedule to reach its $41 billion housing plan's goal to create 80,000 new units of affordable housing and preserve an additional 120,000 units by 2024, the mayor touted. Many housing advocates, however, were critical of the mayor taking a "victory lap," saying that too many New Yorkers in need are still being left out of the equation.

“By making smart investments we are stretching public funds and creating more and better homes for New Yorkers, from formerly homeless families to seniors, firefighters, police officers and teachers. We have more work to do, but this city is for New Yorkers – and we will keep it that way,” de Blasio said, unveiling the numbers while visiting Central Harlem’s Strivers Plaza, a new eight-story 54-unit development reaching families earning as little as $27,000 a year.

Despite criticism that much of the housing isn’t affordable to many New Yorkers — where the median household income is about $50,000 a year — the mayor noted that more than 40 percent of these units target families earning less than $43,000 a year, paying no more than $950 a month in rent.

[NY] City officials tout latest affordable housing numbers (Crain’s New York Business, NY)
Crain’s New York Business
(7/14/2017 11:24 AM, Amanda Fung)
The city shared new affordable-housing figures Thursday, underscoring that the mayor’s initiative is on track.

City officials, led by Deputy Mayor Alicia Glen, said 4,145 new affordable-housing units have been completed since the $41 billion initiative began in 2014, according to The Wall Street Journal. They also noted that construction had begun on 20,800 units of low- and moderate-income housing, and rent protections had been extended on about another 52,000 units. The 10-year plan was a critical part of Mayor Bill de Blasio’s agenda when he was elected in 2013.

About half of the affordable housing financed so far by the city is for families earning between $42,951 and $68,720 a year, while a third is for those earning under $42,950.

[NY] GJDC: Still no news on station, 168th St. (Queens Chronicle, NY)
Queens Chronicle
(7/14/2017 8:37 AM, Michael Gannon)
In May 2013, Meeks was the featured speaker at the GJDC’s Harvest Room when the group announced an agreement worth about $50 million with the Long-Island-based Blumenfeld Group, whose resume includes the transformation of the old Bulova Watch factory in East Elmhurst into a business office and conference center complex.

Blumenfeld executives at the time envisioned a big-box retail anchor and a 500-space parking garage. At an unknown point in 2015 Blumenfeld, according to sources, agreed to add an affordable housing component.

But by March 2016 the project was reported dead and the contract terminated. Neither Blumenfeld representatives nor GJDC officials would discuss the nature of the termination, with Knight saying that they would be putting out a request for proposals in spring 2016.

They did so last summer, with a call for a mixed-use project with at least 250 affordable apartments, including set-asides for artists, with retail space on the ground floor. The announced deadline for proposals was Dec. 2, 2016.

[NY] Housing agency is not giving up after Kingston council rejects zoning change (Mid-Hudson News, NY)
Mid-Hudson News
(7/14/2017 7:01 AM, Mid-Hudson News)
KINGSTON – Affordable housing agency RUPCO is considering its next course of action after the Kingston Common Council this week failed to approve a zoning change for the former Alms House at 300 Flatbush Avenue. RUPCO had planned to convert the vacant building into 57 affordable housing units.

RUPCO Executive Director Kevin O’Connor said on Thursday that despite the rejection they are look at their options to move forward.

“The common council voted five to four in favor of changing the zoning,” he said. “There was a protest petition that was brought forward that, if it is valid, would require a seven-to-two vote. So, we are looking at that and some other things as well, explore our options and making some decisions shortly. We intent to move forward in one way or another.”

O’Connor said there has been no development of senior housing in Kingston since 2001. Since then, the other communities in Ulster County have developed 469 senior units.

[NY] Mayor Touts Record on Affordable Housing (WNYC - New York Public Radio, NY)
WNYC - New York Public Radio
(7/14/2017 7:32 AM, Annmarie Fertoli and Jessica Gould)
Mayor de Blasio says his administration is setting records for affordable housing, producing the most affordable homes in a three-year streak in the city's history.

"This is how we keep New York New York," de Blasio said Thursday. "This is how you keep the greatest city in the world what it is and what it was always meant to be, a place for everyone."

The mayor says the city has already preserved 52,000 homes, and another 25,000 are under construction since he took office in 2014. He says the administration is on target to meet his goal of building or preserving 200,000 units of affordable housing by 2024, and has spent $2.8 billion to subsidize the housing program so far.

But critics consistently say the mayor's affordable housing is not affordable enough for New Yorkers who need it the most.

[NY] Camber Property and nonprofit buy Bronx housing complex for $71M (The Real Deal, NY)
The Real Deal
(7/14/2017 12:46 PM, Eddie Small)
Camber Property Group has teamed up with nonprofit Settlement Housing Fund to purchase a package of 11 residential buildings in the South Bronx for $70.9 million, property records show.

The Section 8 housing complex, known as Stevenson Commons, is located at 755 White Plains Road in Clason Point and spans 1 million square feet. It contains 955 units, 948 of which are residential.

The organizations purchased Stevenson Commons from Belveron Real Estate Partners, a San Francisco-based company that focuses on preserving affordable housing.

Settlement Housing referred questions about the purchase to Camber Property, which did not respond to a request for comment.

Brooklyn investor Joel Gluck purchased a Section 8 housing complex in Clason Point last February for $66.7 million, and nonprofit Phipps Houses hopes to rezone a property in the nearby Soundview neighborhood to construct a 220-unit affordable housing complex.

[NY] Developer to Cut Affordable Units in UES Project Amid Proposed Rule Change (DNAinfo New York, NY)
DNAinfo.com
(7/16/2017 4:34 PM, Shaye Weaver)
YORKVILLE — The developer of a new 22-story apartment building near York Avenue that had 35 units of affordable housing planned for the project will reduce that number to eight or fewer due to an expected change to a city housing rule.

Carrera RS LLC. and Sky Management filed plans in April to construct the mixed-use building at 505-511 E. 86th St., featuring 139 apartments — 35 of which would be set aside for low-income inclusionary housing — as well as ground-level retail space, a gym, a kids playroom, a pool, a golf simulator and a roof deck.

The affordable units would have included 18 studios, nine one-bedrooms, seven two-bedrooms and one three-bedroom reserved for those earning no more than 60 percent of the area median income (AMI). The 2017 AMI for a family of four is $85,400, according to the original plans.

Under current 421-a rules, the building was going to include a required 25 percent of its units set aside as affordable and use the air rights it earned by providing the apartments to build bigger at another site, according to attorney Alvin Schein, who represents the developer.

[NY] Plans for affordable housing in old Central Park Plaza to be unveiled (Buffalo News, NY)
Buffalo News
(7/16/2017 12:14 PM, Maki Becker and Jonathan D. Epstein)
Plans for a 30-unit affordable housing development in the old Central Park Plaza area will be unveiled Monday at a community

meeting in Elim Christian Fellowship Church.

The $9 million housing project, called Elim Townhomes, is the first project taken on by the Elim Community Development Corp., which is associated with the church. The 2.23-acres of vacant land are located across Chalmers from the church.

"We wanted to make an impact on the community," said Tim Hogues, board chairman of the development corporation. "This is one way we are able to do that – by providing affordable housing."

The church's town homes would be built adjacent to a $100 million project by Ciminelli Real Estate Corp. that could bring hundreds of new residents east of Main Street.

[NY] Avella, civic groups winning battle to save parkland (Times Ledger, NY)
Times Ledger
(7/17/2017 4:42 AM, Bob Harris)
It's ironic that, in an age when shopping malls and some big box retailers are struggling due to e-commerce, developers are still pushing for a big mall.

The area is in the middle of nowhere. Ramps and roads would have to be built. One of the problems is that affordable housing is supposed to be built, along with market-value housing. It seems that the developers didn't want to spend money on this, although Mayor Bill de Blasio's push for affordable housing might speed up this idea. There had been talk that the affordable housing might be built soon, but now it appears that it might take decades because the developers can just pay a fine and not build.

It is great that the court decision against the proposal was 5-1. With the help of state Sen. Tony Avella (D-Bayside), and the support of groups such as the Queens Civic Congress, East Elmhurst Corona Alliance, Willets Point United, the City Club and other interested parties, this result was possible because it was a fight for parks everywhere.
Terrace On The Park

This large area of land should have been fixed by the city years ago so that the former and current businesses could develop and grow and provide revenue for the city, but there are so many millions of dollars available for a mega-mall or more sports stadiums that developers will keep pushing.

[NY] Affordable, at what cost? Bill de Blasio's housing plan is getting results, thanks to billions and billions in taxpayer subsidy (New York Daily News, NY)
New York Daily News
(7/17/2017 5:53 AM, New York Daily News Editorial)
Allow Mayor de Blasio an election-year victory lap for the growing numbers of units produced by his affordable housing program, recognizing how stressed and strained voters are about the cost of keeping a roof over their heads.

Just remember who's paying to put some very pricey real estate within reach of working-class New Yorkers. Hint: It's not the real-estate developers the mayor first ran for office promising would play a leading role.

The nearly 78,000 apartments built, underway or refinanced since his Jan. 2014 arrival in City Hall will be welcomed by grateful tenants paying rents below, sometimes sharply below, nosebleed-high market prices.

De Blasio's just wrapped up the city's biggest 12-month spurt since 1989, rivaling the legendary output of Mayor Koch.

[PA] Philly Proposal Looks Ahead to Less Affordable Future (Next City)
Next City
(7/17/2017 5:20 AM, Jared Brey)
Philadelphia celebrated its 10th straight year of population gains in 2016, according to census data. But compared to other big U.S. cities, Philly's 21st-century rebound has been modest, and taken as a whole, the city has a long way to go before it confronts the affordability crises plaguing places like San Francisco and New York.

Still, downtown Philadelphia has been transformed over the last decade or so. New hotels and apartment towers dot the skyline, and real estate prices have skyrocketed in the rowhouse neighborhoods that surround Center City. Some local officials now feel

like the time is right to start locking in a measure of affordability before housing gets completely out of reach for average earners.

In June, City Councilwoman Maria Quiñones-Sánchez introduced a bill that would put a mandatory inclusionary zoning policy on the books. Under the policy, developers building residential projects of 10 units or more would be required to set aside 10 percent of units at rents or purchase prices below market rate. In the urban core, where the overwhelming majority of development has occurred in recent years, the set-aside units would be for renters earning up to 50 percent of area median income (AMI) or buyers earning up to 80 percent of AMI. (Philadelphia metro's household AMI is currently $83,200.) Outside Center City, where most of the neighborhoods in Quiñones-Sánchez's district lie, the income thresholds would be even lower: up to 30 percent of AMI for renters or 50 percent for buyers.

The proposal also includes an option to pay into a separate housing fund in lieu of building and offering below-market-rate units.

[SC] Workforce housing for a living city (Charleston Post & Courier, SC)
Charleston Post & Courier
(7/16/2017 12:30 AM, Charleston Post & Courier)
Currently the city's workforce housing rules are part of an important effort to help people working middle-income jobs — like teachers, police officers and firefighters — live closer to where they work. But as written, they really only apply to a very narrow segment of the city population.

A one-bedroom workforce apartment might rent for about $1,020 per month not including utilities, for example. And the maximum qualifying salary for a renter is about $37,000 before taxes.

Based on the federal Department of Housing and Urban Development (HUD) formula, that apartment would technically be affordable — rent is less than 30 percent of income. But subtract income taxes and add utilities and rent ends up a lot closer to 50 percent. That's not a particularly sustainable formula for a long-term living situation.

And workforce housing is out of the question for anyone earning even slightly less than 80 percent of the area median income.

[MD] Baltimore faces an affordable housing crisis (Baltimore Sun, MD)
Baltimore Sun
(7/14/2017 4:26 PM, Robert J. Strupp, executive director of Baltimore Neighborhoods, Inc.)
VIDEO. Baltimore, along with other parts of the nation, is confronting a housing crisis - not the crisis that a decade or so ago caused the collapse of home ownership and mortgage lending. The rent affordability gap means that 25 percent of Maryland renters spend 50 percent or more of their household income on rent. In Baltimore City alone, some 150,000 cases are filed in rent court each year and approximately 7,000 families are evicted.

Recent media coverage continues to unravel the many layers of complexity that prevent tenants from having a "level playing field" with their landlord adversaries. As reported in The Sun ("Lawmakers seek legal aid for tenants facing eviction in Baltimore," July 3), local legislators are proposing legislation to provide assistance to tenants facing eviction and defend themselves against unscrupulous landlords. Advocates, judges, legislators, academics and the landlords have convened extensively and exhaustively to seek solutions to rental housing inequities. Some suggestions have included providing more legal and paralegal representation for tenants in court. Although there are non-profit agencies like the Public Justice Center, Civil Justice, Maryland Legal Aid and others providing assistance to tenants, the demand for help is astronomical. Currently, while landlords are able to be represented by agents (non-lawyers) as well as by attorneys, tenants must be represented by (and often pay) attorneys or represent themselves in court.

Baltimore Neighborhoods, Inc., where I serve as executive director, offers assistance through trained tenant/landlord counselors who provide information and guidance, free of charge, to anyone who contacts us. In addition to our community education and outreach programs, counselors respond to approximately 5,000 inquiries annually in Baltimore alone. We know more help is needed and we know more funding is necessary to increase our capacity, extend our hours and respond to everyone who seeks our assistance. This additional funding to support and assist tenants will not fall out of the sky. Based on current government funding challenges and federal government budget proposals, the future of public funding is bleak. The Trump administration is proposing elimination of the U.S. Department of Housing and Urban Development's Community Development Block Grant program. As reported by the Sun ("Baltimore poverty programs face cuts," July 9), the end of this program would mean a loss to Baltimore of $19 million a year. In addition to funding city government programs, the federal block grants provide vital funding

support to over 60 non-profit agencies including BNI.

BNI's tenant/landlord program and hotline counselors uniquely serve the community by impartially disseminating information on tenant-landlord law and providing resources and referrals to landlords and tenants, all without charge. Our hope is that we will be able to continue this work so that all parties will know their respective rights and responsibilities and "do the right thing."

[NC] Curfew lifted at two low-income apartment complexes in Raleigh (Raleigh News & Observer, NC)
Raleigh News & Observer
(7/15/2017 5:41 AM, Thomasi McDonald)
The ACLU's questions about the Constitutional rights of residents has helped end a curfew imposed by the company that owns two low-income apartment complexes in Raleigh.

On May 27, workers taped notices on the front doors of tenants of Raleigh North and Milbank Court, two apartment complexes northeast of downtown, saying that Treetop Development of Teaneck, N.J., had partnered with the police department "To take back our community" and imposed a 10 p.m. curfew. The policy required children 12 and under to be accompanied by an adult at all times and forbid guests should from being outside without the head of household.

The curfew, as well as beefed-up police presence, were ostensibly aimed at helping thwart a rise in gang activity, crime and violence at the apartment complexes. The notices cited "Recent shootings, criminal drug and gang activities" at the 150-unit Raleigh North and 80-unit Milbank Court complexes, which sit on opposite sides of North Raleigh Boulevard near Lions Park.

But Irena Como, an attorney with the American Civil Liberties Union of North Carolina Legal Foundation in Raleigh, sent a letter to the property manager of the complexes saying the organization had received complaints about the curfew from residents, who all receive federal housing subsidies from the HUD to pay their rent.

After comparing the lease of one of the tenant with the conditions of the curfew, Como wrote that the 10 p.m. curfew was excessive and unreasonable and "Interfered with the residents' First Amendment right to association and due process rights related to their freedom of movement."

Como also wrote that posting the notice on tenants' doors without prior notice violated a condition of the HUD lease, which states residents must receive written notice of a rule change at least 30 days before enforcement begins. She also noted that leases allow guests to be outside on the property, unaccompanied. Plus, she said, the curfew policy was "Ambiguous" and left several residents confused. "When loss of subsidy or eviction is the potential result, House Rules cannot leave residents with so much uncertainty," Como wrote.

In a statement, the company said: "All management decisions made at Raleigh North are geared toward improving the quality of life for our residents, and the implementation of the curfew was intended to do just that. However, after receiving feedback and having further discussions with the property's management team, we concluded that the majority of residents preferred that the curfew be rescinded."

[GA] Low-income apartment complex could add beer and wine sales (Augusta Chronicle, GA)
Augusta Chronicle
(7/17/2017 5:11 AM, Susan McCord)
Augusta's Maxwell House, renovated in 2005 as a low-income apartment complex with units for recovering substance abusers, the homeless and special-needs residents, could soon sell beer and wine as Augusta Commission members tout a need to treat all apartment complexes equally.

"It's already readily available," Augusta cab driver Kweli J. Hall, owner of the new Greene Street Grocery on the building's first floor, said about alcoholic beverages. "Someone that has the addiction has to have the willpower on their own."

But residents stated concerns Tuesday about some of the fears raised a dozen years ago when Mayor Bob Young and downtown groups opposed the Augusta Housing Authority's bond issuance for developers to convert the building to Section 8 low-income and supportive housing.

The residents - including one who reversed her position the next day - last week cited drug- and alcohol-related violence inside

the building that will heighten when residents can “stagger to the store” to buy alcohol when commissioners OK an alcohol license.

[GA] Oakwood 84-unit affordable housing plan is being proposed again this year (Gainesville Times)
Gainesville Times
(7/16/2017 11:04 PM, Jeff Gill)
An Atlanta firm is trying again to get tax credits to help fund an 84-unit affordable housing apartment complex in Oakwood.

“Tax credits are the major financing source for the project, and I don’t believe we could move forward without it,” said Gary Hammond, principal of Landbridge Development LLC.

He added there are “no changes to the site plan” submitted last year for the $12 million development, which is proposed on 9 acres off Atlanta Highway/Ga. 13 and Osborn Road, across from Blackshear Place Baptist Church.

Also seeking tax credits this year is Walton Communities LLC, which has teamed up with the Gainesville Housing Authority to redevelop the former Green Hunter Homes on Atlanta Street.

Already approved for tax credits in an earlier round, construction of the 252-apartment project will go through three phases. The first residents will move in next year, officials have said.

[FL] Editorial: Hillsborough leaders need to get on same page in chasing affordable housing projects (Tampa Bay Times, FL)
Tampa Bay Times
(7/14/2017 10:48 AM, Tampa Bay Times Editorial)
The need is too great and the stakes are too high for those involved with affordable housing in Hillsborough County to be fighting over the limited federal support that helps make it possible.

Yet a developer backed by Hillsborough County has asked a judge to disqualify the Tampa Housing Authority from receiving an award it won to help build Boulevard at West River, a $50 million apartment complex that would create 200 affordable housing units as part of a West Tampa revitalization project.

The developer cited "errors" in the Housing Authority application — and not just out of an altruistic interest in accountability: It wants the tax credits itself, for a $25 million, 144-unit affordable housing complex planned for Williams Road in unincorporated Hillsborough County.

If the challenge is successful, reports Christopher O’Donnell of the Tampa Bay Times, it would likely delay construction of the Boulevard for at least a year.

That is unacceptable.

A huge gap between supply and demand in affordable housing is a constant state of affairs in Tampa. But caught in the middle now are people with low and even middle incomes who are struggling to find housing in a Tampa-area market where rents are skyrocketing.

This painful shortfall threatens to grow more painful still under a Trump administration whose point man on the subject, Housing and Urban Development Secretary Ben Carson, has signaled that federal support may be shrinking. Carson said in May he doesn’t want to see people get too "comfortable" with government help in affordable housing.

[IN] Housing agency grew under her watch (Gary Post-Tribune, IN)
Gary Post-Tribune
(7/14/2017 8:07 AM, Amy Lavalley)
For 17 years, Caroline Shook has served as chief executive officer of Housing Opportunities, which offers transitional residences for those in need.

A spinoff of Opportunity Enterprises, it started with eight units in an apartment building on McCord Road in Valparaiso, and now

has 151 units spread among 31 properties in Valparaiso, Portage and Michigan City. They offer, depending on location, shelter to the homeless, transitional housing, and affordable housing.

Shook, who is retiring Dec. 15, said community support and partners, as well as a visionary board, helped the nonprofit serve more people than she ever imagined, yet the need exceeds what is available.

Jason Stanfill, who started with Housing Opportunities in 2011 as an AmeriCorps member running the agency's food pantry, will replace Shook on Dec. 18. He was hired as a foreclosure prevention counselor in 2012 before being promoted to the director of operations in 2014, according to a news release. He began serving as chief operating officer on July 1.

Stanfill oversaw the Park Place project, which started serving 15 at-risk women early this year. Under his direction, Housing Opportunities received $4.6 million in grants over the last three years, which helped rehab several affordable rentals in Valparaiso and Portage, as well as assisted with permanent supportive housing programs.

"His overall work ethic, insight and forward thinking as well as his humbleness and willingness to learn new tasks is exactly what the organization needs," Joanne Baitup, the agency's board chair, said in the release.

Shook was director of operations at Opportunity Enterprises, which serves people with disabilities, when Housing Opportunities began in 2000.

In late 1999, the Porter County Community Foundation applied for a grant from the Lilly Foundation on behalf of several nonprofits for a transitional housing program. A federal Housing and Urban Development grant with the same focus also came through, Shook said, providing $1.5 million for the upstart project.

[MI] Affordable housing projects receive $2.3M from state (Grand Rapids Business Journal, MI)
Grand Rapids Business Journal
(7/14/2017 2:26 PM, Pat Evans)
Three West Michigan affordable housing projects have been awarded at total of $2.3 million from the state.

The Michigan State Housing Development Authority announced this week more $11.6 million in Low-Income Housing Tax Credits, or LIHTC, to 13 projects across the state.

"With this latest round of funding, 862 units of rental housing are planned to be built or rehabilitated using LIHTC," MSHDA Executive Director Earl Poleski said. "We estimate that it will leverage more than $104 million in private investment for Michigan."

Projects were spread across the state, with a majority landing in the Detroit area.

The West Michigan projects received $2.3 million from MSHDA. Two of the projects are in Grand Rapids and represent $19.2 million private funding for 45 units at Harrison Park Apartments and 36 units at Garfield Park Lofts.

[MI] Federal tax credits to support affordable housing in Detroit (Lexington Herald-Leader, KY)
Lexington Herald-Leader
(7/16/2017 4:36 PM, Associated Press)
DETROIT - Four developments in Detroit will receive more than $4 million in tax credits for affordable housing.

Mayor Mike Duggan says the credits will help create or preserve 385 units of affordable housing across the city.

The developments were selected for the federal low-income housing tax credits by the Michigan State Housing Development Authority. They represent a combined $110 million investment in the city.

The city says 271 units of existing affordable housing that soon were set to expire will be renovated and will keep their affordable status for another 30 years.

Another 114 units -- nearly half of which will be for families earning less than 30 percent of the area's average median income — will be built.

[WI] Affordable apartment developments face funding gaps, delays as tax credit prices drop (Stevens Point Journal, WI)
Stevens Point Journal
(7/15/2017 2:24 PM, Tom Daykin)
VIDEO. With the Fifth Street School conversion, Gorman reduced costs by about $500,000 on the $13 million project, Matkom said. The firm also is getting a $250,000 loan from the state housing authority.

Meanwhile, a Walker's Point project, the 60-unit 704 Place Apartments, remains on hold as the developers seek additional funds. Impact Seven LLC and Milwaukee-based Rule Enterprises LLC plan to construct the four-story building at 704 W. National Ave., replacing a warehouse that would be demolished.

That $11.2 million project in 2016 received tax credits now valued at $5.3 million. Its funding gap was partly closed in May, when the state housing authority provided an additional $715,000 credit award.

Rice Lake-based Impact Seven also is seeking around $550,000 in possible city funds, to be provided through property tax rebates, as well as a state environmental cleanup grant and other cash sources, said Kristine Giornalista, vice president of real estate development for the firm.

[IL] Group to have forum on proposed Campana apartment project (Illinois Daily Herald, IL)
Illinois Daily Herald
(7/15/2017 6:52 AM, Susan Sarkauskas)
A community group supporting more affordable housing in the Fox Valley is hosting a forum Monday about the proposed Campana apartment project.

The Fox River Valley Initiative has invited the developer, Evergreen Real Estate Group, to speak at the session and to answer questions. It is from 7 to 8:30 p.m. at the Congregational Church of Batavia, 21 S. Batavia Ave.

Evergreen proposes to put 80 apartments in the former factory at 901 N. Batavia Ave., and 64 of them would be designated as affordable housing. Evergreen has received an allocation of federal funds for its plan. The Aurora Housing Authority would oversee applications for the affordable units. The site would have to be rezoned, and some variations have been requested, including one to have less parking than city code requires.

The Fox River Valley Initiative consists of representatives of seven churches, a mental health advocacy group, two shelters for the homeless, local teachers unions, a housing agency and the Ecker Center for Mental Health.

An opposition campaign, called "No to Campana," has sprung up, with a website and yard signs. Its anonymous leaders say turning the building in to apartments could decrease the safety of the nearby Fabyan Parkway and Batavia Avenue intersection and that residents would use side streets in nearby residential neighborhoods. They also note that some of the businesses in the building would be forced to leave. Organizers of the group have refused requests to identify themselves, and the website's registry is protected by a domain privacy service.

The yestocampana.com website is run by Evergreen.

[MI] Federal tax credits to support affordable housing in Detroit (Washington Times, DC_
Washington Times
(7/16/2017 5:25 PM, Associated Press)
DETROIT (AP) - Four developments in Detroit will receive more than $4 million in tax credits for affordable housing.

Mayor Mike Duggan says the credits will help create or preserve 385 units of affordable housing across the city.

The developments were selected for the federal low-income housing tax credits by the Michigan State Housing Development Authority. They represent a combined $110 million investment in the city.

The city says 271 units of existing affordable housing that soon were set to expire will be renovated and will keep their affordable status for another 30 years.

Another 114 units — nearly half of which will be for families earning less than 30 percent of the area's average median income - will be built.

[KS] Residents of Auburn senior community forced to find housing after property's foreclosure (Topeka Capital-Journal, KS)
Topeka Capital-Journal
(7/16/2017 7:43 PM, Katie Moore)
Affordable housing demand surpasses supply, local organization head says

Donna Silsby had begun settling into her apartment at Valley Springs in Auburn when she received a startling letter saying she had to vacate her residence by the end of this month.

The 24-unit property, an affordable apartment complex for seniors, was foreclosed on.

Silsby moved into the apartment in March and said she found it to be clean and comfortable. Having to uproot herself again is frustrating.

"This is making me age fast," the good-natured, 88-year-old joked.

Surrounded by boxes and packing supplies, Silsby said one of her four children helped her buy a home in Auburn.

Valley Springs is part of the federal Section 42 housing program that helps investors develop affordable housing by providing tax credits. It's administered by the Kansas Housing Resources Corporation.

[CO] Denver's creative plan to address its housing shortage (Curbed)
Curbed
(7/17/2017 5:20 AM, Alissa Walker)
A "buy-down" program rents vacant apartments to families that can't afford them otherwise

Most major U.S. cities are experiencing housing shortages, which are driving up rents and forcing residents out of their homes. But few have tackled their housing challenges as voraciously as Denver, which has built a record-breaking number of units over the last year.

Now the city is trying a new approach to make its existing housing more accessible: a pilot program that would rent 400 vacant apartments to people who could otherwise not afford them.

In his state of the city address earlier this week, Denver Mayor Michael Hancock announced a rent "buy-down" program that will take empty high-end apartments and subsidize their rents so families that make 40 to 80 percent of the city's median income can move in. The difference in rent will be covered by the city's affordable housing fund as well as donations from local corporations and foundations. Although the local housing authority will manage the program, it will be separate from the Section 8 housing process, which requires a federal application.

The goal is to help correct what has become an unbalanced real estate market in terms of demand. "Denver has some of the highest inventories for apartments for families with the highest incomes and some of the lowest inventories for families with some of the lowest incomes," said Erik Solivan, executive director of the mayor's Office of Housing and Opportunities for People Everywhere (HOPE), in an interview with Denver7. Traditionally, the high-end housing built today becomes tomorrow's affordable housing—a process called "filtering"—but that depends if cities built enough housing decades ago, which many cities did not.

[AZ] 'Here for the eviction': More renters forced from homes as affordable-housing crisis deepens (Arizona Republic, AZ)
Arizona Republic
(7/16/2017 8:39 AM, Alden Woods)
For people who are already close to the edge financially, a bad month or two can leave them on the street

Ken Sumner stepped through the debris of another unexpected move. He weaved around the two men backing a truck through

their friend's barren yard, past a speaker system and stacks of framed photographs, moving toward the front door for his fifth eviction of the day. The evicted man waited alone.

"How's it looking, Davian?" asked Sumner, 53. He checked his watch. A locksmith was on the way. "You going to be able to get it all out?"

"We've almost got all of it," Davian Smith said, and he disappeared into the house to carry out what was left. Sumner followed him inside and hung an orange sticker in the front window: This property has been seized by the Maricopa County Constable's Office.

Sidewalk scenes of moving boxes and brightly colored eviction notices have become the most visible traces of an affordable-housing crisis that has swept through every American county.

[UT] City OKs zone change for senior apartments (Moab Sun News, UT)
Moab Sun News
(7/14/2017 6:26 AM, Rudy Herndon)
The City of Moab is giving a boost to preliminary plans for an affordable housing development that could provide homes for dozens of local senior citizens.

City Council members voted unanimously on Tuesday, July 11, to approve an ordinance that rezones a 5-acre plot of land for a proposed apartment complex near Moab Regional Hospital and the Canyonlands Care Center.

The Housing Authority of Southeastern Utah and the Canyonlands Health Care Special Service District have teamed up on the project to build apartments for lower-income residents 55 and older.

According to a memo from HASU Executive Director Ben Riley, the proposed apartment complex on district-owned property at 354 W. Williams Way could house about 36 units. Twenty-nine of those units would be restricted to residents with area median incomes of 50 percent or lower, while seven units would be restricted to those with area median incomes of 80 percent or lower.

Moving forward, HASU has commissioned a market study to determine the exact number of units that will meet Federal Housing Finance Agency requirements.

Moab Mayor Dave Sakrison said the project partners' request for a zone change is just a preliminary step in the city council's consideration of the overall project, noting that a detailed site-plan review will follow. "This process is just barely beginning," Sakrison said.

[WA] Leaving the streets: Housing challenge gives homeless youth a shot at independent living (Spokane Spokesman-Review, WA)
Spokane Spokesman-Review
(7/14/2017 8:12 AM, Rachel Alexander)
Raevn DeAugustino's apartment bears all the hallmarks of a recent move-in.

Her basement studio has a single chair with a stool and a small table. The wood floor is home to several piles of clothes and bedding, which serve as hiding places for her nearly year-old cat, Leo, an orange and white tabby and Maine Coon mix.

DeAugustino's case manager, Candi Poe, showed up on Wednesday morning with a move-in basket, featuring items such as a shower curtain and soap, that sent the 21-year-old into peals of theatrical glee.

"Oh my gosh, garbage bags!" DeAugustino exclaimed, laughing.

[OR] Salem YMCA has faith in future thanks to lottery funds (Salem Statesman-Journal, OR)
Salem Statesman-Journal
(7/16/2017 6:26 AM, Capi Lynn)
VIDEO. YMCA officials figure they have about 18 months to raise the other $12 million, come up with an architectural design, and do a market study.

Additional funding sources will include foundations, private donors, city support and tax credits.

A rendering of a new YMCA in Seattle — sleek and modern with lots of windows — has already been shown to a local architect. Something like that would look amazing on the corner of Court and Cottage streets NE.

Amenities in the new building will include a full-length pool, gymnasium, walking/running track, group exercise studios, cardio and strength training areas, and racquetball courts.

Childcare facilities, affordable housing and the IKE Box, a coffee shop that supports teens with challenges and operates out of the YMCA-owned building next door, also are part of the plan. So is better parking.

[CA] Want more affordable homes? Fix CEQA, state tax policies and NIMBY zoning (Modesto Bee, CA)
Modesto Bee
(7/14/2017 9:01 AM, Steve Westly)
California leads the world in technology, agriculture and entertainment. But we lack the political will to build the housing we need.

A recent McKinsey report showed that from 2009 to 2014, California added 308 housing units for every 1,000 new residents – half the rate of New York. As a result, housing costs have increased at nearly 2.5 times the national average, and almost half of renters – including the poor and young Californians starting families – spend more than 35 percent of their incomes on housing.

Average rents of $2,936 in San Jose and $3,809 in San Francisco are driving away the young workers and new families businesses need to thrive and cities need to stay vibrant. Though California is in desperate need of housing, more than two-thirds of coastal communities have adopted growth-limiting measures. This needs to change.

There are three concrete steps we can take to provide the housing California needs.

[CA] Granny flats don't bring the problems some cities fear: Guest commentary (San Gabriel Valley Tribune, CA)
San Gabriel Valley Tribune
(7/16/2017 2:15 PM, Jill Shook and Anothony Manousos)
Fear of the unknown, fear of change and fear of lowered property values and traffic often stand in the way of constructive solutions to the Southern California housing crisis. One of the solutions, granny flats, known to planners as accessory dwelling units or ADUs, could add needed housing stock and help keep homes affordable for homeowners, with no cost to our cities themselves.

With the severe housing shortage pushing up housing costs, recently passed state laws have made it easier to build ADUs. But our city, Pasadena, is still determining what size a property should be before a detached unit can legally be built. And some Pasadena residents have concerns about the impact of ADUs on traffic, parking and property values.

Our stuudies show that ADUs will not have an adverse impact, for several reasons.

First, Pasadena already has 740 ADUs that have been grandfathered in because they were built a long time ago. They don't diminish the visual character of our city. In fact, they're hardly noticeable. But they have made a difference in the quality of life. They've helped low-income homeowners stay in their homes, enhancing the diversity of our community.

[CA] People have questions about Mercy's low-income housing project (Woodland Daily Democrat, CA)
Woodland Daily Democrat
(7/15/2017 6:30 PM, Hans Peter)
All said and built, the site will contain 15 two-story buildings consisting of 26 one-bedroom, 30 two-bedroom and 24 three-bedroom units and town homes. The property would also have a 3,000-square-foot community building with offices, computer room, laundry facilities and an open, park-like community space.

Of those 80 apartments, 44 units would be available to those who make less than 50 percent of the median income, but that figure can be tricky to nail down.

“The criteria is a bit complicated as we have several different types of apartments restricted to different maximum income levels,” Daues said.

The California Department of Housing and Urban Development governs the exact pricing for low-income housing based on the median income of the surrounding area; that said,that number changes every year.

[CA] ‘Yes in my backyard.’ Silicon Valley money fuels fight against state’s housing crisis (Sacramento Bee, CA)
Sacramento Bee
(7/17/2017 4:59 AM, Angela Hart)
Brian Hanlon is a Bay Area guy who made his name “suing the suburbs.”

Too many cities and counties, he says, aren’t complying with state housing law that says it’s illegal to deny or scale back affordable housing projects that meet local zoning designations and other land-use rules.

Now he’s decided lawsuits aren’t enough.

With financial backing from Silicon Valley tech executives, Hanlon is starting a new political and housing advocacy venture in Sacramento called California YIMBY – or “Yes in My Back Yard,” a riff on the “not-in-my-backyard” phrase that characterizes neighborhood opposition to development projects.

It’s an emerging political movement demanding more housing construction across California, affordable or not. Pro-growth advocacy groups have formed groups from Santa Monica to San Francisco to Sacramento.

Fair Housing

What Is The “Mrs. Murphy” Exception To The Fair Housing Act? (JD Supra)
JD Supra
(7/14/2017 9:12 AM, Scott M. Badami, Fox Rothschild)
I get this question about exemptions to the Fair Housing Act regularly, so I thought I would provide a refresher on the "Mrs. Murphy" exception to the FHA. At the outset, please know that apartment community owners, management companies, and leasing office staff members I represent are almost always covered by the FHA as well as companion state, city, or county anti housing discrimination laws. In my world, the FHA and its implementing regulations are part of the guidebook concerning how we do business. The FHA does contain a few exceptions - one of the exemptions is referred to as the "Mrs. Murphy" exception.

The "Mrs. Murphy" exemption provides that if a dwelling has four or fewer rental units and the owner lives in one of those units, that home is exempt from the FHA. "Mrs. Murphy" is the hypothetical elderly widow who has converted a portion of her home into a rental apartment to supplement her limited income.

To be sure, the exemption does not apply to rental advertising. That means Mrs. Murphy cannot run a discriminatory advertisement indicating, for example, that a certain religious group is not welcome to rent her apartment or room. This exemption does not apply when a real estate agent is representing the property owner as the law presumes agents are professionally trained and aware that housing discrimination is against the law.

HUD takes the position that the Civil Rights Act of 1866 makes it illegal to discriminate based on race - and as such, there is no exemption from the law when dealing with race.

Should the "Mrs. Murphy’s" of the world discriminate? Of course not. The FHA does not apply in this limited circumstance and it can be a defense to a housing discrimination action.

[NY] Albany County lawmaker files discrimination complaint against city (Albany Times-Union, NY)
Albany Times-Union
(7/14/2017 6:12 AM, Amanda Fries)
ALBANY -- Albany County Legislator Merton Simpson says he was discriminated against by the city when he wasn’t hired for the fair housing coordinator’s job in Albany, according to complaints he filed with the local and federal governments.

Simpson accuses city officials of “blatant discrimination," saying he was denied the post because he is a 62-year-old black man who in the past opposed discriminatory practices, according to the complaints filed with the city of Albany and the the federal Equal Employment Opportunity Commission’s Buffalo office.

Starting in the 1990s, Simpson led the charge in a federal lawsuit against the state that asserted the civil service test was biased against black and Hispanic state workers. More than 4,000 black and Hispanic workers were part of the class-action lawsuit that the state settled for $45 million in 2011.

“There appears to be fear of a black male who is capable of bringing a successful discrimination complaint so there is real retaliation, and I don’t believe there are many professionals hired over the age of 50. … It does not appear that my lived experience is valued,” Simpson wrote in the June 16 complaint he filed against the city.

[NJ] How a single map helped determine the fate of Atlantic City’s Northside (Press of Atlantic City, NJ)
Press of Atlantic City
(7/14/2017 6:18 AM, Steve Hughes)
Atlantic City’s historically black neighborhood, the Northside, is best known for its thriving nightlife and entertainment scene during the city’s heyday.

Today it is among the poorest areas in the city and has one of the highest concentrations of black residents. It contains most of the city’s low-income apartment complexes. Poverty levels among black residents range from 36 percent to 73 percent, according to U.S. Census data.

That didn’t happen by accident. A long entrenched practice of housing discrimination, called redlining, helped set up the area as poor, black and filled with multi-family apartments. Today’s Northside neighborhoods are distinctly different from neighborhoods like Chelsea or Venice Park.

One of the first areas where black people could buy homes outside the redlined area was Venice Park. In 1959, Elaine Scott, 84, and her family became the first black family from Atlantic City to buy a home there. The area was off limits before then.

[NC] Wilkes County businessman accused of sexually harassing women who rented or bought homes from him (Winston Salem Journal, NC)
Winston Salem Journal
(7/14/2017 8:58 AM, Michael Hewlett)
An 88-year-old Wilkes County man is accused of sexually harassing numerous women who sought to rent or buy homes from him over the past 10 years, the U.S. Department of Justice said Thursday.

The federal agency filed a lawsuit in U.S. District Court for the Western District of North Carolina against Robert Neal Hatfield, who lives in Wilkesboro. Justice Department officials said in a news release that Hatfield had “committed egregious acts of sexual harassment against multiple women who have lived in or inquired about his homes.”

Hatfield’s real estate business involved the sale and renting of residential properties in Wilkes County. Since 2001, Hatfield has sold or rented at least 50 homes in Wilkes County, the lawsuit said. Hatfield’s business also made loans to people who were trying to buy his homes, the lawsuit said.

Hatfield is accused of making unwelcome sexual comments and advances toward women, according to the lawsuit. The Justice Department alleges that he groped and inappropriately touched women and told women that he would do certain things — reduce rent, loan or down payments and overlooking late payments — in exchange for sexual favors. The lawsuit said that he threatened to take action against women who objected to his sexual harassment or refused his request for sexual favors.

[FL] Drug overdoses rampant in Delray’s sober home neighborhoods (Fort Lauderdale Sun-Sentinel, FL)
Fort Lauderdale Sun-Sentinel
(7/14/2017 6:18 PM, Ryan Van Velzer)
VIDEO. In the shadows of Delray’s Beach’s lively entertainment district, hundreds of people are overdosing on drugs just beyond the group homes that are supposed to help them recover.

The vast majority of drug overdoses in Delray occur in neighborhoods where sober homes are concentrated, predominantly on the city's east side, a Sun Sentinel investigation found.

The analysis showed:

--Nearly 70 percent of overdoses in Delray Beach occur within walking distance, or a quarter-mile, of a sober home.
--Neighborhoods east of Interstate 95 have seen the highest concentrations: 809 overdoses in a region where 111 sober homes are situated.
--The western half of the city had far fewer overdoses and listed sober homes.
--Five percent of the overdoses happened inside sober homes themselves.

The Sun Sentinel explored the issue after Delray Beach became the first city in Florida to document the addresses of its sober homes, part of an effort to control the growing recovery industry in a city the New York Times recently labeled a "Relapse capital."

The Sun Sentinel obtained a list of 120 sober homes, or recovery residences, in Delray through a public records request and then compared it with the 1,052 drug overdoses recorded during the past 2 1/2 years. Overdoses shot up more than 250 percent from 2015 to 2016, rising from 195 to 690. Halfway through this year, police have recorded 412 overdoses, with 37 of those people dying. Addicts shoot up in bathrooms, nod off in parks and call for help even on Atlantic Avenue, the heart of Delray's entertainment district, according to city records and interviews with recovering addicts. In October, for example, a 33-year-old man who had moved to Delray from Massachusetts for treatment was found dead from an overdose in a van parked outside a home south of Atlantic Avenue, police records show.

Delray Commissioner Jim Chard has watched sober homes proliferate over the past 15 years. "I am the only [home] in my block that isn't a sober home," said Chard, who, according to city records, lives within a quarter-mile of nine sober homes, in a neighborhood near South Federal Highway and Southeast Fourth Street. Chard has found needles under his mailbox and once had to call an ambulance for a man who had overdosed in his front yard, he said. He said residents have told him the concentration of sober homes leaves them concerned about the safety of their children and the quality of life in their neighborhoods.

[MI] A family's quest for home can teach new Detroiters (Detroit Free Press, MI)
Detroit Free Press
(7/16/2017 10:15 AM, Nancy Kaffer)
VIDEO. Rosa Malone fell in love with Rosedale Park first. The quiet streets, well-maintained homes and manicured lawns, a community of neighbors whose conscientious upkeep had staved off the worst impacts of Detroit's troubles.

She fell in love with the bungalow on Rosemont Street later, in 1973. The first time she and husband Elijah walked across the threshold, Rosa Malone knew she had found the place where she'd raise the young grandson who'd come under her care. It was the place where she'd plant tomatoes in the backyard and make Key Lime pie in the kitchen, the place where she would cook legendary meals for her legion of children, grandchildren, great-grandchildren and great-great-grandchildren, the place that would become the touchstone for six generations of her family, gathering on holidays and special occasions and sometimes just because.

"It was just wide-open spaces, and I just fell in love with it," said Rosa, now 94, in an interview this summer. "I love the vestibule. I love a house with a vestibule before you step in the house, and I loved that about it."

Rosa Malone knew she had found her home.

What she didn't know was that because she was black, she would have to fight for it.

[CA] Airbnb host who stranded guest because of race ordered to take class in Asian American studies (Washington Post)
Washington Post
(7/14/2017 11:10 AM, Amy B. Wang)
VIDEO. A former Airbnb host in California who made discriminatory comments and canceled a guest's reservation at the last

minute has been ordered to pay a $5,000 fine — and must take a course in Asian American studies as part of her agreement with the state's fair housing agency, officials said.

The California Department of Fair Employment and Housing said Wednesday it had reached an agreement with the host, identified by her attorney as Tami Barker, and with Dyne Suh, a law student at the University of California at Los Angeles, who made a February reservation at Barker's mountain cabin through Airbnb.

Airbnb had banned Barker after the incident in February.

"I am very glad that the outcome of this case includes taking an Asian American studies course," Suh said in a Facebook post. "I believe that the more people learn about and understand our history and our struggles, the more they can feel empathy toward us and treat us as equals."

In an April interview with The Washington Post, Suh said she and her fiance had booked Barker's listing, described as a "Tree House Loft and Private Bathroom" in Running Springs, Calif., about a month before their trip. They had been looking forward to a short Presidents' Day weekend vacation in Big Bear Lake, a popular ski getaway about two hours by car east of Los Angeles, she said.

[CA] Former Airbnb host fined $5,000 for refusing Asian American guest (CNN)
CNN
(7/14/2017 6:34 AM, Madison Park)
(CNN) - A former Airbnb host who canceled a guest's reservation citing her race, will have to do more than pay a $5,000 fine.

The host, who has been banned by Airbnb after the February incident, agreed to take a college-level Asian American studies course, volunteer at a civil rights organization and participate in a community education panel.

The California Department of Fair Employment and Housing announced the somewhat unusual agreement Thursday and described the measures as "forward-looking and restorative" in a statement.

Dyne Suh had driven in a snowstorm to the Airbnb rental near Big Bear, California. The host canceled the reservation as Suh was close to arriving and texted her: "I wouldn't rent to u if u were the last person on earth. One word says it all. Asian," according to the department.

Homelessness

Americans want to help the homeless — as long as they don't get too close. This explains why. (Washington Post)
Washington Post
(7/14/2017 7:15 AM, Scott Clifford and Spencer Piston)
In the spring, voters in Los Angeles decided to raise their own sales taxes to alleviate homelessness. Other large American cities — including not just Los Angeles, but also Seattle and Portland — have joined in declaring homelessness a state of emergency in the past couple of years.

But that concern is complicated by a quite different attitude: disgust. In a recent article, we show that disgust helps explain why even though many Americans support increased government aid to homeless people, they also support laws that effectively make homelessness a crime. What's more, the news media's approach to reporting on homeless people can activate disgust, increasing public support for policies that make it difficult for the homeless to pull themselves out of poverty and get off the street.

Here's how we did our research

To examine public attitudes about homelessness, we conducted a national survey of 861 adult U.S. citizens through the survey firm YouGov during October and November 2014. We asked respondents whether they supported two policies aimed at helping homeless people: aid to homeless people and subsidized housing. We also asked whether they supported two "exclusionary" policies: banning panhandling and banning sleeping in public.

[ME] Cyndi Lauper brings Susan Collins on-stage: 'She's my hero … and she's a Republican' (Bangor Daily News, ME)
Bangor Daily News
(7/15/2017 4:44 AM, Seth Koenig)
During her concert at Bangor's Waterfront Pavilion Friday night, 80s pop icon Cyndi Lauper brought U.S. Sen. Susan Collins, R-Maine, on stage.

"This woman is a hero," Lauper told a cheering crowd.

"And she's my hero. And she's a Republican. She helped us so much with the LGBT homeless youth and all the homeless kids."

When invited to share a few words of her own, Collins just told the singer: "We're just glad you're here Cyndi!"

The 45-second video of the on-stage encounter was shared by Collins and by WGME, CBS 13, on social media.

Lauper, who is best known for hit singles like 1983's "Girls Just Want To Have Fun" and 1984's "Time After Time," is a progressive activist who is outspoken on gay, lesbian, bisexual and transgender issues and performed at the 2008 Democratic National Convention - making her praise of Collins, a Republican, noteworthy, as the singer pointed out.

In 2015, Lauper testified before the Transportation, Housing and Urban Development Appropriations subcommittee, which was chaired by Susan Collins, in favor of legislation funding programs for homeless teens.

Collins said during that hearing that in many cases LGBT children are kicked out of their homes once they tell their parents of their sexual orientation.

"I want to make sure, they too, have access to these [homeless] services," Collins said.

[Editorial note: VIDEO at source]

[ME] Sen. Collins gets in on the act at Cyndi Lauper show (Portland Press Herald, ME)
Portland Press Herald
(7/14/2017 10:35 PM, Mary Pols)
The 'Girls Just Want to Have Fun' singer brings her 'hero' on stage at Friday night's show in Bangor.

Maine Sen. Susan Collins isn't in the habit of taking orders. But when Cyndi Lauper strode into the wings at Darling's Waterfront Pavilion in Bangor on Friday night, looking for Collins and beckoning her to "Come," the Republican moderate did as she was told.

"This woman is a hero," Lauper told the crowd, who were there to see both Lauper and Rod Stewart perform at the Waterfront Concerts.

Lauper, perhaps best known for "Girls Just Want to Have Fun," which came out in 1983 when Collins was a legislative assistant to Sen. Bill Cohen, held the beat for a second before making her next point.

"And she's a Republican."

The unlikely stage-fellows share a bond because of the work Collins has done "With LGBT homeless youth," Lauper told the crowd.

"And all the homeless kids. I was blessed to testify on her committee, which was bipartisan," Lauper said, referring to April 2015 and the Transportation, Housing and Urban Development subcommittee.

"We're just glad you're here," the beaming Collins responded.

Then she tweeted out to Lauper, "I will back you up anytime - on stage or off."

[NH] Workshop aims to teach leadership skills to homeless (Manchester Union Leader, NH)
Manchester Union Leader
(7/14/2017 8:55 AM, Mark Hayward)
MANCHESTER — Workshops will start in November aimed at teaching homeless or formerly homeless people advocacy, communication and leadership skills.

Dubbed Granite Leaders Program, it is the third time the program has been offered by the New Hampshire Coalition to End Homelessness.

“This is really about making connections between people making decisions about homlessness and the people who are homeless,” said Cathy Kuhn, director of the New Hampshire Coalition to End Homelessness. Twenty-two people from across the state have already graduated from two earlier classes. Granite Leaders hopes to accept as many as 15 for the half-day sessions, which start in November.

Manchester resident Chrissy Simonds, 44, took the program in 2014, the first year it was offered. At that point, the single mom was living in an apartment; she and her son had not been homeless for about eight years. But homelessness, she said, never really leaves you.

[MA] ‘It’s raining needles’: Drug crisis creates pollution threat (San Francisco Chronicle, CA)
San Francisco Chronicle
(7/17/2017 4:43 AM, Michael Casey, Associated Press)
Rocky Morrison leads a cleanup effort along the Merrimack River, which winds through the old milling city of Lowell, and has recovered hundreds of needles in abandoned homeless camps that dot the banks, as well as in piles of debris that collect in floating booms he recently started setting.

He has a collection of several hundred needles in a fishbowl, a prop he uses to illustrate that the problem is real and that towns must do more to combat it.

"We started seeing it last year here and there. But now, it’s just raining needles everywhere we go," said Morrison, a burly, tattooed construction worker whose Clean River Project has six boats working parts of the 117-mile (188-kilometer) river.

Among the oldest tracking programs is in Santa Cruz, California, where the community group Take Back Santa Cruz has reported finding more than 14,500 needles in the county over the past 4 1/2 years. It says it has gotten reports of 12 people getting stuck, half of them children.

[NY] Astoria resident asks for donations to continue helping homeless women on streets (Times Ledger, NY)
Times Ledger
(7/14/2017 8:50 AM, Bill Parry)
Mickey Zezima wasn’t surprised when the city’s Department of Homeless Services announced last week that the number of homeless people on the street has increased 39 percent in the last year.

The lifelong Astoria resident sees it with his own eyes all of the time.

“Yes, I have seen a steady increase just by walking around during the last nine months,” Zezima said. “Anyone can see the numbers are exploding. All you have to do is open your eyes.”

Zezima, who goes by the name MickeyZ on the streets, is on a one-man mission to help as many homeless women on the street as he can by approaching them cautiously with care packages that contain hand sanitizers, tampons and pads, foot and hand warmers, toothbrushes and toothpaste, Q-tips and Band-aids. He brings them food as well, and in the winter, warm clothing, including gloves, hats and scarves.

“I’d love to do even more, but the bottom line is I can’t afford to fund this all on my own. I need help,” Zezima said. “The only way I can keep this project going is with the financial help from other New Yorkers who believe in what I’m doing. I tell people all the time: I’m more than willing to do the grunt work if others can either fund me or donate material supplies.”

[NY] Hotel thought to be shelter is now closing (Queens Chronicle, NY)
Queens Chronicle
(7/14/2017 7:48 AM, Anthony O'Reilly)
An East Elmhurst hotel previously thought to become a homeless shelter will close its doors on Oct. 1, due to "economic" reasons, according to a notice from the state Department of Labor.

The agency's "Worker Adjustment and Retraining Notification" website posted on July 3 that the Courtyard by Marriott LaGuardia Hotel, located at 90-10 Grand Central Pkwy., will close and 144 employees will be affected.

The reason was only listed as "economic" and no further details were available.

The hotel was in the headlines last October when East Elmhurst officials blasted the city Department of Homeless Services for failing to notify the community of plans to house 60 single men there.

[NY] Spa City planning board OKs new Code Blue shelter (Saratoga Springs Saratogian, NY)
Saratoga Springs Saratogian
(7/14/2017 2:52 PM, Jospeh Phelan)
SARATOGA SPRINGS, N.Y. >> The city planning board on Thursday unanimously approved plans for a new Code Blue shelter at 14 Walworth St.

Code Blue shelters homeless people in the area on nights where the temperature drops below 32 degrees.

In February, Shelters of Saratoga announced the Mitzen family will pay for the costs of a new Code Blue shelter to be built on the Shelters of Saratoga property.

The 6,400 square foot addition calls for about 50 beds.

[NY] City Says Rumor of Shelter at East Elmhurst Marriott 'Unequivocally False' (DNAinfo.com - New York, NY)
DNAinfo.com - New York
(7/16/2017 1:41 PM, Katie Honan)
EAST ELMHURST — The city said rumors of a homeless shelter opening in a soon-to-close Marriott Hotel near LaGuardia Airport are "unequivocally false" but skeptical neighbors protested there Thursday.

The Courtyard by Marriott LaGuardia Hotel at 90-10 Grand Central Parkway is set to close in October due to economic issues, according to documents filed with the state.

The Department of Homeless Services said it's never had plans to turn the hotel into a shelter — despite a news conference Thursday from nearby residents and City Council candidate Hiram Monserrate speaking out against it.

"These rumors are as unequivocally false today as they were in October — and we're not sure where they began," DHS spokesman Isaac McGinn said.

"DHS has never had a presence in this site, period — nor have we discussed a shelter at this location."

[DC] I just moved out of D.C. General. Heres how shelters can change lives. (Washington Post)
Washington Post
(7/14/2017 6:05 PM, Deana Howard)
When I introduced D.C. Mayor Muriel E. Bowser at the groundbreaking for a new short-term family housing building in Ward 4, I had just moved out of D.C. General Family Shelter and into my own apartment.

I was excited to participate in the groundbreaking because, as I had recently learned, with the right supports, a shelter experience can be life-changing for a family.

I spent the first six years of my life growing up in the Trinidad neighborhood.

When I was 13, I asked my foster mom to adopt me, and she did.

After graduating from high school, I joined the Army but soon returned home after injuring my knee.

When I was 20 and in a job-training program, I became pregnant with my daughter.

After my daughter was born, I spent several years living with friends and family members.

In 2016, I turned to the District's shelter system for support, and my daughter and I were placed in a motel.

[NC] A new way to fight homelessness: Charlotte charity buys entire apartment community (Charlotte Observer, NC)
Charlotte Observer
(7/16/2017 2:44 PM, Mark Price)
The struggle to house Charlotte's chronically homeless took a different turn this month when one of the city's leading housing charities purchased an entire apartment community for people struggling with life on the streets.

Supportive Housing Communities paid $850,000 last week for the St. John's Place apartments, near the intersection of East W.T. Harris Boulevard and The Plaza Extension. The charity intends all 32 units to eventually be filled by people who have lived on Charlotte's streets or in local shelters for extended periods.

It's a bold plan that would have ignited howls of protest from many Charlotte neighborhoods, which have fought to keep out affordable housing projects.

But Supportive Housing Communities dodged opposition with a unique approach that community leaders are calling a model for other charities: It bought one of the least attractive sites in east Charlotte's Grove Park community, and promised to spend nearly a half million dollars on renovation, beautification and stabilization.

[NC] SECU Lakeside Reserve has been a decade in the making (Wilmington Morning Star, NC)
Wilmington Morning Star
(7/16/2017 2:21 PM, Jane Birnbach)
Good Shepherd Center's housing units for the homeless and disabled is the result of tireless work.

I joined the SECU Lakeside Reserve journey late in the game. Just five years ago. There were five years before that of equally intense work. The contracts, government agencies, promises, prayers, and a lot of faith and persistence. I wasn't there, but I've heard.

The part of the story I know is a plot of ground recently razed and made "build ready." I sat in a Port City Java with our board chair as he asked if I thought we could raise $5 million in this town. "Heck yeah, I said." What could I say? I owed this guy my job. I am grateful to him every day.

And then there is our visionary. Good Shepherd's executive director, Katrina Knight, who most people in this town are familiar with. She has been an advocate for the homeless for a very long time; certainly as long as I've known her. "Lakeside" as we affectionately call her internally, was the dream of this daring woman. Mayor Saffo complimented her perseverance at the SECU Lakeside Reserve ribbon cutting on June 28 and noted it would not have happened without her. So many jumped on her bandwagon including Watson Barnes and Carol Atwood, who spent a decade volunteering to make Katrina's vision a reality. A great team to steer the wagon together.

[SC] Housing for homeless veterans to open in North Charleston (WCBD-TV Charleston 2, SC)
WCBD-TV Charleston 2
(7/14/2017 7:31 AM, News Release)
VIDEO. NORTH CHARLESTON, S.C. (WCBD) — A housing complex for homeless veterans will open in North Charleston.

The United States Department of Veterans Affairs (VA) is a main partner for the Patriot Villas. Patriot Villas has 74 rooms, each of which includes a bed, a full bathroom, and a kitchen. The facility also offers a laundromat and the LCDR. Augustine G. Saukas Recreation Facility. Counseling sessions, support groups, and therapy sessions may be available to the Patriot Villas community

members through the VA and with the help of the Cathedral of Praise church.

A grand opening ceremony is scheduled for 9 a.m. Friday, July 14 at 5043 Rivers Ave. The celebration is headed by ANKAJO Properties, LLC.

“We believe what we are doing will serve and honor people,” said John Saukas, a partner of ANKAJO Properties, LLC, “My father would be very proud of what we are doing and I know he watches over this project. I feel like we are doing the right thing.”

The Patriot Villas community is combating the plague of homelessness one veteran at a time. According to the National Coalition for Homeless Veterans, about 11 percent of the homeless population of the U.S. are veterans, while 1.4 million other veterans are considered at risk of homelessness due to dismal living conditions, lack of support networks and poverty. The U.S. Department of Housing and Urban Development estimates that 39,471 veterans are homeless on any given night. The NCHV reports that the most effective way to combat veteran homelessness is to implement programs featuring structured, substance-free transitional housing community environments with fellow veterans who are seeking to and succeeding at bettering themselves.

[FL] New Miami Development Takes a Holistic Approach to Solving Family Homelessness (Next City)
Next City
(7/17/2017 5:20 AM, Bil Bradley)
At the end of the 2016 school year, over 5,000 Miami-Dade school children were registered as homeless. The heartbreaking phenomenon is largely an invisible problem — without a stable address, kids shuffle from school to school, social networks fray and families fall off the radar of communities that could support them.

But while others may not detect the signifiers of a child who has no consistent place to sleep, Constance Collins, the president and executive director of Lotus House, the only Miami homeless shelter with wraparound support services exclusively serving women and children, can’t unsee them. Then again, the attorney, whose organization is opening a $28 million facility later this year, isn’t your standard shelter operator.

Collins worked as high-powered real estate developer and investment advisor for two decades before a conversation with a woman bathing in a fountain in front of one of her upscale Coral Gables projects spurred her to leave commercial development behind and focus on helping homeless women and children.

In 2004, the former principal and part-owner of Starwood Urban Investments started the Sundari Foundation to provide holistic support empowering women to get back on their feet. In 2006, the foundation opened Lotus House. Through a trauma-informed approach, Lotus House and the new Lotus Village development slated to open in December, aim to bring stability and help these families escape childhood abuse and domestic violence.

[FL] Lauderdale homeless pushed out of Stranahan Park now camping at county library (Fort Lauderdale Sun-Sentinel, FL)
Fort Lauderdale Sun-Sentinel
(7/14/2017 12:39 PM, Mike Clary)
ounty officials are struggling to deal with a sprawling homeless encampment outside the north entrance of Broward County’s main library that includes men and women who so far have resisted efforts to get them into shelters or treatment programs.

“We have been working with the city to come up with a humane solution,” said County Mayor Barbara Sharief. “As far as getting them off the streets, there really has been no good answer.”

Based on recent homeless census figures, Sharief estimated there are about 300 homeless in the area who have consistently refused services.

Of that number, about 35 people have moved onto the plaza at the library — some with suitcases, tarps, umbrellas and other possessions — since the city of Fort Lauderdale pushed many homeless out of Stranahan Park and then barred access to a concrete wall where many people once congregated.

[MO] Homeless in KC: 'We're people too, and we deserve to be heard. We deserve to be seen' (Kansas City Star, MO)
Kansas City Star
(7/14/2017 8:33 AM, Ellen Cagle)
Black and white photographs lining the walls of Kansas City's Arts Asylum on Thursday typify what it's like to live without a home.

Outdoor camps and makeshift beds on the street. An advertisement at a 7-Eleven for a Big Gulp beverage with "NO Panhandling" added to the corner of the sign.

Other photos depict scenes of everyday life: a man jogging past Crown Center. A crowd at a parade downtown. A photo of Sluggerrr, the Royals' mascot.

The photographers, 12 in all, are all homeless and living in Kansas City.

"These are the things that people see every day when they're homeless," said Kim Gile, who helped organize the team of photographers.

The photos were the backdrops Thursday for a report on the latest count of homelessness in the Kansas City area. The report contained some good news: There were 68 fewer homeless households and 28 fewer homeless individuals this year, according to data collected for the annual "Point in Time" count, which is conducted through the Department of Housing and Urban Development.

[MS] Why are there so many mentally ill walking Jackson's streets? (Jackson Clarion-Ledger, MS)
Jackson Clarion-Ledger
(7/15/2017 11:55 PM, Jimmie E. Gates)
Thrown away, forgotten, dumped on the streets.

That's how many sum up those with a mental illness living on the streets in Jackson. No one knows how many there are.

But the numbers appear to be growing, according to those on the front line.

The U.S. Department of Housing and Urban Development's annual national report on homelessness estimated 1,299 individuals were homeless in Mississippi in 2016, with 743 of them lacking any shelter. Of all the homeless, 439 were in families, 85 were unaccompanied youths, 180 were chronically homeless and 144 were veterans.

The last available estimate of the number of homeless in Jackson was more than 500.

How many of those have a mental illness isn't known, but those on the forefront of dealing with homelessness in Jackson estimate up to three-fourths of the individuals they are now seeing have a diagnosed mental illness.

[OH] Toledo Public Schools district has most homeless students in Ohio (Toledo Blade, OH)
Toledo Blade
(7/16/2017 1:00 PM, Nolan Rosenkrans and Valentin Ornelas)
He lives a double life.

At school, he's jovial, engaged, looking to talk with friends. He plays football and dreams of being on a MAC team when he graduates.

At "home," though, he's serious and withdrawn. He tries to find ways to get school projects done that require Internet research, but he doesn't have Wi-Fi at the hotel where his mom stays, or at the relatives' houses he crashes in.

He's 16, now in high school. Since the sixth grade, he thinks he's lived in 10 different places. There have been evictions, short stays with family, and even a stint squatting in a foreclosed home.

[IL] New health center in Englewood will treat homeless, people in unstable housing (Chicago Tribune, IL)
Chicago Tribune

(7/14/2017 2:53 PM, Lisa Schencker)
It's no secret that people experiencing homelessness can face a number of health problems — and have trouble getting regular care.

Heartland Alliance Health hopes to help address those and other issues with a health center slated to open in Englewood in January. Construction on the center, which expects to serve mostly people who are homeless and in shaky housing situations, is scheduled to start in August.

Heartland Alliance already has two full-service community health clinics on the city's Near West Side and in Uptown, and sends medical professionals to 44 shelters to deliver care. The center in Englewood is expected to serve about 1,000 patients in its first year and as many as 2,000 by its thirdyear, said Ed Stellon, executive director of Heartland Health Outreach.

"We respond to the needs of our population, and our population is increasingly finding itself on the South Side, so we're following our population," Stellon said. "We're going to where the need is."

[IL] Rockford To Be Recognized Nationally For It's Reduction In Homelessness (WTVO/WQRF-TV Rockford, IL)
WTVO/WQRF-TV Rockford
(7/15/2017 6:10 PM, Gregory Cormier)
Since 2015 the city has made efforts to reduce veteran and chronic homelessness

VIDEO. ROCKFORD - "I came here without a prayer, without a clue, I had no place to go, nowhere, I was homeless," said Rockford resident Keith Green as he reflected on his days living on the streets of Rockford.

Green now lives in North Main Manor, a Rockford Housing Authority property. He has been living there for eight years now. "Once you get your foot on some solid ground you'll see bigger things and you can see a broader picture, and you'll want to do bigger things," Green added.

Green is an example of Rockford's participation in two federal programs designed to find homes for the chronically homeless and homeless veterans. It started in 2015, and Rockford has been very successful.
Those efforts that have not gone unnoticed.

"We've just recently been asked to participate in an upcoming campaign that will be to end overall homelessness." said Angie Walker, Housing Advocate for the Rockford Human Services Department. The feds want Rockford's help to build up its homeless program, 'Built For Zero.'

[IN] Report: Vanderburgh Co. Homelessness at Lowest Point in Four Years (WTVW-TV Fox 7 Evansville, IN)
WTVW-TV Fox 7 Evansville
(7/14/2017 12:42 PM, Staff)
In a report released to area news media on Friday, the Evansville-Vanderburgh Commission on Homelessness announced there was a 17% drop in homelessness.

According to the annual point-in-time count mandated by the US Department for Housing and Urban Development (HUD), homelessness in Evansville and Vanderburgh has dropped to its lowest level in four years.

This year's count on January 25, 2017 identified 428 individuals experiencing homelessness in the county.

That number is a 17% reduction from the 2016 count of 495 people. It's also the lowest number in four years.

Of the 428 people counted, 56 were considered chronically homeless. That's an improvement from last year's count of 77 people. A person is considered chronically homeless when they are continuously homeless or experience frequent instances of homelessness.

The Evansville-Vanderburgh Commission on Homelessness said factors such as substance abuse, mental health, and domestic violence continue to be leading factors which contribute to homelessness in our community. Officials also said this contributes to the amount of people considered 'unsheltered.'

In the 2017 count, 58 people were identified as living outdoors or places not meant for habitation. That's a 71% increase from the 34 people identified in 2016.

[Editorial note: VIDEO at source]

[TX] HomeAid partners with Freedom Place to assist children in crisis (San Antonio Express-News, TX)
San Antonio Express-News
(7/14/2017 10:39 AM, San Antonio Express-News)
HomeAid is working with Freedom Place, a Christ-centered care and recovery center for underage female victims rescued from sex trafficking, to assist in the remodeling of a cabin that will provide longer term housing for girls in crisis.

HomeAid, a Greater Houston Builders Association charity, has teamed up with First Texas Fire Protection Company to provide the equipment and labor to install a fire suppression system that is required for the structure, a $20,000 to $30,000 addition. Matt Sneller, of Sneller Custom Homes and Remodeling is also part of the HomeAid team donating drywall repair and other miscellaneous work needed to complete the project.

A portion of this housing, which is one of only five facilities in the U.S., is being underwritten by long-time HomeAid donor, Trendmaker Homes. The cabin will allow eight girls to continue to heal in an environment that offers more personal freedom and provides programs to help them manage their lives.

"The cabin at Freedom Place was ready for the girls to take residence, when the agency learned they would need a fire suppression system," said Salty Thomason, president of HomeAid Houston. "We are proud to partner with First Texas Fire Protection and Sneller Custom Homes and Remodeling to ensure this key component is installed as quickly as possible."

[TX] Mayor suggests hotel occupancy tax hike to tackle Austin homelessness (Austin American-Statesman, TX)
Austin American-Statesman
(7/16/2017 8:50 PM, Mary Huber)
Austin Mayor Steve Adler introduced a plan online Sunday night that would use hotel occupancy tax revenue to tackle problems with the homeless downtown.

His plan suggests a 1 to 2 percent increase in hotel taxes paid by tourists to fund a Tourism Public Improvement District that would generate between $4 million and $8 million annually to respond to the city's homeless population.

Much of that money would be directed to improvements at the Austin Resource Center for the Homeless on Seventh Street, the epicenter for the city's K2 epidemic that is constantly plagued by overcrowding.

"There are growing public safety concerns as predators target our homeless downtown," Adler said on the city council's message board Sunday night. "The K2 epidemic claims lives and injures many. Austin residents and visitors to downtown have been aggressively approached by the homeless or those that exploit the homeless and there is a growing hesitancy to visit or return to downtown. People experiencing homelessness require assistance to get back into housing and reconnect to positive communities."

The public improvement district would create a dedicated funding stream to help solely with homelessness. It would be supported by matching funds, Adler said.

[UT] Begging 'abets lawlessness,' don't give panhandlers cash, officials say (Salt Lake City Deseret Morning News, UT)
Salt Lake City Deseret Morning News
(7/14/2017 7:21 AM, Ben Lockhart)
SALT LAKE CITY — New billboards that will be going up this week, warning of unintended consequences to giving to panhandlers, don't leave room for ambiguity.

"Support panhandlers, and you support drug trafficking."

"Support panhandlers, and you support crime."

"Support panhandlers, and you support alcoholism."

Flanked by poster-size versions of those grim messages, House Speaker Greg Hughes, R-Draper, Salt Lake City Mayor Jackie Biskupski and others implored the city's residents, workers and visitors on Thursday to instead donate to organizations responsible for serving the homeless.

[WA] Washington groups program puts homeless panhandlers to work (Everett Herald, WA)
Everett Herald
(7/16/2017 2:39 PM, Jesse Major)
PORT ANGELES, Wash. — Panhandlers are being put to work as part of a grant-funded program that aims to get them off the street.

Serenity House Operations Manager Kevin Harkins has put three panhandlers to work through the nonprofit's "Reaching Out" program, paying them $12 an hour to do lawn and janitorial work at the Port Angeles agency on a weekly basis.

The work is in four-hour blocks about once a week, but he said it's been enough to get some panhandlers off the street.

"To be eligible for the program you need to be homeless, which not all of our panhandling community is homeless," he said.

[CA] At Veterans Village, a changing of the guard (San Diego Union-Tribune, CA)
San Diego Union-Tribune
(7/14/2017 10:04 AM, Jeanette Steele)
Phil Landis never got involved in veterans causes — until Memorial Day weekend in 1996.

On a whim, the Vietnam combat veteran went to a San Diego reading of the names listed on the Vietnam Memorial Wall.

He didn't know anyone, so he just hovered on the edges of the gathering. Each name was read, then a bell tolled.

Out of nowhere, Landis began to weep. He cried so hard that he had to sit down on a bench. He was astonished at the depth of his reaction.

"Up until that time, I had never dealt with my trauma issues. I thought that I had," said Landis, who served in Vietnam for a year in 1967 as an Army rifle platoon leader and later a headquarters company commander.

[CA] BART directors view squalid reality in Powell Station visit (San Francisco Chronicle, CA)
San Francisco Chronicle
(7/14/2017 6:29 AM, Michael Cabanatuan)
Near the end of Thursday's BART Board of Directors meeting, the transit system's elected leaders found themselves in the unusual position of staring at something not on the agenda: a fresh puddle of urine.

BART directors usually meet twice a month in a clean, quiet, windowless board chamber in Oakland, but this time they took a field trip to Powell Street Station to view its "challenges" — homeless people sleeping in hallways, intravenous drug users, rundown conditions, dirty floors, and elevators and escalators used regularly as restrooms.

As an elevator door opened, a BART staff member observed something. "You can see, there's fluid at the bottom," said Paula Fraser, assistant chief transportation officer for BART's San Francisco and Peninsula lines. "It often includes a tissue, too."

Maintenance workers try to clean up elevators as quickly as possible, Fraser said, but the problem is so pervasive that they'd need to post a janitor at the elevators full time to ensure their cleanliness.

[CA] How being homeless didn't change this Los Angeles cook's dream (Los Angeles Times)
Los Angeles Times
(7/14/2017 12:07 PM, Javier Cabral)
"If you need help, work harder." This is what Lance Thomas remembers a chef mentor telling him one night six years ago, when

they were both in the weeds, cooking slang for being slammed in a busy restaurant kitchen. It's a piece of advice that has helped Thomas, now 25, get through both the good times and the bad times — including being homeless.

Thomas has worked in the restaurant industry since he was 15, when he landed a job as a fry cook at a Wendy's in Alhambra. "I knew then that I was going to cook for the rest of my life," Thomas says now. "I would even ditch school to work because I loved it so much."

Easygoing and quick to joke, his bleach-tipped black hair often tucked into a trim cap, Thomas grew up first with his grandmother in the Boyle Heights neighborhood of Los Angeles, then with his aunt in the San Gabriel Valley — but always with the Food Network. (Favorite: Giada De Laurentiis.)

Including that initial job at Wendy's, Thomas estimates that he's worked in 25 kitchens in and around Los Angeles in the last decade, including stints at Clifton's, Little Sister, Cook's County and Bottega Louie. It's a turnover that's not unusual for those who make up the unglamorous back-of-house side of restaurants, where even a 25-cent difference in hourly rate is enough to leave one job for another.

[CA] PD Editorial: Two steps forward, one back on SR homelessness (Santa Rosa Press Democrat, CA)
Santa Rosa Press Democrat
(7/16/2017 1:14 PM, Santa Rosa Press Democrat Editorial Board)
When it comes to providing homeless services, compassion does not mean adherence to the status quo. The kindest thing to do often can be the hardest especially when it involves relocating individuals who have found a home off the grid and are reluctant to move.

This was demonstrated last week when the Santa Rosa City Council voted unanimously to clear out a longtime encampment located on the hillside above the intersection of Farmers Lane and Bennett Valley Road. The city has identified 44 homeless encampments around the community, and this is one of the largest with some 50 residents, some who have been there for more than 15 years.

The city has been understandably concerned about the fire dangers from the tent encampment and other liability issues. It reached a point that crews were dispatched a few weeks ago to create fire breaks to protect the adjacent neighborhood. Neighbors say small fires have occurred near the camp. If one got out of control, the impacts could be devastating.

Staying there was not a long-term option anyway. The city-owned property eventually will become part of the Farmers Lane extension connecting to Kawana Springs Road and Yolanda Avenue to the south.

[CA] Contra Costa County's homeless population shifting (The Press, CA)
thepress.net
(7/15/2017 8:50 AM, Staff)
Contra Costa's annual survey to document people experiencing homelessness showed a 7 percent drop overall in 2017 compared to last year, but there was a substantial rise in Central County, according to a report released by Contra Costa Health Services' Division of Health, Housing and Homeless Services.

H3 and the Contra Costa Council on Homelessness have since launched Coordinated Entry, a new initiative to streamline service delivery and enhance collaboration among the county's network of nonprofit, faith-based and government providers of homeless services.

Regional service centers connecting clients to shelter, medical and mental health care, case managers, substance-use disorder treatment and services, benefit counselors and long-term housing;. Overnight warming centers, which supplement existing emergency shelters;. A universal, web-based information-management system used by all providers of homeless services in the county to maximize use of their collective resources;. A standardized intake and assessment system that streamlines delivery of housing and other services to the most vulnerable clients.

Coordinated Entry is funded in part through $1.2 million in grants from the U.S. Department of Housing and Urban Development. Contra Costa's point-in-time count also fulfills a HUD requirement to document the extent of homelessness within jurisdictions receiving its funding.

[CA] She's homeless, but determined to become a college graduate (San Diego Union-Tribune, CA)
San Diego Union-Tribune
(7/17/2017 4:43 AM, Fred Dickey)
When I see this young woman's big smile, I renounce all my frowns because my woes don't deserve them. Dealing with her history and problems would make my self-confidence resign the job.

If you walk into the MiraCosta College bookstore, you might encounter a student clerk named Lahana Velez. She is petite and perky. She gives the impression that if she doesn't help you, it will ruin her day. You might think she's the beau ideal college student.

She wishes it were so.

Lahana is 24 years old, and as of Friday, she was couch-surfing at friends' places or sleeping in her 1990 Toyota Camry. She has aged out of the studio provided to her as a student who has come out of foster care.

(An aside: The exorbitant cost of even the cheapest housing is an education-killer for young people like Lahana, on their own with no money. Lahana says she's flat broke almost all the time.)

[CA] Sonoma County's safe-parking program scales down (Santa Rosa Press Democrat, CA)
Santa Rosa Press Democrat
(7/16/2017 8:30 PM, J.D. Morris)
Sonoma County's safe parking program, a widely-praised effort providing sanctioned locations where homeless people can sleep in their cars overnight, is shrinking starting Monday, though advocates say they have been able to reserve a spot for everyone who asked for one and intend to expand again.

The program is dwindling from eight sites offering 76 spots to three sites offering 40 spots, due largely to a state funding reduction that prompted Catholic Charities, which administers the effort, to request county officials shift money away from the program in order to prevent cuts at its Family Support Center.

A separate Santa Rosa City Council proposal that could have provided funding for safe parking failed to move forward last week. Like their county colleagues, city officials continue to wrestle with how to best spend funds on homeless services — an area with needs exceeding the available resources.

So far, Catholic Charities has transitioned 15 people from the parking program into shelter, and most of the spots at the three sites where safe-parking will continue have been filled, according to Jennielynn Holmes, the organization's director of shelter and housing. Catholic Charities also intends to grow the program back up to 55 spots because the organization just secured the third site at a private lot near Cleveland Avenue.

[CA] 'It just doesn't feel safe': Residents demand cleanup of Orange Line bike path (Los Angeles Daily News, CA)
Los Angeles Daily News
(7/17/2017 4:54 AM, Dana Bartholomew)
VAN NUYS >> Each day as he peddles his bike to work, Robert Cable whirs along the Orange Line bike path — past syringes. Broken glass. Garbage. Homeless encampments.Even human waste.

His commute and recreational rides can grow especially ominous in Van Nuys, he said, where he has seen wobbling drunks and knife fights on the ribbon of asphalt ahead.

"One day I rode through here and witnessed two guys squaring off on the path, one guy had an 8-inch serrated knife," said Cable, 52, of Lake Balboa, recently recalling the incident during his 10-mile trek to a TV production job in Studio City. "They dropped F-bombs. It just doesn't feel safe.

"I like to ride with my kids. There are areas of the path I can't take them on."

Public and Indian Housing (PIH)

[ME] Frustration with substandard housing led man to unleash bedbugs at Augusta City Center (Central Maine, ME)
Central Maine
(7/13/2017 7:36 AM, Betty Adams)
Charles Manning, 74, said he often didn't sleep at night because he worried about being bitten by bedbugs.

AUGUSTA - Charles Manning, the 74-year-old man who dumped a cup of live bedbugs inside Augusta's city hall last month, said he did it because officials weren't addressing his complaints about substandard housing adequately.

Manning said Tuesday he doesn't regret his actions on June 2.

Manning said he now realizes he dumped the 100 or so bedbugs in the wrong city department - mistakenly targeting the General Assistance office instead of code enforcement at Augusta City Center. The city quickly closed the building for the rest of the day and called in a pest-control company to spray it with chemicals. Manning later was charged with assault and obstruction of government administration, class D crimes punishable by up to a year in jail and a $2,000 fine.

A Massachusetts native, Manning has lived in various parts of the country, including the Pacific Northwest and Texas; and he has worked as a bus driver, among other occupations. While Manning's situation - and his reaction to it - is extreme, his predicament illustrates two problems city officials have been working to address in recent years: a lack of affordable housing and bedbug infestations in some boarding homes and apartments.

Amanda Bartlett, executive director of the quasi-municipal Augusta Housing Authority, noted that more than 500 units in the city either were lost or are at imminent risk of being lost because of fire or safety code issues since 2013. People who receive approval for Section 8 subsidized housing have a three-year wait to get into that housing. "If you're in a situation where you're homeless in this community, looking for a place to live and low-income, there's nothing immediately available," she said. Advertisement Then there are the bedbugs. "The bedbug issue is complicated," she said. "At the Augusta Housing Authority, we work hard with landlords to make sure they comply with federal law. A lot of landlords are frustrated because they're trying to do the right thing."

Tenants also have to do their part, washing all clothing, cleaning the entire apartment and encasing mattresses, she said.

[VT] Final phase of city housing plan starts (Rutland Herald, VT)
Rutland Herald
(7/16/2017 1:11 PM, Patrick McArdle)
The Rutland Housing Authority has started the demolition that will allow it to complete a major project that could be finished by 2018.

Construction crews started to take down buildings in the Forest Park neighborhood a few days ago, in preparation of new buildings going up. It is the third and final part of what the RHA is calling the Hickory Street project. The homes are located in the southwest neighborhood of Rutland.

Kevin Loso, the RHA's executive director, said the construction will not only add more housing but also realign the streets to make the neighborhood less isolated

" The reason that we did that is we wanted to mirror a more traditional neighborhood, one that was integrated back into the streetscape, integrated back into the fabric of the neighborhood and community," he said.

[NY] Council OKs PILOT for Geneva Housing Authority (Geneva Finger Lakes Times, NY)
Geneva Finger Lakes Times
(7/14/2017 8:35 AM, David L. Shaw)
GENEVA — If the Geneva Housing Authority decides to transfer ownership of Courtyard Apartments to a nonprofit development corporation, a new payment-in-lieu-of-taxes agreement with the city would be needed.

City Council Tuesday voted to approve a proposed PILOT that will increase revenue to the city.

The housing authority is considering the move because it would open up new funding sources to make improvements to the 124-

unit low- to moderate-income apartment complex on Goodman Street.

The current PILOT and the proposed new one both are based on 10 percent of cross rents, minus utilities.

[NJ] Ever wear a badge in Jersey? You may now be allowed to carry a gun here. (NJ.com, NJ)
NJ.com
(7/14/2017 9:34 AM, Claude Brodesser-Akner)
TRENTON - Gov. Chris Christie has signed into law a bill that will allow virtually anyone who ever wore a badge to carry a firearm in New Jersey after they retire.

The new bill, signed Thursday, substantially adds to the list of those who can carry firearms in New Jersey to virtually all former uniformed law enforcement officers. Previously, only interstate, state and local police officers, county sheriff's deputies or corrections officers and state or or county park police officers were allowed to continue to carry their firearms into retirement. "We've had many instances where retired law enforcement officers have stepped in to save lives in emergencies" said state Assemblyman Declan O'Scanlon, one of the bill's sponsors. "With this law, we're expanding that pool of qualified people."

Not all lawmakers went along with the expansion willingly. "There's no solid reason for this," said former state Sen. Richard Codey, who voted against the bill in the upper house, where it passed in May by a vote of 28-6. Codey, a former governor, questioned whether low-risk professions like park rangers and revenue agents ought to be toting firearms after handing in their badges. "When, during their performances of duty, did they have to use a gun?" Codey asked. "Rarely, if ever. ... It just expands the number of people who are out there with guns, and that never ends up to anything good."

The new law now also applies to retired police officers of the state park police, special agents of the Division of Taxation, Department of Human Services, NJ Transit, campus police officers employed by higher education institutions, state conservation officers, Palisades Interstate park police officers, housing authority police officers, juvenile corrections officers, parole officers and even full time Burlington County Bridge police officers.

[NJ] Christie Signs Bill Allowing More Retired Officers to Carry Handguns (New York Observer, NY)
New York Observer
(7/14/2017 8:43 AM, Christian Hetrick)
New Jersey will narrowly expand the pool of retired law enforcement officers who can carry handguns under a bill signed by Gov. Chris Christie on Thursday, a rare but minor loosening of gun restrictions in a state known for tough gun laws.

Retired police officers for state parks, New Jersey Transit, college campuses and others will now be able to get handgun permits.

Previously, only retired officers who had "Broad carrying privileges" such as local, county or state police officers could apply annually for permits until they turned 75.

New Jersey's Democratic-dominated Legislature is better known for trying to tighten gun laws. But state lawmakers overwhelmingly approved the bill by a 77-0 vote in the Assembly in December and a 27-7 vote in the Senate in May.

"Regardless of the law enforcement unit with which they served, retired law enforcement officers who received proper training in the use of firearms and dedicated themselves to protecting their communities should have the right to carry a handgun," Assemblyman Gordon Johnson, a bill sponsor and former Bergen County sheriff, said in a statement. "This will further the intent of the original law giving retired officers the right to carry by enabling more individuals with professional law enforcement experience to help keep New Jersey safe."

The bill signed Thursday adds retired special agents of the Division of Taxation and retired police officers for state parks, human services, New Jersey Transit and railways and college campuses to the list of those eligible for handgun permits. State conservation officers, Palisades Interstate Park police officers, Burlington County Bridge police officers, housing authority police officers and parole and juvenile corrections officers are also included.

[NJ] Another leadership change in the projects (West New York Reporter, NJ)
West New York Reporter
(7/16/2017 4:43 AM, Marilyn Baer)

Past housing chair says goodbye, suggests successor leave politics out of it

Hoboken Housing Authority Commissioner Dana Wefer, who briefly toyed with running for governor earlier this year, is planning to move out of town and said a tearful goodbye Thursday night to the other members of the HHA board. The board is a seven-member volunteer body that helps oversee the 1,383 units of federally subsidized low income housing on the west side of town. They are managed by a full-time staff and also overseen by the federal department of Housing and Urban Development.

The board is an important one, as it has influence over the safety and quality of life of thousands of the city's poorest residents. Some people have seen getting on the board as a way to also influence the many voters in that area of town.

Over the past few decades, the board has suffered from various leadership changes, financial issues, and a few scandals.

Two years ago, the board hired a permanent executive director, Mark Recko.

[PA] Council endorses scattered site sale (Altoona Mirror, PA)
Altoona Mirror
(7/15/2017 5:28 AM, William Kibler)
City Council has endorsed the Altoona Housing Authority's plan to divest itself of 10 "Scattered site" public housing properties, repeating support it provided a couple of years ago.

Council needed to repeat the endorsement because the Department of Housing and Urban Development rejected an earlier authority request for permission to sell the sites, due to an inadequate assessment of the need for divestiture.

The authority has hired a consultant to evaluate renovation costs in hopes of reaching a required HUD threshold of cost as a proportion of post-renovation value.

The initial needs analysis predicted renovation costs that amounted to 30 percent of post-renovation value, well short of the HUD "Obsolescence" threshold of 54 percent.

The new application complies with the HUD requirements, according to Executive Director Cheryl Johns.

She's confident of approval this time, she said.

The authority wants to get rid of the scattered sites because they're expensive to maintain.

Because the sites are scattered throughout the city, maintenance workers must travel to each site to make repairs and because each one is different from the others, the authority can't make bulk purchases of replacement parts or realize efficiencies from repeated repair operations, officials have said.

The authority has been trying to get rid of the properties since 2011.

[PA] Housing authority approves bridge loan for White Swan project (Uniontown Herald Standard, PA)
Uniontown Herald Standard
(7/14/2017 7:34 AM, Patty Yauger)
The Fayette County Housing Authority will borrow $9 million to advance the rehabilitation work planned for the White Swan Apartments.

In unanimous action Thursday, authority members Harry Fike, Ernest DeBlasio, Beverly Beal, Joyce Nuccetelli and Kerri Baker, approved the bridge loan with PNC Bank, that will allow access to funding, as needed, for the West Main Street project. Last year, the authority was successful in its bid for Pennsylvania Housing Finance Agency tax credits to undertake the estimated $13 million overhaul of the 1925-constructed, six-story building.

Mark Yauger, executive director, said documents associated with the tax credit award continue to be completed and updated as more information is obtained by the authority staff compiling the nearly 1,200 page contract. Members asking as to the start date of construction were advised that it would likely begin by the end of August. Although project bids were opened in May, no

contracts have been awarded. "We are in regular contact with the contractors, and they are aware of our situation," said Yauger, adding that a loan closing date should also occur in August. "I hope to have more for you at the August meeting."

[VA] Norfolk City Council weighing public housing redevelopment plan (WAVY-TV NBC 10 Portsmouth, VA)
WAVY-TV NBC 10 Portsmouth
(7/14/2017 5:15 PM, Chris Horne)
VIDEO. NORFOLK, Va. - Norfolk City Council will decide next week whether to enter a cooperation agreement with the Redevelopment and Housing Authority that would affect 1,700 public housing units.

The agreement would pave the way for a redevelopment plan for Tidewater Gardens, Young Terrace and Calvert Square. It would demolish the existing structures and replace them with a blend of single family homes, carriage houses, townhouses and apartments. The city says if approved, the proposal would fit into a multi-pronged approach to revitalize what's referred to as the St. Paul's area.

City Manager Doug Smith says, "This initiative at its core is about growing opportunity for our residents."

A resident who spoke with 10 On Your Side said she'd like to see more local businesses offer child care so that mothers would have more work opportunities.

Councilman Paul Riddick is calling it gentrification. "I don't want this to be a dumping ground for the public housing residents, for Section 8 and programs of that nature," Riddick said.

The city says the goal is to strengthen the neighborhood by de-concentrating poverty, increasing self-sufficiency and providing access to better education. Council is expected to vote on the agreement Tuesday. A city spokeswoman says residents in the affected communities would have opportunities for input if the proposal moves forward.

[MO] MHDC, Housing Authority work to provide low-income housing in Jefferson City (Jefferson City News Tribune, MO)
Jefferson City News Tribune
(7/16/2017 2:15 AM, Nicole Roberts)
To qualify for LIHTC, at least 40 percent of the total number of units must be affordable to people making 60 percent of the AMI ($27,000 for a one-person household), according to MHDC website, or 20 percent of the units be for individuals making 50 percent of the AMI ($22,500 for a one-person household).

Jefferson City's 2017 median income was $64,200, according to the U.S. Department of Housing and Urban Development.

These units would rent for less than the fair market rent — how much a property could rent for on average at a particular time.

According to HUD, the 2017 fair market rent for a one-bedroom apartment in Jefferson City is $495 and $647 for two-bedroom housing, according to HUD.

Missouri's statewide fair market rent is $638 per month for a one-bedroom apartment and $815 per month for a two-bedroom apartment, according to the National Low Income Housing Coalition (NLIHC), an organization that advocates for low-income affordable housing.

[LA] Kenner housing director, attorney respond to accusations of law breaking (New Orleans Times-Picayune, LA)
New Orleans Times-Picayune
(7/14/2017 7:40 AM, Littice Bacon-Blood)
The executive director and an attorney for the Kenner Housing Authority said Thursday that accusations of wrongdoing leveled at them by resigning board member Connie Montgomery are false. Marc Starling and attorney Don Richard characterized Montgomery as a hostile obstructionist who routinely "Harassed" Starling and others.

"The KHA is not in violation or in danger of lawsuits by contractors," Starling wrote, "And at no time were any KHA Staff harassed or mistreated by me."

The written responses, which were hand-delivered Thursday to Kenner Mayor Ben Zahn's office and emailed to the media by

Starling, includes rebuttals to Montgomery's claims that Richard, Starling and board chairwoman Faye Matthews broke state laws and violated board policies.

Responding to Montgomery's claim that the board is "dysfunctional," Starling wrote: "Ironically, it has been the behavior of that has made the Board anything but vibrant as she has taken a hostile approach to attack individuals, including myself, rather than engage in rational behavior to discuss and/or read the documentation that was provided to her for her to get a full/transparent understanding of planned actions to be taken by the KHA.".

Starling, who was hired in December, sent a letter to Zahn in June in which he complains of harassment from Montgomery that he said was racial discrimination.

Starling is black; Montgomery is white. Richard suggests that the "Tensions" between Starling and Montgomery motivated Montgomery to send Zahn an "Inaccurate" and "Inappropriate" letter. "In sum, the factual inaccuracies of Ms. Montgomery's correspondence do an enormous disservice to me and to the current director," Richard wrote. "After you have had an opportunity to review the matter, I am confident you will reach the same conclusion."

Montgomery resigned on July 5, citing in a four-page letter to Zahn various incidents in which she said Starling, Matthews and Richard violated state civil service rules, housing procurement policies, state laws and authority bylaws.

Her resignation, coupled with the housing authority's history of financial mismanagement that at one point led the federal Housing and Urban Development to take it over, prompted Zahn to launch an internal investigation earlier this week.

[MO] Proposed mixed-income apartment complex met with concerns in northland (KSHB-TV NBC 41 Kansas City, MO)
KSHB-TV NBC 41 Kansas City
(7/16/2017 9:22 AM, Tom Dempsey)
Planners for the project, including the Housing Authority for Kansas City, have a 6-acre and a 17-acre site near the intersection in mind for the complex.

While the neighborhood has seen businesses move in over the years, St. Vincent said adding around 80 apartments could bring issues.

"They're going to break ground on one of the two pieces of property, both of which would abut Barry Harbor," he explained. "Everybody is worried about their property and what this project is going to do to it."

John Monroe of the Housing Authority spoke to 41 Action News about how the proposed complex would help address current issues at the Chouteau Courts housing project.

[Editorial note: VIDEO at source].

[TX] Judge issues restraining order against La Joya Housing Authority (The Monitor, TX)
Monitor
(7/15/2017 5:10 AM, Berenice Garcia)
LA JOYA - A woman has been allowed to remain in her home after a judge stopped the La Joya Housing Authority from terminating her Section 8 housing voucher.

Rosa Elva Gutierrez, was about to lose the rental assistance she receives from the housing authority which would leave her, along with her husband and five children, in danger of losing their home, according to a news release issued Friday by the Texas RioGrande Legal Aid, a nonprofit that provides free legal services to low-income residents.

State District Judge Roberto "Bobby" Flores issued a temporary restraining order against the housing authority earlier this month, preventing them from terminating those benefits. "The consequences would have been dire for Rosa and her entire family," TRLA Attorney Jenecia Martinez stated in the release. "But we also want this case to send a message - that the housing authority can't arbitrarily cut off people's rental assistance without due process."

In May, Gutierrez was notified by her landlord about an increase in her monthly rent and contacted the housing authority to notify

them of the change, according to court documents. Gutierrez contacted the Housing Authority again in June and was informed that her portion of the rent would increase by $7. She agreed and requested written documentation of the increase but the receptionist said she would be given one, Gutierrez alleged.

Then on June 13, Gutierrez received a letter from Executive Director Frances Salinas de Leon stating Gutierrez had been removed from the Section 8 program and that Gutierrez had requested to be removed. "I absolutely did not ask to be terminated, verbally or in writing," Gutierrez stated in a news release. "Why would I ask to be terminated? Without the Section 8 voucher, we can't afford rent. Where would my family and I go?".

Gutierrez immediately contacted Salinas de Leon to resolve the matter but the executive director refused to speak to her, according to the news release by the TRLA. Gutierrez also requested an informal hearing with the housing authority and asked to see her file prior to the hearing but both those requests were denied.

Attempts to reach Salinas de Leon were unsuccessful. Messages left to the housing authority's attorney were not returned as of press time. The restraining order will allow Gutierrez to continue receiving her benefits for the time being.

[TX] Judge signs temporary restraining order against La Joya Housing Authority (KGBT-TV 4 Valley Central.com, TX)
KGBT-TV 4 Valley Central.com
(7/16/2017 9:00 AM, Imelda Mejia)
The La Joya Housing Authority threatened to cancel a family's Section 8 benefits and refused to hold an informal hearing after the family complained, according to a lawsuit filed last week.

With help from Texas Rio Grande Legal Aid, tenant Rosa Elva Gutierrez filed the lawsuit on July 6.

"My family and I don't have a lot," Gutierrez said.

Gutierrez started receiving Section 8 benefits, which subsidize her family's rent, during August 1999, according to the lawsuit.

[OK] Cherokee councilors OK initial 2018 Indian Housing Plan (Cherokee Phoenix, OK)
Cherokee Phoenix
(7/16/2017 2:27 PM, Stacie Guthrie)
TAHLEQUAH, Okla. – During its July 10 meeting, Tribal Councilors approved the Cherokee Nation's fiscal year 2018 Indian Housing Plan submission to the U.S. Department of Housing and Urban Development.

Earlier that day in the Community Services Committee meeting, Housing Authority of the Cherokee Nation Director Gary Cooper said the IHP must be submitted annually and acts as a "road map" for the tribe's spending.

"This will have to be amended, and it can be amended at any time. It is required to be submitted to HUD every year. It's basically a road map that tells what we plan to do and how we plan to spend those monies," he said.

According to the plan, officials estimate that approximately $37.4 million would be "expended" during the "12-month program year."

"This would allocate $37 million and some change. Those are both in NAHASDA (Native American Housing and Self Determination Act) and there's a few non-NAHASDA dollars that we have to account for in this IHP part of that. One of those programs is our VASH (Veterans Affairs Supportive Housing) program," he said. "It's not a part of NAHASDA, but we do have to account for it in this. So this authorizes us to begin spending NAHASDA dollars at the beginning of the fiscal year. There are no new programs in this plan. These are all existing programs. We will need to come back after we get those estimates for 2018."

The tribe's fiscal year runs from Oct. 1 to Sept. 30.

Cooper said HUD's estimates for the 2018 IHP should be available by September.

"Our estimates for 2018, we don't have those and they're not projected to be completed until at least Sept. 6. So even after we do

this IHP we will have to come back and amend it, which we can do at any time we need to. We just have to have one submitted to HUD before the beginning of the fiscal year," he said.

[CO] Investigation: Longmont Police didn't follow procedure in warrantless searches of affordable housing (KUSA-TV NBC 9 Denver, CO)
KUSA-TV NBC 9 Denver
(7/15/2017 6:54 AM, Kyle Clark)
VIDEO. LONGMONT, COLO. - Weld County has completed its independent investigation into Longmont's warrantless searches of affordable housing units, and found that officers did not follow proper procedure.

Jeff Satur with Longmont Police wouldn't offer specifics about what the department did wrong at The Suites when Next called to ask for more details. He said he was unsure if the city will ever release that information. Longmont Police announced they would stop these searches in early June, at the time of Next's first report, although they initially defended their involvement with the Longmont Housing Authority's searches.

Tenants told 9NEWS they were not told about their Constitutional right to refuse these searches. They were sent letters saying landlords, officers and drug dogs would be coming around to their units. One woman told Next her apartment had been searched, despite her refusal.

Longmont Police said at the time that they did not search any units without consent, and there was "Never any intent to violate constitutional rights."

According to Longmont Housing Authority, this practice was good practice for the drug dogs, and the searches had been done once prior to our coverage. The department had been saying since June that they'd done nothing wrong, until now. Sixteen minutes before close of business on Friday, when the city's likely counting on this information going unnoticed by the public, Longmont announced Weld County concluded its report - which the city says it received on Monday.

Longmont City leaders have been critical of the light Next has shined on these warrantless searches, but they have not pointed out any inaccuracies with the reporting. Longmont Police say they're conducting their own internal investigation. Police say they didn't confiscate any property in their searches.

[CO] Investigation finds Longmont Police wrong in controversial drug search in low incoming housing development (KDVR-TV FOX 31 Denver, CO)
KDVR-TV FOX 31 Denver
(7/15/2017 5:53 AM, Emily Allen)
LONGMONT, Colo. - A report released Friday determined Longmont Police officers were out of line when they assisted Longmont Housing Authority search a low income housing development for drugs.

The controversial search was conducted at The Suites in Longmont. Residents were outraged, saying police entered apartments and searched without warrants. "I refused but they said they had to come in anyway," said resident Tamika Mcclure.

Ray Appling sounded the alarm after receiving a letter that stated her apartment would be searched for drugs. The letter stated Longmont K-9 units would accompany the housing authority on the search to help with the dog's training. "How many zeros in my bank account do I need in order to have respect or privacy? That angered me. Why are low income people treated this way? I had no idea until I moved here," said Appling,. "It's a huge invasion of privacy, it's ridiculous, it's ludicrous, it blows my mind they have to use our homes to train their dogs," said resident Mary Moore.

The Weld County Sheriff's Office reviewed the search, and determined the incident was not consistent with Longmont Police Department standards. In a YouTube video provided by the department, Chief Mike Butler said his department does not condone illegal searches. "We regret what happened at The Suites and have already taken corrective action to ensure this never happens again," said Butler.

Some residents say there is a drug problem at the housing complex, but don't agree on how to tackle the issue. "I'm a firm believer if you have nothing to hide, it's not a big deal," said one resident. "I think they really took advantage of the fact that this is low income housing," said Moore. "That we would be ignorant of the fact that we have inalienable rights to not have our property

seized without a warrant." Appling said she's pleased the police department admitted fault and plans to use this incident as a learning lesson. "I feel vindicated, I feel like I've done a public good. I'm happy they are going to take a look at themselves and re-evaluate what they are doing," said Appling.

FOX31 contacted the Longmont Housing Authority, but no one returned FOX31's request for an interview.

[Editorial note: VIDEO at source]

[CO] Longmont police didn't follow procedures with warrantless searches, city concludes (Boulder Daily Camera, CO)
Boulder Daily Camera
(7/14/2017 7:59 PM, John Fryar)
VIDEO. Longmont officials concluded Friday that procedures used to establish consent during warrantless searches of the Longmont Housing Authority's Suites apartments in May were not consistent with the police department's standards.

The city is not releasing the sheriff's office report, instead issuing a news release about the findings Friday.

At issue are allegations that tenants were not told in advance that they had a right to refuse entry by police and K-9 dogs that were accompanying housing authority staff, leading to accusations that Longmont police had participated in unconstitutional warrantless searches.

The Weld County sheriff's staff's independent investigation - conducted on behalf of the city - showed that Longmont police "Policies, procedures, training and practices are all in place and appropriate," according to the city news release.

Longmont's Public Safety Department has initiated its own internal administrative review, the city said in its news release. The city said that Longmont Public Safety Chief Mike Butler had already stated, prior to getting the Weld investigation report earlier this week, that "We regret what happened at The Suites and have already taken corrective actions to ensure that this never happens again."

Those actions, the city said, have included:

--Reiterating and continuing "To clarify how and when our canines are used."
--Reinforcing and continuing "The process for documenting how and when consent is obtained."
--Reinforcing and continuing "The need for communication with supervisors as outlined in our procedures."

The Times-Call has filed a Colorado Open Records Act request for the Weld County report. In an email, City Councilman Jeff Moore said Weld County "Conducted a thorough investigation" but he didn't want to comment on specific details because of the confidentiality of the inquiry. "While I am disappointed by the actions of our officers, corrective actions are already in place and if more are required I am confident in Mike Butler's ability to do the right thing," Moore wrote.

Mayor Dennis Coombs and City Council members Brian Bagley and Joan Peck did not immediately respond to requests for comment.

Michael Reis, the Longmont Housing Authority's executive director, could not be reached for comment on Friday.

David Herrera, the housing authority's attorney, said on Friday that he'd like to see the Weld County Sheriff's Office's report and any reports that emerge from the city's internal investigation and the citizens' review panel. Herrera, who has been conducting an internal investigation for the housing authority board - one he's expecting to present to the board on Tuesday and that may be followed by a public statement or news release from that agency - said seeing the Weld County Sheriff's Office report "Would help me give a more complete report" to the housing authority. He added that the housing authority board, staff and employees have "Different roles and responsibilities" than Longmont police. "I don't expect that the same criteria for evaluating performance" by police "Could be applied" to the housing authority officials and staff, Herrera said.

[CO] $8M 'Green House' expansion to help more seniors age in place (Fort Collins Coloradoan, CO)
Fort Collins Coloradoan
(7/14/2017 4:23 PM, Saja Hindi and Pat Ferrier)

Expansion effort would help more low-income seniors find care in Loveland.

VIDEO. A cap on the number of available Medicaid beds in Colorado, coupled with a desire to create a "more humane" approach to nursing homes, led the Loveland Housing Authority to a new model of nursing home: Green House homes.

That's Green House, two words, Resource Development Manager Chris Atib said. "Greenhouse, one word, grows plants; and green house, two words, grows people," is the way that Atib was introduced to the concept.

The Loveland Housing Authority is the only housing authority in the country to run a skilled nursing facility, according to Atib, and is one of the few places in the state to even offer the Green House nursing home model.

The model allows seniors to go through stages of escalating care while aging in place at a time when Larimer County's senior population is growing.

Now, due to high demand, the authority is targeting an $8 million expansion that will allow it to provide care to 30 more seniors in 2018.Estimates as of July 1, 2016, show that 14.7 percent of the county's population is age 65 and older, with a 98 percent projected growth of residents ages 65-74 between 2010-2024 and 47 percent growth in that same time period for residents ages 85 and older.

Larimer County has 15 skilled nursing homes and 35 assisted living homes, according to the county's Office on Aging program manager Lynda Meyer.

That's a 4 percent increase from 2016, with another 72 beds in assisted living facilities anticipated for 2018.And as Larimer County's aging population continues to grow, those who work to provide nursing home services have found themselves in a predicament - the county has maxed out its number of beds for patients who rely on Medicaid to cover their care.

Because the Green House homes model is new, it has allowed the Loveland Housing Authority to side-step that cap, said Green House Homes at Mirasol administrator John Stewart. The homes at 490 Mirasol Drive in Loveland first opened in October 2014, with the sixth unit opening in August 2015."This is sadly the only progression in this type of health care model in 20, 30 years ..." Stewart said. The Loveland Housing Authority already has a two-year wait list for the homes.

[CO] Warrantless searches of the Longmont Housing Authority's Suites apartments (Longmont Times-Call, CO)
Longmont Times-Call
(7/15/2017 8:47 AM, Amelia Arvesen)
A resident of an apartment complex run by the Longmont Housing Authority says she refused permission to property managers and police to enter her unit last month, yet they came in anyway, using police dogs to search for drugs.

During that May 10 search at The Suites, Tamika McClure said, the K9 picked up on something, so she was asked to open the drawer of her nightstand - revealing, she said, nothing suspicious inside. "It makes me pretty mad," McClure said Wednesday. "Like invasion of our privacy. Because I have people telling me if they have a search warrant, you have to let them in. But they didn't have a search warrant. We have nothing. We don't do drugs."

Krystal Winship Erazo, the Longmont Housing Authority's director of operations, said that as the steward of the crime-free housing property, she invited police and their dogs to help search units after hearing rumors of drug activity within the subsidized 70-unit complex at 2000 Sunset St. "Clearly if a resident isn't interested in confirming that there aren't drugs in their apartment, then it sparks some curiosity," she said Tuesday. Police also noted there was a recent overdose death at The Suites.

Deputy Chief Jeff Satur said he was unaware of McClure's allegation, but that the K9 officers involved in the May searches reported they did not enter any apartments without consent.

Officials from the housing authority and police had planned to conduct another round of inspections at The Suites on Wednesday.

Longmont Public Safety Chief Mike Butler said he canceled this week's searches, saying he felt the notice that was sent to residents wasn't clear about the police's intentions. "Given that the letter did not convey the conditions set forth by Longmont

Public Safety, specifically those conditions related to protect an individual's constitutional rights, leadership made the decision not to participate in this process," according to a police news release.

Legal director with the American Civil Liberties Union of Colorado, said if police entered McClure's apartment after being told "No," it was a violation of the Fourth Amendment's prohibition of unreasonable search and seizure. "What's concerning is that housing authority management and the police forced a tenant to allow a warrantless search and invaded her privacy," he said. "It's something that they never even would have tried to do to someone who wasn't living in subsidized housing. People in subsidized housing do not give up their constitutional rights."

[AZ] Records show Navajo housing agency plans to build 15 homes, 15 rentals with $80 million grant (Rose Law Group, AZ)
Rose Law Group
(7/16/2017 7:52 AM, Craig Harris and Dennis Wagner, The Republic)
A Navajo Housing Authority plan submitted to federal regulators shows it will build just 15 new homes and an equal number of rental properties next fiscal year with a new housing grant of nearly $80 million, records show.

The NHA and tribal officials have said there is a need for at least 30,000 homes on the sprawling reservation that covers much of northern Arizona. However, The Arizona Republic over the past six months has documented failures by the agency to build sufficient housing despite landing hundreds of millions of dollars in grants for that purpose.

Navajo Nation President Russell Begaye and U.S. Sen. John McCain recently criticized the NHA for its lack of homebuilding despite being the largest U.S. recipient of federal dollars for tribal housing needs.

[WA] Newhouse amendment would expand farmworker housing use (Capital Press - Agriculture Weekly)
Capital Press - Agriculture Weekly
(7/14/2017 8:40 PM, Dan Wheat)
USDA-funded farmworker housing could be reopened to H-2A visa foreign guestworkers under an amendment to the 2018 House Agricultural Appropriations bill from Rep. Dan Newhouse, R-Wash.

If passed by the full House and Senate, the provision will benefit a 70-bed Yakima Housing Authority facility in Granger, Wash., next year and similar farmworker housing in Oroville, Wash., said Dan Fazio, director of the farm labor association WAFLA in Olympia.

USDA-funded farmworker housing was closed to H-2A workers by the Obama administration under the premise they could displace domestic workers, Fazio said. "The irony is many domestic workers lack work authorization so those here legally didn't have precedence over others," Fazio said. "Our position is it should be open to all."

The problem was brought to light by Bob Boehm, Michigan Farm Bureau commodity and marketing manager, when the organization was being assisted by WAFLA in setting up an H-2A program, Fazio said. Fazio learned it was a problem in Granger and Oroville and brought it to the attention of Newhouse, whose Sunnyside farm is near Granger.

The amendment should benefit hundreds of other farmworker housing facilities in Washington, Michigan, North Carolina and California, Fazio said.

[CA] Marin City's Golden Gate Village future debated this week (Marin Independent Journal, CA)
Marin Independent Journal
(7/15/2017 11:14 PM, Mark Prado)
Two key meetings this week will bring Marin City's Golden Gate Village public housing into focus as the complex's past could very much affect its future.

At 9 a.m. Friday, the State Historical Resources Commission will meet at San Rafael City Hall to consider putting Golden Gate Village on the state register and nominating it to the National Register of Historic Places.

If the designation is given, it could have an effect on how the Marin Housing Authority manages the property. It has hired a consultant to look at a rebuild to bring in some higher-priced rental units and commercial space to help subsidize low-income

housing as a public private partnership. Another resident plan has focused on historic preservation of the site with upgrades, while a hybrid of the two also has emerged.

The Housing Authority will take input on future plans from the public at a meeting at 6 p.m. Monday at the Marin City Senior Center.

[CA] Marin Voice: Marin City's community-driven planning process (Marin Independent Journal, CA)
Marin Independent Journal
(7/15/2017 7:24 PM, Lewis Jordan)
I am writing to you again to update you about the revitalization efforts we are undertaking with the community at the Marin Housing Authority's (MHA) Golden Gate Village (GGV) in Marin City.

We are excited to be moving forward on an analysis of how revitalization can occur at GGV, along the most feasible and community-driven path we can take. We encourage the public to our upcoming meetings to learn about the feasibility of the economic, social and physical components of the two revitalization models — historic preservation and mixed income, specifically showing the financial viability of these two models.

The next community meeting is Monday at 6 p.m. at 640 Drake Ave., Marin City. Ads will be in the IJ and distributed through community outreach efforts; and the public can get information at: www.future4ggv.com.

Over the past two and a half years, we have been engaging with the community in and around GGV about their vision for a thriving Golden Gate Village. We know that GGV requires significant investment to remain a viable affordable housing resource and thriving community. Public housing has not been adequately funded for decades — in fact, MHA has only about $500,000 per year for capital improvements for its six public housing developments, but Golden Gate Village alone has about $25 million in capital needs over the next 10 years.

[CA] Industry wants to add 20 homes to the city, here's why that's actually a big deal (San Gabriel Valley Tribune, CA)
San Gabriel Valley Tribune
(7/17/2017 2:57 AM, Jason Henry)
INDUSTRY >> The City of Industry wants to build 20 new homes, a move that would increase the overall housing stock by more than 30 percent and dramatically expand the electorate in the insular city.

Industry, a business-centric town known for warehouses and factories, has only about 200 residents and 60 homes. Half of the homes are controlled by the city and rented for $700 a month to city officials, their friends and family members.

The other half are almost all owned by companies tied to the former mayor, David Perez.

If Industry is going to get away from its company town image, the city has to bring in new residents through a fair process with "defensible qualifying standards," Lockyer said.

"I think that's the direction it is heading," he said.

Currently, landing a house in Industry is all about whom you know. Prospective tenants do not provide proof of income or fill out an application. Recent tenants, most with ties to the city leadership, simply mailed a letter to the city's housing authority saying they would like to move in.

State Sen. Ed Hernandez, who pressured the city into hiring Lockyer by threatening to force action through the Legislature, called out the slow progress in a letter, asking Lockyer for a one-year update on the city's reforms.

[CA] Marin City: Forums set on future of public housing complex (Marin Independent Journal, CA)
Marin Independent Journal
(7/17/2017 2:54 AM, Mark Prado)
County officials counter there is $16 million worth of repairs needed to the units and buildings, and that the housing authority's sole source of income to make improvements is $500,000 in annual money received from the U.S. Department of Housing and Urban Development. To make repairs, a partnership with a nonprofit developer has been discussed.

Under federal rules, no matter what happens, 296 low-income units must be offered if Golden Gate Village is rebuilt in some form. And housing officials point to a poll they conducted last year among residents that show 57 percent want a new unit. Another 35 percent said they wanted to keep their unit with some improvements, while 8 percent wanted no change.

But Marin City community activist Royce McLemore wants the historical designation, and then money to upgrade the existing buildings.

Anything else would "destroy our community," she said. "What the Housing Authority talks about would bring further gentrification and force people not only out of Marin City, but Marin County."

[HI] Tiny home solution brewing in Anahola (Garden Island Newspaper, HI)
Garden Island Newspaper
(7/16/2017 6:16 AM, Allan Parachini)
If you've driven through Anahola lately, you may have noticed a small building under construction that until a couple of days ago looked like three shipping containers placed side by side.

They are NOT shipping containers. Rather, what you see is an experiment with a new type of manufactured housing. Its structural design has some similarities to shipping containers and the basic units, which are 8 by 8 by 20 feet, can be placed side by side, end to end or on top of one another.

But the building you see may never be occupied because it's a demonstration project for a concept that could present a major solution to part of Kauai's affordable housing crisis. What sets it apart is that this tiny house shows its value in a small-scale, limited and focused way, rather than trying to attack housing as a single gigantic issue requiring one complicated, expensive and time-consuming political strategy.

It's the product of an initiative by the Homestead Housing Authority, an Anahola nonprofit developer headed by Robin Puanani Danner. Danner is a familiar and, to some, controversial figure within and outside the Native Hawaiian community. She's an advocate of federal recognition for Native Hawaiians, as opposed to the entirely infeasible dream of restoration of sovereignty.

Sustainability

Climate change and less federal money may hit states hard (Washington Post)
Washington Post
(7/15/2017 2:18 PM, Sarah Breitenbach)
The tornado hit the suburbs east of New Orleans at lunchtime on a mild Tuesday in February.

At its calmest, the tornado tugged at asphalt shingles.

Winds of roughly 150 mph hopped over Chef Menteur Highway, and by the time the tornado fizzled out over Lake Borgne, it had caused millions of dollars in damage.

Together with a cluster of other windstorms, it became the seventh presidentially declared major disaster of 2017.

States have come to rely on these declarations, and since the 1980s the federal government has been on the hook for the majority of recovery costs when a disaster is declared.

As the country faces an increasing number of billion-dollar disasters, federal officials are considering scaling back that spending to save taxpayer money and encourage states to prepare for disasters with their own resources.

That has some local officials worried, fearing that other programs and services would suffer, said Bryan Koon, Florida's emergency management director.

Cities Look to Business (Not Washington) to Build Sustainability (Politico)
Politico
(7/14/2017 11:33 AM, Politico Magazine)
A What Works working group report.

When it comes to building cities to withstand the ravages of age, climate change and a rapidly evolving economy, America's mayors have probably never felt more alone. They are dealing with the tangible effects of climate change but cannot depend on the federal government, which has just pulled the country out of Paris Accords and is rapidly unwinding environmental regulations on air and water quality. Increasingly, they find themselves at odds with state legislatures that preempt their authority to act locally. While welcoming the news from President Trump's administration about a much ballyhooed $1 trillion infrastructure plan, mayors are facing mixed signals about how much money is likely to be kicked in by the federal government and how much cities will have to scrounge up from private entities. In the face of these challenges, how can cities make themselves more sustainable—and more resilient? When the solutions to the biggest problems facing modern society come with equally big price tags, how do mayors pay for them? And given competing financial priorities and a climate of partisan polarization, how do mayors convince their constituents that investing in a more sustainable city is the right thing to do? And, finally, given the limited regulatory jurisdiction, how do cities leverage other key players and resources?

POLITICO brought together mayors, policy and funding experts to consider these questions. In an on-the-record discussion moderated by POLITICO's editorial director of events, Luiza Savage, and What Works editor, Bill Duryea, the group discussed the ways cities are promoting sustainability and building cities to accommodate population growth, withstand extreme weather, and fortify aging infrastructure. In order to encourage fee and frank conversation, comments were not attributed to individual participants.

Participants in the working group had first-hand experience in implementing a broad variety of sustainability initiatives. They included an energy-saving program that metered 61 buildings in an entire downtown; GPS-monitoring of asthma inhalers to identify hotspots of poor air quality; a bus rapid transit system that connects an existing train line to the downtown; and reserving a set percentage of bond issues to cover the cost of recycling, solar-electrification and LED lighting.

[NY] City wants to turn parking lots into solar-power plants (Crain's New York Business, NY)
Crain's New York Business
(7/14/2017 2:02 PM, Joe Anuta)
The Parks Department is negotiating a deal for a pilot program to expand green infrastructure

The de Blasio administration wants to turn city-owned parking lots into miniature solar-power plants, officials said this week.

The Department of Parks and Recreation owns or operates 333 parking lots and has identified 40 that could host canopies topped with solar panels, along with charging stations for electric vehicles, self-powered streetlights and underground reservoirs to catch rainwater that would otherwise flow into the overburdened sewer system.

Parks, which held a public hearing on the matter Thursday, is currently negotiating a contract with the New York office of Florida engineering and consulting firm NV5. The firm is leading a team that would be tasked with coming up with designs for five lots and drawing up a full construction plan for one of them as a pilot program.

"The project aims to transform these parking lots into places that generate renewable energy, provide vehicle shading, protect water resources and buffer communities against severe storms and sea level rise," the city wrote in a request for proposals.

The city said that the energy harnessed could be used to light the area beneath the canopies, power electric-vehicle charging stations and nearby park facilities, or be credited against Parks' bill with utilities such as Consolidated Edison.

[LA] New Orleans Sets Ambitious Climate Action Goals (Next City)
Next City
(7/17/2017 5:20 AM, Nina Feldman)
Since Hurricane Katrina in 2005, the word "resiliency" in New Orleans has become so much of a buzzword, it's almost a joke. But climate change is no laughing matter, and there's a reason the term gets thrown around so much: Being prepared for and able to respond to storms, the severity of which scientists say is the result of climate change, is critical — especially for a city positioned

precariously below sea level.

This month, New Orleans joined a number of other U.S. cities in going beyond buzzwords. The city released its “Climate Action for a Resilient New Orleans” plan, which pledges to cut greenhouse gas emissions by 50 percent by 2030. To achieve this goal, Mayor Mitch Landrieu and his team outlined an ambitious set of strategies, including reducing trips in cars by 50 percent, using all low-carbon energy, and diverting waste away from landfills.

In a letter introducing the plan, the mayor wrote that the city aims to address rising temperatures and rising sea levels first and foremost. He classified climate change as an “existential threat.”

“If global temperature rises unchecked, New Orleans will not see another 300 years,” he wrote, referencing the city’s upcoming tricentennial next year.

Brendan Shane is the North American regional director with C40, a network of cities working on climate change. He says the New Orleans plan is among the most ambitious of those he’s seen from other cities, which is what one would expect from a city facing such dire and imminent threats. He says New Orleans is going to be completely driven by warming, since it’s already feeling the effects.

[LA] Rising sea levels threaten Louisiana homeowners with billions in losses, real estate economists say (Baton Rouge Advocate, LA)
Baton Rouge Advocate
(7/15/2017 7:20 PM, Steve Hardy)
Louisiana homeowners have billions of dollars on the line - $13.2 billion to be exact - if climate change continues to push sea levels up, according to real estate economists.

A year ago, the real estate company Zillow compared its extensive housing data with federal meteorologists’ predictions on sea level rise.

Last month, the company pushed to publicize its findings after President Donald Trump withdrew the United States from the international Paris Agreement that seeks to mitigate climate change.

"When we talk about ‘underwater’ homes, we are generally referring to negative equity," researcher Krishna Rao wrote on the company’s website.

"But there is, of course, a more literal way a home can be underwater: Rising sea levels, and the flooding likely to come with them, could inundate millions of U.S. homes worth hundreds of billions of dollars."

Zillow looked at what areas would be swallowed up if ocean levels rise by 6 feet, reasoning that such a shift could occur by 2100 "If climate change continues unchecked."

Using forecasts from the National Oceanic and Atmospheric Administration, the firm considered what areas would be submerged.

Community Planning and Development (CPD)

As companies relocate to big cities, suburban towns are left scrambling (Washington Post)
Washington Post
(7/16/2017 8:59 AM, Jonathan O’Connell)
OAK BROOK, Ill. — Visitors to the McDonald’s wooded corporate campus enter on a driveway named for the late chief executive Ray Kroc, then turn onto Ronald Lane before reaching Hamburger University, where more than 80,000 people have been trained as fast-food managers.

Surrounded by quiet neighborhoods and easy highway connections, this 86-acre suburban compound adorned with walking paths and duck ponds was for four decades considered the ideal place to attract top executives as the company rose to global dominance.

Now its leafy environs are considered a liability. Locked in a battle with companies of all stripes to woo top tech workers and young professionals, McDonald's executives announced last year that they were putting the property up for sale and moving to the West Loop of Chicago where "L" trains arrive every few minutes and construction cranes dot the skyline.

In Chicago, McDonald's will join a slew of other companies — among them food giant Kraft Heinz, farming supplier ADM and telecommunications firm Motorola Solutions — all looking to appeal to and be near young professionals versed in the world of e-commerce, software analytics, digital engineering, marketing and finance.

[Editorial note: VIDEO at source].

Poverty Still Isn't As Suburban As You Think (The Atlantic CityLab)
The Atlantic CityLab
(7/17/2017 5:20 AM, Joe Cortright)
Yes, there's need everywhere. But we shouldn't lose sight of the pernicious dangers of urban poverty, in particular.

There's a growing chorus about the so-called suburbanization of poverty. A couple of years ago, Alan Ehrenhalt's Great Inversion argued that the wealthy and well-educated are moving to cities and the poor are being displaced to suburbs, in essence reversing the historical pattern of urban settlement in the U.S. The Brookings Institution has issued a series of reports noting that the number of poor persons living in suburbs has increased faster than in cities. A new book from the University of Washington's Scott Allard is the latest in a series of reports.

There's a political subtext to all of these arguments: You can't escape or ignore poverty simply by moving to the suburbs. As a result, the argument goes, you've got to be a supporter of an anti-poverty agenda, no matter where you live: poverty isn't just an urban issue, because it's not confined to cities. So if you're elected to Congress, whether you represent an urban district or a suburban one, you ought to support programs that fight poverty. Brookings Institution's Elizabeth Kneebone makes this point explicitly; her report chronicles suburban poverty rates by congressional district, and she told The Atlantic's CityLab in a story entitled "Rising suburban poverty is a bi-partisan problem":

> "The numbers really underscore how cross-cutting an issue poverty is—it's not just a red or a blue issue or an inner-city or suburban issue."

Fair enough. We ought to be willing to fight poverty wherever it's present. While we understand the value of political talking points that can help build a broader geographic constituency for the federal programs—like Section 8 vouchers, food stamps (SNAP), and the earned income tax credit, all of which do wonders to blunt the effects of poverty—we worry that the attention focused on suburban poverty has tended to overshadow the fundamentally urban character of poverty, especially concentrated poverty.

What's the Greatest Risk Cities Face? (Politico)
Politico
(7/17/2017 5:20 AM, Politico Magazine)
Donald Trump has called America's inner cities "crime infested," "almost at an all-time low" and "more dangerous than some of the war zones," even as violent crime in America has been declining for decades. Which isn't to say that our cities don't still face serious problems. But what are they really? We asked mayors, urbanists and other thinkers to name the biggest threats that American cities currently face, and most took the long view—looking beyond Trump to challenges like urban broadband deserts, a shallow mayoral talent pool, crippling pension crises, and state or federal meddling.

Vanishing families

Dante Chinni, director of the American Communities Project at George Washington University and co-author of Our Patchwork Nation: The Surprising Truth About the "Real" America

The revival of U.S. cities over the past decade has largely been a function of younger Americans, particularly those with a college education, seeking out the excitement and diversity of an urban life. Those younger singles and couples have been flowing back into big cities across the country in various degrees—from D.C. to Denver and even Detroit. But if cities want to become more than just a home for the low and high ends of the economic scale, they will need the stability of families. Millennials will have to

decide to stay in their urban homes after the footloose days of hipsterdom and into the more complicated years of parenthood. To do that, cities will need to improve public schools and make sure there are affordable options for those needing larger, family-sized dwellings. That, in turn, could lift the larger tide of city residents from various economic backgrounds. It likely won't be easy, but if cities can turn their young, hip urban dwellers into middle-aged parents, they may be able to turn their early 21st-century boom into something more sustainable.

[Editorial note: several author contributions at source]

Why Neighborhoods Get Better: Research Provides Insights That May Surprise You (Forbes)
Forbes
(7/17/2017 5:20 AM, Kevin Murnane)
If you live in a city long enough, you see neighborhoods change over time. Sometimes trajectories of improvement or decay continue, sometimes they reverse. What are some of the factors that predict neighborhood improvement? A recently published paper in the Proceedings of the National Academy of Sciences (PNAS) takes an innovative approach to this question and some of the answers that were found may surprise you.

Neighborhood appearance and neighborhood safety

The team of researchers from MIT, Harvard and the National Bureau of Economic Research leveraged advances in computer vision and machine learning to examine how changes in neighborhood appearance correlated with perceptions of neighborhood safety over a seven-year period. They began with pairs of images taken by Google Street View in 2007 and 2014. The images in each pair showed the same street from approximately the same location. The streets were located in Baltimore, Boston, Detroit, New York, and Washington, DC.

Each image was assigned a Streetscore that was developed as a measure of how safe the street appeared to be. The Streetscore was assigned by a machine learning algorithm that was trained on a database of street images tagged with people's perceptions of safety based on how a street looked.

[NY] Federal grants will repair homes and roads in Town of Tonawanda (Buffalo News, NY)
Buffalo News
(7/14/2017 9:02 AM, Nancy A. Fischer)
The Town of Tonawanda and the Village of Kenmore have been awarded over $1.5 million in Community Development Block Grant funds to repair homes owned by low- to moderate-income residents and for infrastructure repairs in low- to moderate-income neighborhoods.

An additional $191,983 will provide assistance for major home repairs and will also aid first-time home buyers, based on income guidelines.

About $200,000, half of the total highway roads budget, will be used for road repairs in designated neighborhoods, and another $60,000 will be used for sidewalk repairs, according to Director of Planning and Development James Hartz.

About $1 million will be used for home repair loans, allowing low- to moderate-income homeowners to receive zero-interest loans to make major home repairs.

[PA] In long impoverished Mantua, signs of change spark hope, and gentrification fears (Philly.com, PA)
Philly.com
(7/14/2017 8:40 AM, Caitlin McCabe)
By the time President Barack Obama stood in the East Room of the White House in 2014, ready to make an announcement about a 2-square-mile West Philadelphia enclave, part of it had already spent ample time in the news.

After all, the stretch from Girard Avenue to Sansom Street and from the Schuylkill to 48th Street included Mantua, where Kermit Gosnell performed illegal abortions that left a woman and several babies dead and where a prominent activist was gunned down while handing out trophies for a youth basketball league. It was the same neighborhood where, week after week, headlines of gunshots and crime had become almost normal.

But Obama's announcement had a different tone: These two square miles would become one of his administration's first five "Promise Zones," he said, part of a program that would give 20 high-poverty communities a chance to change.

In theory, the initiative would create jobs, bolster safety, improve education, and increase affordable housing, though no money was included. Instead, the designation would give these communities preferential treatment when they applied for federal grants.

Even so, residents say, Mantua remains Mantua: fiercely proud, culturally rich, and still beset by economic difficulty and crime. The neighborhood still has no grocery store, and shots continue to ring out on many nights. In 2009, the median income for a Mantua household was $19,700 — 47 percent lower than the citywide median income of $36,700.

But slowly, subtly, Little said, things are improving — on the neighborhood's terms, even if it's difficult for residents here to detect. Thanks to the Promise Zone, the city was awarded a $30 million "Promise Neighborhood" grant over five years from the U.S. Department of Education, aimed at expanding literacy, improving job training, and providing behavioral support for seven public schools in the area. A grant of nearly $600,000 has been obtained from the Department of Justice to improve public safety, Little said. And a Department of Housing and Urban Development grant was secured to boost resources to crack down on predatory mortgage lending.

[PA] Erie adopts proactive code enforcement approach (Erie Times & News, PA)
Erie Times & News
(7/16/2017 1:03 PM, Kevin Flowers)
The city's comprehensive plan suggests creating mechanisms to deal with the condition of city properties, but some property owners feel unfairly targeted.

Scott Little is largely unfamiliar with the details of Erie Refocused.

But the city's multimillion-dollar, multiyear comprehensive development plan — specifically the way it suggests a more aggressive approach to enforcing housing and building codes and combating blight — has the potential to be costly for Little's eastside business.

Little is the owner of Scotty's Cigar & Martini Lounge, 301 German St. On June 15, Little received an order to correct numerous building code violations that city Code Enforcement Officer Aaron Snippert cataloged via an exterior inspection of the Scotty's building.

Those violations include holes in the bar's exterior brick walls; wood surfaces in decay; chipped paint; and portions of brick veneer "not properly anchored," which could present a safety hazard to passers-by.

Snippert, 35, is a former director of the Erie Redevelopment Authority's housing programs. He was hired as a city code enforcement officer in November and directed to concentrate his energy in east and west bayfront neighborhoods.

His $70,000-a-year job is funded by federal Community Development Block Grant dollars from the U.S. Department of Housing and Urban Development. Adding a code enforcement officer to focus on the east and west bayfront, as well as "proactive code enforcement sweeps" in those areas, were both recommendations of Erie Refocused, the city's first comprehensive plan in decades.

[PA] Eisenberg's heritage remembered as MVI moves apartments into Monessen building (Uniontown Herald Standard, PA)
Uniontown Herald Standard
(7/14/2017 9:04 AM, Pat Cloonan)
On Wednesday, Ron and Laura Wilen marked their 19th wedding anniversary.

On Thursday, the couple was on hand to see how their family's heritage is being memorialized with new housing at Eisenberg's Apartments in Monessen. "We are so appreciative of all the organizations who made this happen, and with keeping the family name on this building," Wilen said amid a celebration of the conversion of the former department store building at 401 Schoonmaker Ave. "It is nice that this building will remain an important part of the community," said Laura Wilen, whose husband is a grandson of the store's founders Henry and Lena Eisenberg, immigrants from Hungary and Slovakia, respectively.

According to a history of the store provided to those attending Thursday's event, Henry Eisenberg bought a men's wear store at Fourth Street and Schoonmaker Avenue that was going bankrupt for $1,753 in 1908. He changed the store's name to Eisenberg's and added women's and children clothing lines. In 1915 Monessen businessman Louis Stephens contracted with Motz Lumber Co. to replace the existing wooden-frame building at that location with a two-story brick building. The structure also is known to this day as the Stephens Building. Ron Wilen was associated with Eisenberg's from 1976 to 1997, when the store closed.

"It is wonderful to see they have done something productive for this community," Ron Wilen said. "There are 12 pre-leases that are in the pipeline here," said Mon Valley Initiative board Chairman Dale Bizub, whose agency and its Monessen affiliate developed the installation of 13 apartments into the three-story building. "The apartments are lovely and affordable," Laura Wilen said. MVI said rents for the units will range from $405 to $620 per month.

"It has been a long time coming," said Matthew Shorraw, Democratic nominee for mayor of Monessen, but there in his role as a member of the board of MVI affiliate Monessen Community Development Corporation. "It's a positive thing for the city," Shorraw said. "We'll get some foot traffic downtown again. Hopefully, it can be replicated elsewhere in the city."

Just under $1.4 million is coming from the U.S. Department of Housing and Urban Development through its HOME Program, with $305,150 provided by the Pennsylvania Housing Finance Agency through its Pennsylvania Housing Affordability and Rehabilitation Enhancement Fund, $161,941 from the county-administered Act 137 Affordable Housing Program and $500,000 from the Federal Home Loan Bank through a program sponsored by Standard Bank.

[PA] Penn Hills arson highlights problem of abandoned houses (Pittsburgh Tribune-Review, PA)
Pittsburgh Tribune-Review
(7/15/2017 5:49 AM, Dillon Carr)
A Wednesday fire on Grandview Avenue in Penn Hills demonstrated a significant problem in the municipality — abandoned houses.

The Cape Cod-style home at 10007 Grandview Ave. had flames and heavy smoke coming out of it before firefighters quickly brought it under control.

Tracy Williams, a Grandview resident, said she and other neighbors have appealed to Penn Hills officials several times to board up the handful of vacant houses in the immediate area. "We want them to board it up or knock it down," Williams said. "Teenagers, they're going in there to smoke weed. I'm sure they're doing other criminal things." She said the house that caught fire has been vacant for three to four years. There are five vacant houses on Grandview Avenue and Johnston Road, Williams said.

Another neighbor, Lavette Wagner, who lives on Johnston Road, said she has contacted the municipality with the same concerns. "I think there needs to be a vacant and abandoned home task force or something like that," Wagner said.

According to the Allegheny County property website, the house was built in 1941 and is owned by Progeny Investors LLC of 14 High Ridge Court in Plum. The company owes four years of taxes on the property totalling $723.

According to Damian Buccilli, Penn Hills planner, there are 1,678 vacant homes and 50 abandoned ones scattered throughout Penn Hills. A vacant home, he explained, is categorized as such when the owner and the municipality are in contact. An abandoned home is a vacant one for which the municipality has no contact information.

[MD] Here's a suburban experiment cities can learn from (Washington Post)
Washington Post
(7/14/2017 12:17 PM, Amanda Kolson Hurley)
In an era when city living is virtually synonymous with cool, Columbia, Md., emanates suburban uncool. Located off U.S. Route 29 between Washington and Baltimore, Columbia is not a tight grid on the map, but a plate of spaghetti — a tangle of crooked parkways and cul-de-sacs. Cities reach for the sky, but Columbia hugs the ground, with shopping centers and man-made lakes passing for landmarks. In cities, 20-somethings get together at cafes for brunch; in Columbia, 40-somethings catch up while watching their kids at the pool or playground. Columbia's version of a city hall is a nondescript building in an office park. The most

colorful thing about the place is its twee street names, chosen from literature: Rivendell Lane, Marble Faun Lane, Rocksparkle Row.

Even residents agree that Columbia is, well, a little dull. “When we moved here, my boyfriend said, ‘The only thing you can really say about Columbia is that it’s convenient,’ “ notesAdrienne Neff, a 30-year-old resident who works at Behnke Nurseries in Beltsville. Van Doan, a 46-year-old lawyer who also lives in Columbia, recalls that, at first, “it struck me as a ‘Stepford Wives’ kind of place.”

Blandness is not usually associated with utopias. But while Columbia might appear bland on the surface, it was very much the product of idealism. The town’s developer, James Rouse, referred to it as “the next America.” When he set out to build the town in the 1960s, suburbs were already seen as soulless sprawl. Rouse’s vision was a response to that.

As a developer, he was attuned to the market. He chose the location based on research that predicted the Baltimore-Washington region would grow faster than anywhere else east of the Mississippi. And when it came to design, he observed that if architecture critics praised Columbia, it would be a flop — no one would buy the houses. (He was proved right when the country entered a recession in the mid-1970s and the houses kept selling, albeit slowly.) But Rouse was also ahead of his time in his pursuit of an ecologically sensitive, mixed-income and colorblind community in an era when redlining was common. And Columbia’s success on those fronts stands out next to most of the planned communities that came after it.

[VA] Newport News has plenty of development work planned (Newport News Daily Press, VA)
Newport News Daily Press
(7/14/2017 6:40 AM, Tara Bozick)
VIDEO. Newport News wants to accomplish more with its announced development projects before taking on too much more, the city’s development director said this week.

A key focus will be Ferguson’s planned City Center at Oyster Point campus that will bring 1,400 workers, including more than 400 new employees, to the mixed-use development with the city building a 1,500-space parking garage, Mayor McKinley Price and Newport News Development Director Florence Kingston told about 50 attendees of an Urban Land Institute Virginia meeting at Christopher Newport University on Tuesday.

Attendee Thomas O’Grady with Clancy & Theys Construction Co. in Newport News wanted to know what the Ferguson campus would mean for City Center, although Kingston said it was too early to gauge interest. "I think the spin-off opportunities are tremendous for City Center for future office, retail and residential," O’Grady said.

The city is working on a plan to enliven downtown while still trying to create more attractive housing options across the city, Kingston said, adding the city’s aging housing stock is a competitive disadvantage. She said the city needs housing that keeps both younger workers and company leaders living within the city. "We have got to work on some new housing options at all prices," Kingston said. When asked about interest for homes or development for Economic Development Authority-owned land near Endview Plantation, Kingston said she doesn’t want to rush and would like to see other projects on the books get started. She said Patrick Henry Place and Huntington Pointe are moving forward and would add new homes.

The city is using a $500,000 Choice Neighborhoods Initiative planning grant from the U.S. Department of Housing and Urban Development to find ways to improve the Ridley Place public housing complex and the surrounding area in the Southeast Community, Price said.

[GA] County removes more than 700 tons of debris from Brannon Hill (Atlanta Journal-Constitution, GA)
Atlanta Journal-Constitution
(7/14/2017 1:15 PM, Pamela Miller)
DeKalb County workers removed 769 tons of debris away from demolished buildings at Brannon Hill Condominium in Clarkston on July 13. Crews continued clearing into the evening July 14 to complete Phase I work at the site.

Progress was made utilizing 26 employees working a combined 272 hours with 28 pieces of heavy equipment and dump trucks. Trucks removed 88 loads of debris to DeKalb County’s Seminole Road Landfill.

Built in 1973, more than 100 units at the complex are vacant and in various states of disrepair. On Nov. 18, 2016, DeKalb County

obtained a court order allowing nuisance abatement in Brannon Hill at four buildings totaling 68 units. Phase I of the cleanup includes removing debris from two buildings (28 units).

Phase II will occur later in 2017, when DeKalb will identify and award a contract to demolish and remove debris from the other two buildings (40 units). This project utilizes approximately $400,000 in federal Community Development Block Grant funds.

[GA] Memories of bustling black enclave inspire vision for Liberty Districts future (Columbus Ledger-Enquirer, GA)
Columbus Ledger-Enquirer
(7/14/2017 7:34 AM, Alva James-Johns)
VIDEO. The glory days of the Liberty District remain etched in the minds of people who lived, worked and played there.

Tax Commissioner Lula Huff remembers what it was like back in the '50s and '60s when the district was a bustling, black enclave with residents, restaurants, professional offices and entertainment. It was home to the first black United Service Organization in the world, she recalled, and her father started a taxi service to transport black soldiers to and from Fort Benning. Huff shared those memories at a Liberty District Master Plan Update Meeting held Tuesday at the historic Liberty Theatre on Eighth Avenue. The gathering, which drew about 25 people, was the second of three meetings held this year concerning the district's future. The first was held May 30 at the Government Center Annex on 10th Street.

In his opening remarks, City Manager Isaiah Hugley told the group that he envisions the Liberty District being an extension of Uptown, with mixed-use development to included housing, restaurants, hotels, and entertainment. "... There's not much property in the boundaries of Uptown left, and so this is where it needs to happen," he said. At the meeting, Hugley showed a rendering of the block where the Liberty Theatre is located, redeveloped with buildings, landscaping and bustling streets. He said city officials would hold one more informational meeting and then form a committee to work on plans for the area.

The community still has to decide whether to stick with a 2003 master plan, tweak it, or develop another one, he said. Huff, who opposed the city's plans to bring a Columbus Housing Authority complex to the area four years ago, said everything Hugley described is already in the 2003 master plan. "I don't see us starting all over again, brand new, when we already have something that is in existence," she said. "And in the plan it says that it will have to be updated, and that over a period of time, things would change. It is designed the way it is to be adaptable, so that as change occurs, you incorporate those changes."

[FL] Residents in Oneco, Samoset get top billing in county's funding plans. But federal funding could be in jeopardy. (Bradenton Herald, FL)
Bradenton Herald
(7/17/2017 4:47 AM, Claire Aronson)
Manatee - With a lot of older homes in Manatee County in need of rehabilitation, that comes up as one of the county's No. 1 needs when meeting with low- and moderate-income residents.

To address the needs these residents voice, Manatee County officials are recommending spending nearly $600,000 in federal funds this next fiscal year to improve some of these homes, particularly in the Oneco and Samoset neighborhoods.

The need is great.

Geri Lopez, Manatee County redevelopment and economic opportunity director

"That's something very different that we are doing this year that we haven't done in the past," said Geri Lopez, the county's redevelopment and economic opportunity director. "A lot of older homes are in desperate needs of rehabilitation. We really upped the amount and our focus."

The increased focus on home rehabilitation — $300,000 in Community Development Block Grant and $276,142 in HOME Investment Partnership funds — is among the projects recommended for funding in the county's 2017-18 Action Plan, which is available for public review until July 25 when it goes before the county commission for approval.

"The need is great," Lopez said. "There were a good amount of priority needs that were identified."

But there's no guarantee the funding will be available next year. President Donald Trump's 2018 budget for the Department of

Housing and Urban Development proposes the elimination of both the Community Development Brock Grants and HOME Investment Partnerships.

[FL] Federal funding in jeopardy for low-income areas (Herald Tribune, Sarasota, FL)
Herald Tribune.com
(7/14/2017 4:57 PM, Dale White)
Local government officials across the nation, including in the Sarasota-Manatee area, say the loss of that revenue will greatly hinder their efforts to assist low- to moderate-income individuals and families with housing repairs, neighborhood infrastructure and other services.

City and county governments have long relied on community development block grants from the U.S. Department of Housing and Urban Development to subsidize such projects.

Mick Mulvaney, President Donald Trump's director of the Office of Management and Budget, contends that CDBG-funded efforts are "Just not showing any results."

"I can't go to the autoworker in Ohio and say, 'Please give me some of your money so I can do this program over here someplace else that really isn't helping anybody,'" Mulvaney told MSNBC. His assessment has long been shared by political observers critical of what they regard as wasteful or inappropriate government spending.

The conservative Reason Foundation contends the CDBG program is an example of "Crony capitalism" fraught with "Waste, fraud and corruption."

HUD has found some local governments spending too much of their CDBG grants on administrative costs or on questionable projects, such as venues in Honolulu intended to serve the elderly and disabled that were also marketed for weddings, parties, corporate retreats and other functions. Despite some past abuses, local government officials across the nation insist CDBG is a worthy program.

They are beginning to speak out and ask Congress to block the White House effort to eliminate it. The U.S. Conference of Mayors is organizing a nationwide, bipartisan campaign to keep CDBG spending intact.

The organization says "More than 7,000 rural, suburban and urban communities" will lose opportunities for "Housing investments, public infrastructure improvements, enhanced public safety services, employment training, as well as services for seniors, youth and the disabled."

[LA] Federal funding for Louisiana farmers impacted by 2016 floods (KPLC-TV NBC 7 Lake Charles, LA)
KPLC-TV NBC 7 Lake Charles
(7/14/2017 8:02 PM, Perris Jones)
VIDEO. Louisiana farmers could soon see federal funding to recover any financial losses from the recent March and August floods of 2016.

A $10 million grant is being funded through the U.S. Department of Housing and Urban Development for farmers in 51 parishes who qualify.

The funding will be administered by the Louisiana Department of Agriculture of Forestry, which has held meetings throughout the state to inform farmers of the guidelines and application process to receive some of the grant money. In our area, farmers in Calcasieu, Beauregard, Allen and Jeff Davis Parish are eligible.

For farmers like Charles Britt, a farmer in Jeff Davis Parish, the $10 million grant won't be enough. "If everybody applies for everything like that, we might get a hamburger out of that deal or a coke," said Britt. "I mean 10 million dollars won't go very far." Britt has been a farmer in Jeff Davis Parish for more than 30 years.

Farmers must have crop loss totaling at least $10,000 and pre-storm revenue of $25,000 in the years since 2014 to be eligible. Crop loss must amount to a minimum of $10,000 as calculated by the crop-loss calculator. Finding out this information is why Kevin Berken, a rice farmer from Jeff Davis Parish, attended Thursday's meeting in Welsh. "I took a big hit last year, quite a

substantial loss. It's going to take me quite a few years to dig out of that hole," said Berken. "It's not going to make us whole but it will help."

With all the severe weather, droughts, and disease that impacts the livelihood of farmers in Louisiana, some may ask why they take the risk. "It's the life of a farmer," said Berken. "We don't have a lot of control over the weather, but we accept that and we go on because we love what we do." "It's in our blood, that's what we do," said Britt.

[MO] People's New $6 Million Facility Grand Opening - Mayor to Attend & Other Dignitaries (St. Louis Post-Dispatch, MO)
St. Louis Post-Dispatch
(7/14/2017 11:56 PM, Carl Green)
St. Louis, MO, July 11, 2017 - People's Family of Corporations is pleased to announce the Grand Opening and Naming Ceremony for their new Children and Adolescent Center located at 5647 Delmar Blvd. The center is located east of the Social Security Administration on People's Family of Corporations campus.

The festivities will take place on Saturday, July 15, 2017, at 10:00 a.m., starting at 5701 Delmar Blvd., parking lot. The new $6 Million Dollar facility houses three floors to accommodate 20,000 square feet of clinical and counseling support. The facility will address behavioral health needs of children and adolescents in the St. Louis urban community.

This project is the culmination of coordinated programs and donors that have had a positive impact on healthcare for residents of the Metropolitan St. Louis area. Currently, one in every ten children and adolescents "In our urban communities," have behavioral health concerns. The goal of the Center for Children's Health is to put behavioral health at the forefront of our community's health discussion and not let health issues go unaddressed. The building was designed by Kennedy Associates Inc., the longtime developer of urban building solutions. The contractors for the project were Hankins Construction Company and Raineri Construction.

"I am thrilled to see the success of the Center for Children's Health. All too often, children whose behavioral health issues go unaddressed, grow to lead lives of violence and incarceration. It is the time we bring this issue of behavioral health to the forefront of our community's overall health discussion and treat it with the dignity and respect our community deserves." "It is important to be aware and to know how to address behavioral health concerns of our youth," said Mark Sanford, Executive Vice President, People'sHealth Centers.

[LA] First flooded homes rebuilt under Restore Louisiana program round into completion (Baton Rouge Advocate, LA)
Baton Rouge Advocate
(7/16/2017 9:11 AM, David J. Mitchell)
The Sibleys are the first household in the state that chose option one and had their job finished, state officials said.

But that choice has consequences. It meant the Sibleys had to agree to economy-style finishes for their cabinets, flooring and other improvements. For instance, the Sibleys have Formica counter tops, instead today's more trendy but pricier granite or quartz.

The couple said the economy-grade finishes are fine. They were most concerned with saving wooden molding around the fire place, ceiling, floor and the lower part of the walls in their living room. The state contractors were able to do that, the Sibleys said. They also saved some flooring and a Jacuzzi bath tub.

Forbes said state officials, estimating that 10 percent to 15 percent of households will chose option one, have set aside $75 million from the program. These jobs are being done by builders hired by IEM.

The majority of households are expected to take option two, Forbes said. That option is reserved for residents who want to hire and oversee their own contractor and have the option for upgraded finishes. Homeowners contribute the difference necessary to buy more expensive products, state officials said.

Before work started on the Sibleys' home, it also had to undergo an environmental review required by the U.S. Department of Housing and Urban Development, which is the source of the federal recovery dollars granted by Congress. Contractors with IEM do those reviews, the cost of which is built into the state administrator's $225 million contract.

[OH] Ashland pushes to demolish house where 2 bodies found (Canton Repository, OH)
Canton Repository
(7/16/2017 6:57 AM, Dylan Sams)
Shawn Grate is accused of killing at least four women, including former Canton resident Candice Cunningham, whose body was found in Richland County.

ASHLAND The city of Ashland wants to demolish the home where two bodies were found and where alleged serial killer Shawn Grate was arrested.

It was revealed during a city council meeting last week that the demolition of that house, at 363 Covert Court, and the neighboring home at 365 Covert Court, could be one of three Community Development Block Grants the city of Ashland will pursue for 2017. Applications for the federal grant were due Friday.

City Engineer Shane Kremser said the house could be considered for demolition to eliminate blight. The state of Ohio will have to determine if the house may be rehabilitated. If the house were deemed uninhabitable, it would be one step closer to being demolished.

One reason Kremser gave for the house being uninhabitable is the discovery of the two bodies in 363 Covert Court on Sept. 13, 2016, after another woman called 911 and told dispatchers she had been abducted. The houses were boarded up Sept. 15.

[TX] College Station City Council approves $1.5 million in affordable-housing grants (Bryan-College Station Eagle, TX)
Bryan-College Station Eagle
(7/16/2017 3:23 AM, Caitlin Clark)
The council on Thursday approved $794,000 in Community Development Partnership Grant (CDBG) funds to Bryan-College Station Habitat for Humanity for acquisition, development and infrastructure costs to construct at least eight affordable single-family homes on Renee Lane.

Those homes will be available for sale to income-eligible households. Habitat for Humanity's plan to acquire a plot of land on Renee Lane for the housing development was a response to a request for proposals from the city. Construction on Habitat for Humanity homes also is set to begin on three lots on Carolina Street in the next year, Eller said.

College Station receives CDBG funds from the U.S. Department of Housing and Urban Development to address the growing need for affordable housing for low- and moderate-income residents.

The council also granted CDBG funds to Twin City Mission for acquisition and rehabilitation costs related to creating four affordable housing units on Blanco Drive. Twin City Mission already owns and manages The Haven Apartments, which provide transitional housing. The $471,500 grant will go toward expanding its current rental program to include a four-plex on Blanco Drive.

[TX] Council OKs Small Area Plans (Longview News-Journal, TX)
Longview News-Journal
(7/14/2017 7:19 AM, Jimmy Isaac)
Neighborhood development ideas for downtown Longview and the Interstate 20 corridor areas now are part of city codes and law.

City Council members accepted Small Area Plans by unanimous votes during their regular meeting Thursday at City Hall. The plans were crafted by consultants and volunteers under a six-month study costing $205,000. The council also approved action plans for federal development and housing grants as well as a rezone request on Lilly Street.

The Small Area Plans, first proposed in the 2015 Comprehensive Plan, are a set of regulatory and zoning concepts to develop downtown and I-20 corridor areas. Freese & Nichols consulting firm of Fort Worth was hired by the city and Longview Economic Development Corp., who shared the cost of the contract. Projects suggested by consultants are valued at more than $160 million, including about $100 million for housing options.

In other matters, the federal Consolidated Action Plans approved by the council call for more than $825,000 in Community Development Block Grants and Home Investment Partnership funding to be spent in the city for housing, business and other

development in 2017-18. It represents a 3 percent spending increase from U.S. Housing and Urban Development compared with 2016-17. Community Development and Home Investment Partnership funds pay for affordable housing, public facilities and services and other needs.

[TX] Summer program for disadvantaged Waco ISD students could lose city money (Waco Tribune-Herald, TX)
Waco Tribune-Herald
(7/15/2017 6:08 AM, Shelly Conlon)
Project Promise, a three-week summer program that has served low-income Waco ISD students for 18 years, soon may disappear if organizers can't convince the Waco City Council to fund it for next year.

Officials with the program will plead their case to the council Tuesday to keep its share of about $180,000 in Community Development Block Grant money the city has split between 11 public service programs for the past several years, they said.

The city has slated Project Promise and two programs administered by Mission Waco to quit receiving the money in the city's next budget cycle. The city is working to spread its shrinking pool of grant money among fewer organizations, said Melett Harrison, the city's housing and economic development director. The grant comes from the U.S. Department of Housing and Urban Development, and the city can only use about 15 percent, or about $180,000 for next year, toward public services, Harrison said. "That's predominately the nonprofits in this community, and they all do very good and important work," Harrison said. "We just don't have a lot of money to spend there."

The grant requires monitoring of the programs, and it's not worth distributing a small amount of money when the administrative costs are so steep, she said. The city is looking at a $50,000 minimum threshold, and Project Promise has gotten about $37,000 in recent years.

HUD representatives told the city giving small grants to numerous agencies isn't an effective approach, Harrison said.

[TX] Starr County To Lose CDBG Funding For Next Two Years (KRGV-TV Channel 5 Weslaco, TX)
KRGV-TV Channel 5 Weslaco
(7/16/2017 4:38 PM, KRGV-TV Channel 5 Weslaco)
STARR COUNTY - Starr County Judge Eloy Vera received a letter recently stating the county wouldn't be able to apply for Community Development Block Grant funding for the next two years.

The county audit wasn't completed before the June 30th deadline. An audit is necessary for grant applications.

"What this means is that Starr County will not be allowed to apply for CDBG monies because our audit was not completed in a timely manner," said Starr County Judge Eloy Vera.

The previous county auditor's contract wasn't renewed in May. Interim auditor Boyd Carter then took office.

The auditor's office applied for grant extensions in wake of missing the deadline. The U.S. Department of Housing and Urban Development was the first to officially report back with their decision on CDBG. More granting agencies will soon contact Starr County with their decisions.

[Editorial note: VIDEO at source].

[CO] Boulder County exploring options for funding Boston Avenue improvements (Longmont Times-Call, CO)
Longmont Times-Call
(7/16/2017 2:42 PM, Karen Antonacci)

Officials seek grant of about $2 million to close gap
Pedestrians walking east on Boston Avenue from the intersection with Sunset Street may be reminded of a Shel Silverstein poem — it's where the sidewalk ends.

Granted, the sidewalk resumes on the eastern side of the bridge, but Longmont resident Paul Tiger says it's unsafe.

"It's a high traffic area and it's a high industrial traffic area," said Tiger, who rides his bike along the stretch with his dog running beside him. "When I go through there, I put on her a leash and I walk her and I'm not a leash guy. I walk her up to that corner."
ADVERTISING

Tim Swope, the Boulder County transportation department capital project coordinator, said that Boulder County is applying for a grant that would be just under $2 million and close the sidewalk gap on Boston Avenue.

Usually, the county will not construct sidewalks in an area it considers undeveloped and likely to be annexed into a city at some point.

But Swope said Boston Avenue is kind of a special case, because transportation officials are applying for a U.S. Department of Housing and Urban Development grant directed at disaster recovery to make the road more resilient to future flooding.

[UT] Ogden city begins new redevelopment approach in East-central area (Ogden Standard-Examiner, UT)
Ogden Standard-Examiner
(7/14/2017 8:14 AM, Mitch Shaw)
OGDEN — Ogden city has officially started the effort to revive one of its East-central neighborhoods, but will be taking a new approach in redeveloping the area.

The city council, acting in their capacity as the city's Redevelopment Agency Board, approved a proposal from the Ogden administration Tuesday night to establish the "Adams Survey Area," which is bounded by 20th and 28th Streets, from Washington Boulevard to Jefferson Avenue.

A resolution approved by the council authorizes the administration to study the area to identify projects that would spur reinvestment and development in the area.

Brandon Cooper, Ogden's deputy director of Community and Economic Development said establishing the survey area begins the process of creating a "Community Reinvestment Area" in the neighborhood.

[OR] 21 cranes, 15 hotels, 10,000 jobs: Inside Oregon's development spree (Portland Oregonian, OR)
Portland Oregonian
(7/16/2017 10:17 AM, Jeff Manning and Anna Marum)
John Killin pressed the panic button in February amid a multibillion-dollar tsunami of real estate development.

The building frenzy that lit up the Portland-area economy and changed the city irrevocably has depleted the pool of skilled construction workers. In a letter to fellow contractors, Killin warned of a "new normal" of chronic labor shortages.

"There are probably 10,000 open jobs out there," said Killin, executive director of the Associated Wall and Ceiling Contractors of Oregon and Southwest Washington. "We need 800 carpenters, we need about the same number of electricians. And there are 20 more trades."

Nearly a decade after the Great Recession, the long and frustratingly slow recovery has morphed into a barrage of development that by some measures surpasses the mid-2000s housing bubble. The city issued nearly 12,000 buildings permits through the first 10 months of its current fiscal year for a record $2.5 billion in projects, easily eclipsing the previous high of $1.9 billion set the year before.

[CA] Block grant program set for public meeting in Fairfield (Fairfield Daily Republic, CA)
Fairfield Daily Republic
(7/15/2017 11:50 AM, Ryan McCarthy)
FAIRFIELD - The Community Development Block Grant program expected to provide Fairfield with $3.6 million over five years and deal with issues including homelessness will be taken up at a July 26 meeting.

A federal Housing and Urban Development count conducted in January 2015 showed 344 people were homeless on a single night in Fairfield - with 166 people lacking shelter, according to a report that is part of the block grant. "The most recent count conducted in January 2017 is predicted to be higher," adds the report, which said results of the newer count are not yet available.

"Residents and businesses are experiencing an increase of homeless visibility along the North Texas and West Texas corridor, causing more negative impacts on the community while the homeless attempt to find shelter and services."

Sonoma County has seen a decrease in homelessness, adds the report, which states that San Francisco's situation has remained the same while Marin has experienced an increase. The annual action plan for the block grant identifies how Fairfield plans to use federal monies to meet the goals in the five-year consolidated plan for the city. Uses include $1.2 million for neighborhood revitalization and $183,352 for administration of the grant. Review of the plans will be held in Lakeside Suite A in the Fairfield Community Center.

[CA] Developer seeks six months to vet city land for sale (Fairfield Daily Republic, CA)
Fairfield Daily Republic
(7/15/2017 11:51 AM, Daily Republic)
SUISUN CITY - City Council members will consider a proposal Tuesday regarding a possible development on 34 acres along the northern lines of Highway 12 and west of Marina Boulevard.

The land was acquired by the now defunct redevelopment agency and has been transferred to the housing authority. It has been marketed for sale by the city, a staff report notes. Development interest was inconsistent for the current zoning.

Last September, city staff talked about the property at a trade conference on shopping centers. Lewis Operating Group, based in Upland, expressed interest and is asking for six months to vet the site. The company could also exercise the option of a 90-day extension to negotiate a possible sale. "Lewis is unique in the fact that they are an experienced developer of retail and residential product," the staff report states. "Lewis is not a homebuilder but acts as the"master developer" for mixed-use projects. "Lewis develops and holds it retail and multi-family product, any residential lots entitled as part of Lewis' projects are sold to merchant builders."

[CA] Marin Voice: A vision of historic preservation and sustainability for Marin City (Marin Independent Journal, CA)
Marin Independent Journal
(7/14/2017 3:02 PM, Royce McLemore)
After reading the column by Dick Spotswood, it was clear that Golden Gate Village Resident Council needs to again share our plan to determine our destiny in Marin City, Marin County.

I could go into depth about how the wealthy receive more subsidies through mortgage tax deductions than any family living at Golden Gate Village receives as safety net subsidy. The reason for writing this now is not to focus on the disadvantaged, it is about the equalizing advantage in resourcing and adopting the Resident Plan for revitalization and inclusive growth. It is about bringing Golden Gate Village in line with Marin Civic Center.

While historic preservation protects Frank Lloyd Wright's architectural gift, our strategy for "Deep Green Renovation and Restoration" protects the gift in design of a unique low-income community, restoring legacy of a local economy supporting working families.

The end result is immediate path to living and middle-class wages for populations like Marin City that have been disproportionately impacted by shifts in the economy.

Relationships with local community colleges, foundations, community development institutions and socially responsible local businesses make this approach possible, feasible, and viable. Adopting strategy for evolution of employment and ownership via investment in innovative new manufacturing and place-based thinking, is the best method of moving Marin City legacy into a rich future for both people and place. The Resident Plan also uses national, regional and local precedents for evolution of homeownership.

The most recent example, a real story of effort by community, Townhomes on Capitol Hill in Washington, D.C., a unique development because its setup as a limited-equity cooperative. Each resident's initial payment to buy-in to the cooperative as well as their carrying charge is based on their yearly income. Equity and shared ownership brings property to life for residents, resulting in financial self-sufficiency that does not require ongoing funding or subsidies from HUD to operate. A version of this concept currently in Marin City is the Ponderosa Estates.

[CA] Newest Salinas recreation center opening delayed until '18 (Californian Online - Salinas, CA)
Californian Online - Salinas
(7/16/2017 12:54 PM, Amy Wu)
The center's main space will be available for use after HVAC and lighting upgrades are complete.

The 13,150 square feet center could include a climbing wall, pool tables, basketball court, a homework center and provide WiFi for visitors.

The three-phase project, estimated at $1.8 million, is being funded in large part by Community Development Block Grant money from the U.S. Department of Housing and Urban Development and a $100,000 injection from Measure G, the sales tax where revenue is designated to be spent on public safety.

More parks, recreation centers, and green space remain on the top of the wish lists of many city residents. That's primarily because the average age of the city's population is 28 and 50% of the population is under 18. Salinas – with a population of 161,000 - currently has a total of 42 parks, seven recreation centers, and an aquatics center.

National News

Landlord alert: New index aims to take the risk out of rental investing (CNBC)
CNBC
(7/14/2017 11:27 AM, Diana Olick)
VIDEO. Demand for single-family rental homes has never been stronger and, consequently, more investors are hoping to get in on the game.

From large institutions buying thousands of homes to individual investors hoping to see strong returns on just a few properties, the competition is high. And so is the risk, especially for novices.

New companies hoping to help investors in every phase of the process — and cash in on their growing demand — have ranked large local markets for potential returns. Now, one claims it can gauge right down to the neighborhood level.

Roofstock, an online single-family rental marketplace, is launching a "neighborhood rating algorithm," analyzing more than 72,000 separate Census tracks and ranking their risk. It goes beyond home values and average rent to include dozens of factors, such as income levels, employment rates, education levels, percentage of owner-occupied homes and school district ratings. It then ranks each neighborhood on a scale from 1 to 5, 1 being the most risky.

Majority of Americans oppose Trump tax plan (Politico)
Politico
(7/14/2017 12:12 PM, Brian Faler)
Most Americans — including more than one-third of Republicans — oppose President Trump's tax plans, a new survey finds.

In an ominous sign for lawmakers working to reach a consensus with the administration, 62 percent of poll respondents said they don't support Trump's proposal; 24 percent said they back it.

Republicans are evenly split, with 41 percent opposed and a nearly identical 40 percent in favor, according to the POLITICO-Harvard T.H. Chan School of Public Health survey. Democrats are overwhelmingly against the plan, with 85 percent opposed, along with 60 percent of independents.

Most respondents said they don't believe the proposal would improve the economy, and three-quarters said it would either hurt them personally or make no difference in their lives.

Citi mortgage originations slashed in half in second quarter (HousingWire)
HousingWire
(7/14/2017 10:43 AM, Brena Swanson)
Continues to exit mortgage servicing

To no surprise, Citigroup continued to pull away from mortgages, with mortgage originations falling by more than half, as shown in its latest second quarter earnings release.

Citigroup reported in its earnings released early Friday morning that net income for the second quarter 2017 reached $3.9 billion, or $1.28 per diluted share, on revenues of $17.9 billion. This compared to net income of $4 billion, or $1.24 per diluted share, on revenues of $17.5 billion for the second quarter 2016.

The bank's EPS of $1.28 beat by $0.07, and its revenue of $17.9 billion beat by $530 million.

Mortgage originations, however, did not perform as well. The bank's supplemental release revealed that originations of residential first mortgages fell to $3.1 billion in the second quarter, falling 52% from $6.4 billion in the second quarter of last year.

This is also down 18% from $3.8 billion in the first quarter of this year.

Credit availability hits highest level since 2016 (HousingWire)
HousingWire
(7/14/2017 12:50 PM, Kelsey Ramirez)
Credit availability remained historically tight in the first quarter of 2017, but increased slightly from the previous quarter to the highest level since 2016.

The credit availability index from Housing Finance Policy Center shows mortgage credit availability increased to 5.4 in the first quarter. This is up from 5.2 in the fourth quarter.

However, the chart below which uses data from eMBS, CoreLogic, HMDA, IMF and the Urban Institute, shows this is still extremely tight compared to historical standards.

The HCAI measures the percentage of home purchase loans that are likely to default, go unpaid for more than 90 days past their due date. A lower HCAI indicates that lenders are unwilling to tolerate defaults and are imposing tighter lending standards, making it harder to get a loan. A higher HCAI indicates that lenders are willing to tolerate defaults and are taking more risks, making it easier to get a loan.

[Editorial note: GRAPHIC at source].

On the side of consumers (Eugene Register-Guard, OR)
Eugene Register-Guard
(7/17/2017 5:00 AM, Editorial)
The Consumer Financial Protection Bureau is in the crosshairs of the Republican-controlled Congress and the Trump administration — both of which would dearly love to make it go away.

But if the bureau — whose sole job is protect consumers in the financial marketplace — goes down, it's going to go down fighting.

Last week it issued a rule telling some banks, credit-card companies and other financial firms that they can no longer block consumers from joining class-action lawsuits if they feel they have been ripped off.

This is important for several reasons. In disputes with financial services companies, few consumers opt to go through a lengthy mandatory arbitration process, which often has the only option some companies allowed. Also, class action lawsuits tend to end abuses. If a company loses, it not only often has to pay a significant amount of money, the settlement usually requires it to quit doing whatever landed it in court.

Rep. Jeb Hensarling, R-Texas, chairman of the House Financial Services Committee, threatened Richard Cordray, head of the consumer agency, with contempt if he went through with the new regulation. Cordray did so anyway.

Wells Fargo mortgage banking income plummets 19% (HousingWire)
HousingWire
(7/14/2017 10:22 AM, Kelsey Ramirez)

Net income edges up

Wells Fargo released its earnings statement early Friday morning for the second quarter 2017 which showed mortgage banking income partially offset other gains in earnings.

Mortgage banking income dropped to $1.15 billion in the second quarter, down 19% from last year's $1.41 billion. Last quarter, mortgage banking income decreased to $1.23 billion.

But this comes as no surprise to the market, which expected a drop in mortgage originations. The Mortgage Bankers Association even updated its forecast for the year to represent the dip.

Net income, however, decreased in spite of this drop to $5.81 billion. This is up 5% from the second quarter last year's $5.56 billion, and represents a diluted earnings per share increase of 6% to $1.07, up from $1 last year.

Wells Fargo, Citi, Chase results show 2017 will be a down year for big bank mortgages (HousingWire)
HousingWire
(7/16/2017 1:53 PM, Ben Lane)
A deep dive into the mortgage business at the big banks

Market observers were already predicting that 2017 would be a rough year for mortgages, at least compared to 2016.

So it shouldn't have come as a surprise that when Wells Fargo, Citigroup, and JPMorgan Chase reported their financial results for the first half of the year mortgages were not a significant driver of revenue.

But a deeper dive into the big banks' results shows that while mortgages are still ingrained into the futures of Wells Fargo and Chase, Citi continues to move further and further way from mortgages.

Friday's results also provide added confirmation that 2017 will not be kind to mortgages, for the big banks at least.

CFPB proposes HMDA changes for community banks and credit unions (HousingWire)
HousingWire
(7/16/2017 9:04 AM, Brena Swanson)
Seeks comments on the 100-loan threshold

The Consumer Financial Protection Bureau released a proposed rule on Friday to reassess a section included in the Home Mortgage Disclosure Act (HMDA) that pertains to community banks and credit unions. As it stands, the rule is set to take effect in January 2018.

The CFPB stated that it's looking into the reporting requirements for banks and credit unions that issue home-equity lines of credit.

Under the rule, financial institutions are generally required to report home-equity lines of credit if they made 100 such loans in each of the last two years.

But this could change depending on the feedback the bureau gets from the proposed rule.

The new proposal would increase that threshold to 500 loans through calendar years 2018 and 2019 so that the CFPB can consider whether to make a permanent adjustment.

America's largest cities are so expensive that some millennials are crowdfunding their homes (seattlepi.com, WA)
seattlepi.com
(7/16/2017 2:38 PM, Leanna Garfield, Business Insider)
For many American millennials, buying a new home in a city like Los Angeles or Washington DC can seem like a pipe dream.

According to a recent survey by Apartment List, 80% of millennials — defined as those born between 1980 and 1995 — say they

want to buy a home, but most have less than $1,000 saved a for a down payment.

Meanwhile, buying a house in America's largest cities is more expensive now than ever. A severe housing shortage in LA, for example, has led over 400,000 households to spend more than half their income on housing.

Fundrise, a housing management company based in DC, has developed a new investment platform, called the eFund, that aims to alleviate housing costs for young people.

It's sort of like crowdfunding for homes: Prospective homebuyers purchase shares (a minimum investment is 100 shares, currently $10 each), the sum of which funds housing renovations and new developments in their

city. These investors then get notified through the "eFund Pool" about finished homes, which are offered at up to a 10% lower price than it would be if they were going through a broker.

[NY] NYSUM harassment is getting worse (Queens Chronicle, NY)
Queens Chronicle
(7/14/2017 8:00 AM, Anthony O'Reilly)
Legal Aid says it's considering asking judge to 'weigh in on their conduct'

The residents of the New York School of Urban Ministry building in Astoria aren't strangers to alleged harassment by their landlord – but the tactics, they say, are becoming more vicious.

"They'll approach you as you're sitting at your computer doing work and point-blank ask you 'So when are you leaving?'" said tenant Linda Smith. "Two weeks ago, they went on the men's floor … and told them 'Get out. You have to move. Get out.'"

"It's getting worse," Smith added.

In response to the new "harassment" tactics allegedly deployed by the landlord, area elected officials and the

attorney for some of the residents issued a statement last Friday condemning NYSUM leadership for their actions.

[DC] In Southwest D.C., a Federal-style brick house is a rare slice of early Washington (Washington Post)
Washington Post
(7/14/2017 7:25 AM, Kathy Orton)
The Federal-style brick house in Southwest Washington is one of the few buildings still standing in the nation's capital built during the period of land speculation when the seat of government was being transferred from Philadelphia to Washington.

The Thomas Law House, also known as Honeymoon House, was erected between 1794 and 1796. Designed by William Lovering, the home was constructed by Morris, Nicholson and Greenleaf, a syndicate that built its share of brick houses in the city.

Law was a member of a wealthy English family who came to America with his three sons after making his fortune in India. He was frequently described as one of Washington's wealthiest citizens. After marrying Martha Washington's granddaughter, Elizabeth Parke Custis, a woman 20 years younger than him, Law moved into the home in Southwest Washington. The Laws lived there during their honeymoon while awaiting completion of their home on New Jersey Avenue.

Their marriage lasted only eight years and produced one child, a daughter, Eliza, born in 1797. After separating in 1804, the couple divorced in 1811. Law was granted custody of their daughter and agreed to pay Elizabeth $1,500 per year.

[IL] Aldermen got loans from bank led by lawyer, OKed his clients projects (Chicago Sun-Times, IL)
Chicago Sun-Times
(7/14/2017 9:29 AM, Chicago Sun-Times)
While backing plans to build condos in their wards, two aldermen representing Logan Square, Humboldt Park, Wicker Park and other booming neighborhoods got loans from a bank headed by the lawyer for the developers, a Chicago Sun-Times

investigation has found.

Ald. Roberto Maldonado (26th) and Ald. Proco Joe Moreno (1st) each has gotten mortgages from Belmont Bank & Trust, according to a Sun-Times' review of the more than 1,200 mortgages that the small, Northwest Side bank has made since it opened 11 years ago.

Maldonado's loans totaled nearly $1 million, Moreno's $825,000, according to records and interviews.

The chairman of the bank? James Banks, who's also one of the city's busiest zoning and development lawyers. He is the largest shareholder in Belmont Bank, according to records it filed with the Federal Reserve Bank.

[IL] Austin population drops to No. 2 in city for 1st time in 45 years (Chicago Tribune, IL)
Chicago Tribune
(7/14/2017 6:53 AM, Marwa Eltagouri)
VIDEO. In a neighborhood as large as Austin, each block can be its own world.

The tree-lined ones, with restored Victorian homes or brick two-flats and kids playing in polished gardens, are what residents call good blocks. They're free of the shootings and drug deals that plague others. But those other blocks, dotted with boarded-up houses and vacant lots with overgrown weeds, are often down the street or around the corner.

Austin is the city's largest neighborhood geographically, and was the most populated for 45 years. But as the West Side neighborhood's gun violence has increased, so too has families' realization that at any moment the shootings can creep into their blocks — even the good blocks. Austin's residents are leaving, with some saying goodbye to the place they've called home their entire lives.

"They're scared because even though it's not right here, on their block, the whole thing is still surrounding (them)," said Tiffany Smith, a 35-year-old Austin resident who brought her young daughter to visit her grandmother's house near South Laramie Avenue on a recent June afternoon. They sat on the porch together,
kneading play dough, just a block from where five people were shot the night before.

[TX] Texas' biggest assisted-living facility for Medicaid closing (Denton Record-Chronicle, TX)
Denton Record-Chronicle
(7/16/2017 3:33 AM, Emily Schmall)
WGH Heritage reported a more than $2 million deficit in its latest tax filing. It also posted multi-million-dollar deficits in 2014 and 2013.

Five years ago, the company defaulted on its loans and restructured $20 million in debt backed by the U.S. Department of Housing and Urban Development.

WGH Heritage agreed in 2015 to pay $30,000 in civil penalties to the Texas attorney general's office to settle a lawsuit stemming from complaints that the assisted-living facility did not have a working sprinkler system for eight months in 2012, Tarrant County district clerk records show.

The Texas Department of Aging and Disability Services investigated dozens of complaints in 2012. Now, under the words "Wall of Excellence," Sweeney proudly displays state complaint forms. Many of the forms show that the complaints of license violations were unsubstantiated. Forms with bright yellow stickers indicate where regulators did find violations, and say that additional records can be found at the front desk.

Texas regulators last investigated a complaint about the facility in March, concluding it had "failed to follow its internal policies regarding the prevention, detection, and reporting of abuse, neglect, or exploitation," records show.

[CA] Venice Beach Is a Hot Place to Live, So Why Is Its Housing Supply Shrinking? (Wall Street Journal)
Wall Street Journal
(7/17/2017 5:20 AM, Laura Kusisto)

Venice Beach is the toughest neighborhood to build new housing in U.S., followed by Prospect-Lefferts Gardens in Brooklyn and Philadelphia's Fishtown

Venice, Calif., is one of the nation's hottest neighborhoods, brimming with affluent young residents and technology startups like Snap chat parent Snap Inc. But in one respect, it bears little resemblance to a boomtown: It hasn't gained a single housing unit in 15 years.

The ZIP Code encompassing this vibrant Los Angeles precinct is the toughest place in America to build housing, according to an analysis of housing data conducted for The Wall Street Journal by Issi Romem, chief economist at BuildZoom, a website for contractors.

In all, the area, which encompasses Venice Beach, had about 700 fewer housing units in 2015 than in 2000, as apartment development stalled and wealthy homeowners gobbled up adjacent properties and leveled them. Home prices in the ZIP Code have more than tripled in those 15 years, rising 246% compared with the national average of 52% in the period, according to Mr. Romem's analysis.

Venice Beach is an extreme example of what has been happening in wealthy urban enclaves across the U.S. that have been resisting new housing development in recent years.

Headlines

The Washington Post
(7/15/2017 7:00 AM)
Music labels battle YouTube over royalties
In memo, DHS requests more power to deport
Next target for health bill: GOP governors
Lobbyist attended Trump Jr. meeting
Silicon Valley uses tech to fight sexual harassment

(7/16/2017 7:00 AM)
Ivanka Inc.
One state's role in fate of bill on health care
Communities in anguish over reviving opioid addicts
Water as therapy for the trauma of the sea
Trump's approval rating takes hit

(7/17/2017 7:00 AM)
Suburbia is left scrambling as firms relocate to big cities
Nevada's rocky health-care future
UAE tied to hack targeting Qatar
U.S. flood insurance program struggling
Build a chapel, and perhaps they won't come

The New York Times
(7/15/2017 7:00 AM)
Governors From Both Parties Denounce Senate Obamacare Repeal Bill
Russian-American Lobbyist Attended Meeting Organized by Trump's Son
Back in Afghan Hot Spot, U.S. Marines Chase Diminished Goals
Quit Your Job for a Better One? Not if You Live in Idaho
Ruling Threatens Hong Kong's Independence From China
Columbia Settles With Student Cast as a Rapist in Mattress Art Project

(7/16/2017 7:00 AM)
Iran Dominates in Iraq After U.S. 'Handed the Country Over'
In Clash Over Health Bill, a Growing Fear of 'Junk Insurance'
Soviet Veteran Who Met With Trump Jr. Is a Master of the Dark Arts
At a Luxury Complex in India, the Maids and the Madams Go to War

Cardinals on Opposite Sides of the Hudson Reflect Two Paths of Catholicism
Going Around Trump, Governors Embark on Their Own Diplomatic Missions

(7/17/2017 7:00 AM)
A Top Republican Vows a Vote on Health Care, but Uncertainty Reigns
After N.F.L. Concussion Settlement, Feeding Frenzy of Lawyers and Lenders
Behind Bucks County Killings, a Young Life Skidding Off the Rails
She's His Rock. His Parole Officer Won't Let Him See Her.
Qatar Opens Its Doors to All, to the Dismay of Some
A Russian Developer Helps Out the Kremlin on Occasion. Was He a Conduit to Trump?
Roger Federer Wins Record-Breaking Eighth Wimbledon Title

The Wall Street Journal
(7/15/2017 and 7/16/2017 7:00 AM)
Optimism in Financial Markets Fails to Show in Real Economy
States to Health Insurers: Please Come Back
Startup Part-Owned by Kushner Brother Got Key Tech Invite
Singapore, a Model of Orderly Rule, Is Jolted by a Bitter Family Feud
At Whataburger, 'Take a Number' Means Something Entirely Different

(7/17/2017 7:00 AM)
GOP Push to Pass Health-Care Law Faces New Setback
Trian to Launch Proxy Fight Against P&G
Two VIP Billionaires Teamed Up to Run Luxury Hotels. It's Been a Slog
From $2 Billion to Zero: A Fund Goes Bust in the Oil Patch

ABC News
(7/16/2017 3:30 PM)
Secret Service dismisses Trump lawyer's claim about Russia meeting
Oscar-winning actor Martin Landau dies at 89
Vigil held to remember 4 men found dead on Pennsylvania farm

NBC News
(7/16/2017 3:30 PM)
Bipartisan Group That Shares Voter Data Shames Trump Panel
We Need Him': McCain Surgery Throws Health Care Vote in Flux
Half Approve of Trump in Counties That Fueled His Win

CBS News
(7/16/2017 3:30 PM)
Despite low job approval, Trump remains defiant
Martin Landau, Oscar-winning actor, dead at 89
Man suspected of shooting Georgia deputy kills self, authorities say

Washington Schedule

President
(7/17/2017 7:00 AM)
The White House
See source link. Schedule not yet available.

Vice President
(7/17/2017 7:00 AM)
The White House
See source link. Schedule not yet available.

Senate
(7/17/2017 7:00 AM)

Senate
Foreign Relations 5:00 PM — SD-419
Hearings to examine the President's proposed budget request for fiscal year 2018 for the Department of State and State Department reorganization plans.

House of Representatives
(7/17/2017 7:00 AM)
House of Representatives
5:00 pm Hearing: H.R. 806Ozone Standards Implementation Act of 2017 Rules Committee Print 115-26 showing the text of H.R. 806 as ordered reported by the Committee on Energy and Commerce
Committee on Rules:

7:00 pm Markup: Full Committee Markup: FY2018 Transportation, Housing and Urban Development Appropriations Bill
Committee on Appropriations: Multiple Subcommittees

{End of Report}

Disclaimer: The information and views expressed in this News Briefing do not necessarily represent the views of HUD or the United States and do not constitute an endorsement by the Department.

Subject:	FW: Monthly Ethics Briefing
Location:	Deputy Secretary Conference Room
Start:	Wed 7/26/2017 10:00 AM
End:	Wed 7/26/2017 10:30 AM
Recurrence:	(none)
Meeting Status:	Accepted
Organizer:	Zorc, Bethany A
Required Attendees:	Zorc, Bethany A; Hughes, Andrew; McCall, Drew A
Optional Attendees:	Alexander, Mason; Appleton, Seth D; Bacon, James A; Barton, Victoria L; Bass, Deana; Beckles, Angela L; Bourne, Christopher M; Bowes, Robert B; Brown, Christina M; Browning, Austin G; Burley, Michael N; Byrd, David J; Coffey, Alexander; Coressel, Jacie; Delahoyde, Abigail M; Demarzo, Benjamin E; Dendas, Michael W; Eagles, David T; Gaines, Ralph H; Gibbs, John; Gormley, Joseph M; Greenwood, Sheila M; Gribbin, William J; Hobbs, Benjamin R; Holderfield, Stephanie A; Hunter, Matthew F; Joy, Johnson P; Kasper, Maren M; Kelley, Michael J; Kurtz, R. Hunter; Marzol, Adolfo F; Mills, Allison F; Petty, Timothy J; Roget, Gisele G; Shosky, John E; Thompson, Amy C; Thompson, Caitlin H; Wade, Dana T; Williams, Raphael L; Woll Jr, David C; Youngblood, Richard A; Bright, Michael R; Ludlow, Ashley

We will discuss FOIA, the Privacy Act, the Trade Secrets Act and other related confidentiality rules.

Subject:	Canceled: Monthly Ethics Briefing
Location:	Deputy Secretary Conference Room
Start:	Wed 8/16/2017 10:00 AM
End:	Wed 8/16/2017 10:30 AM
Show Time As:	Free
Recurrence:	(none)
Meeting Status:	Accepted
Organizer:	Zorc, Bethany A
Required Attendees:	Hughes, Andrew; McCall, Drew A; Simpson, Kevin M
Optional Attendees:	Alexander, Mason; Appleton, Seth D; Bacon, James A; Barton, Victoria L; Bass, Deana; Beckles, Angela L; Bourne, Christopher M; Bowes, Robert B; Brown, Christina M; Browning, Austin G; Burley, Michael N; Byrd, David J; Coffey, Alexander; Coressel, Jacie; Delahoyde, Abigail M; Demarzo, Benjamin E; Dendas, Michael W; Eagles, David T; Gaines, Ralph H; Gibbs, John; Gormley, Joseph M; Greenwood, Sheila M; Gribbin, William J; Hobbs, Benjamin R; Holderfield, Stephanie A; Hunter, Matthew F; Joy, Johnson P; Kasper, Maren M; Kelley, Michael J; Kurtz, R. Hunter; Marzol, Adolfo F; Mills, Allison F; Petty, Timothy J; Roget, Gisele G; Shosky, John E; Thompson, Amy C; Thompson, Caitlin H; Wade, Dana T; Williams, Raphael L; Woll Jr, David C; Youngblood, Richard A; Bright, Michael R; Ludlow, Ashley; Haller, Julia Z

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Subject: DRA, VTC Meeting - August 10, 2017
Location: VTC & HQs, OFPM Conf Room 2116 (Call in number is in case of VTC issues only: 877-336-1828 PIN 7560939)

Start: Thu 8/10/2017 10:30 AM
End: Thu 8/10/2017 4:45 PM

Recurrence: (none)

Meeting Status: Accepted

Organizer: Forero, Jaime E
Required Attendees: FPM_Deputy_Regional_Administrators; OFPM - Field Operations; Beckles, Angela L; Glekas, Pamela; Williams, Darlene F; Scott, Paul A; Bregon, Nelson R; Hunter, Matthew F; Appleton, Seth D; Greene, Bryan; Mills, Krista; Kelly, Holly A; Routt, Lora D
Optional Attendees: Allen, Denise L; Franceschini-Petty, Raquel; Sauseda, Wayne E; Look, Michael S; KAREN.A.LAKE@HUD.GOV; Webb, Randall; Lawyer, Michael C; Ramon, Nicolas; Cunningham, James A; Taylor, Christopher D; Ladd, Bruce L; Manning, Julie M; Van Duyne, Beth A; Martinez, Michael J; Douglas, Lashawn N; Foye, Kristine G; Orlova, Veronika L; Awwal, Tanim B; Agans, Suzette M; Nowinski, Lisa K; Mitchell, Rashida L; Orriols, Mirza; Lawanda J Young (LaWanda.J.Young@hud.gov); Winslow McGiill (winslow.mcgill@hud.gov); Mohr, Paul H; Malik, Munir A; Stewart, Lisa; Maydwell, Daigo C

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Jaime E. Forero
Director of Field Operations
Office of the Assistant Deputy Secretary
Field Policy & Management
US Department of Housing and Urban Development

202-402-6036 (desk)
(b) (6) (iPhone)

Deputy Regional Administrators Meeting (via VTC) **Thursday, August 10,2017** **10:30 AM – 4:45 PM EDST**		
Agenda Topics	**Time**	**Who**
Welcome	10:30 - 10:50	Mr. Hunter, Assistant Deputy Secretary Mr. Bregon, Associate Assistant Deputy S
Weekly Reports	10:50 - 11:00	Ms. Angela Beckles, Special Assistant to t Secretary

OFPM- Field Operations 5 minute Updates (Read ahead materials will be provided)	11:00 - 11:30	Mr. Forero, DRAs & Select Staff
FY2017 LOP Updates: • Community Partnerships • Data Collection/Trends Analysis		
FY2018 LOP Guidance Development		
PBEC Update		
Peer-to-Peer Initiative & Evolution		
Small Contractor Initiative		
Connect Home		
Open Discussion/Q&A	11:30 - 11:45	
BREAK	**11:45 - 12:00**	
Davis-Bacon	12:00 - 12:30	Ms. Glekas, Davis Bacon, DRAs & Select S
Open Discussion/Q&A	12:30 - 12:45	
LUNCH	**12:45 - 1:30**	
OFPM Administration Updates	1:30 - 2:00	Mr. Scott, DRAs & Select Staff
VISIONING THE FUTURE HUD FIELD PRESENCE		
1. Effective and Efficient Field Customer/Client Relationship Management		
2. Re-imagining our Structure and Operations		
3. Maximizing Human Resource: Recruitment Training and Retention	4.	
5. Utilization of Business Analytics and Information	6.	
Open Discussion/Q&A	2:00 - 2:15	
Correspondence, FOIAs, 508 requirements	2:15 - 2:30	Dr. Williams, DRAs and Select Staff
Open Discussion/Q&A	2:30 - 2:45	
OPA Update	2:45 - 3:15	Amy Thompson, Assistant Secretary for P
CIR/OPE Update	3:15 - 3:45	Seth Appleton, Acting Assistant Secretary Assistant Secretary for Congressional and Relations & All
AFFH Update	3:45 - 4:15	Krista Mills, Deputy Assistant Secretary, F
Open Discussion	4:15 - 4:30	All
Wrap-Up	4:30 - 4:45	AADS Bregon, DRAs & HQs Managers
Optional - Open Discussion Period/Open Mike	4:45 -5:30	DRAs & OFPM Managers

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Recurrence: (none)

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Open Discussion/Q&A	11:30 - 11:45	
BREAK	**11:45 - 12:00**	
Davis-Bacon	12:00 - 12:30	Ms. Glekas, Davis Bacon, DRAs & Select S
Open Discussion/Q&A	12:30 - 12:45	
LUNCH	**12:45 - 1:30**	
OFPM Administration Updates	1:30 - 2:00	Mr. Scott, DRAs & Select Staff
VISIONING THE FUTURE HUD FIELD PRESENCE		
1. Effective and Efficient Field Customer/Client Relationship Management		
2. Re-imagining our Structure and Operations		
3. Maximizing Human Resource: Recruitment Training and Retention	4.	
5. Utilization of Business Analytics and Information	6.	
Open Discussion/Q&A	2:00 - 2:15	
Correspondence, FOIAs, 508 requirements	2:15 - 2:30	Dr. Williams, DRAs and Select Staff
Open Discussion/Q&A	2:30 - 2:45	
OPA Update	2:45 - 3:15	Amy Thompson, Assistant Secretary for P
CIR/OPE Update	3:15 - 3:45	Seth Appleton, Acting Assistant Secretary Assistant Secretary for Congressional and Relations & All
AFFH Update	3:45 - 4:15	Krista Mills, Deputy Assistant Secretary, F
Open Discussion	4:15 - 4:30	All
Wrap-Up	4:30 - 4:45	AADS Bregon, DRAs & HQs Managers
Optional - Open Discussion Period/Open Mike	4:45 -5:30	DRAs & OFPM Managers

Subject:	Monthly Ethics Briefing
Location:	Deputy Secretary's Conference Room
Start:	Wed 8/23/2017 10:00 AM
End:	Wed 8/23/2017 10:30 AM
Show Time As:	Tentative
Recurrence:	(none)
Meeting Status:	Not yet responded
Organizer:	Zorc, Bethany A
Required Attendees:	Zorc, Bethany A; Hughes, Andrew; Coffey, Alexander; Barton, Victoria L; Bass, Deana; Beckles, Angela L; Bowes, Robert B; Byrd, David J; Fitzpatrick, Nora S; Greenwood, Sheila M; Gruson, Barbara; Holderfield, Stephanie A; Kasper, Maren M; McCall, Drew A; Patton, Lynne M; Petty, Timothy J; Youngblood, Richard A; Williams, Raphael L; Browning, Austin G; Gribbin, William J; Dendas, Michael W; DeFelice, Joseph J; Thompson, Amy C; Demarzo, Benjamin E; Delahoyde, Abigail M; Coressel, Jacie; Bacon, James A; Marzol, Adolfo F; Kurtz, R. Hunter; Burley, Michael N; Eagles, David T; Shosky, John E; Alexander, Mason; Gibbs, John; Gormley, Joseph M; Bourne, Christopher M; Joy, Johnson P; Hobbs, Benjamin R; Gaines, Ralph H; Mills, Allison F; Woll Jr, David C; Appleton, Seth D; Bright, Michael R; Ludlow, Ashley; Kelley, Michael J; Wade, Dana T; Brown, Christina M; Hunter, Matthew F; Roget, Gisele G
Optional Attendees:	Bravacos, John G

We will discuss FOIA, the Privacy Act, the Trade Secrets Act and other related confidentiality rules.

Subject: Monthly Ethics Briefing
Location: Deputy Secretary's Conference Room

Start: Wed 8/23/2017 10:00 AM
End: Wed 8/23/2017 10:30 AM
Show Time As: Tentative

Recurrence: (none)

Meeting Status: Not yet responded

Organizer: Zorc, Bethany A
Required Attendees: Hughes, Andrew; Coffey, Alexander; Barton, Victoria L; Bass, Deana; Beckles, Angela L; Bowes, Robert B; Byrd, David J; Fitzpatrick, Nora S; Greenwood, Sheila M; Gruson, Barbara; Holderfield, Stephanie A; Kasper, Maren M; McCall, Drew A; Patton, Lynne M; Petty, Timothy J; Youngblood, Richard A; Williams, Raphael L; Browning, Austin G; Gribbin, William J; Dendas, Michael W; DeFelice, Joseph J; Thompson, Amy C; Demarzo, Benjamin E; Delahoyde, Abigail M; Coressel, Jacie; Bacon, James A; Marzol, Adolfo F; Kurtz, R. Hunter; Burley, Michael N; Eagles, David T; Shosky, John E; Alexander, Mason; Gibbs, John; Gormley, Joseph M; Bourne, Christopher M; Joy, Johnson P; Hobbs, Benjamin R; Gaines, Ralph H; Mills, Allison F; Woll Jr, David C; Appleton, Seth D; Bright, Michael R; Ludlow, Ashley; Kelley, Michael J; Wade, Dana T; Brown, Christina M; Hunter, Matthew F; Roget, Gisele G

We will discuss FOIA, the Privacy Act, the Trade Secrets Act and other related confidentiality rules.

Subject:	eDiscovery question
Location:	CIR Conference room 10210
Start:	Wed 10/18/2017 11:00 AM
End:	Wed 10/18/2017 12:00 PM
Show Time As:	Tentative
Recurrence:	(none)
Meeting Status:	Not yet responded
Organizer:	Dendas, Michael W
Required Attendees:	Washburn, Tenille E; McGirt, Eugene A; Foster, Helen G; Seth D Appleton (Seth.D.Appleton@hud.gov); Kelley, Michael J
Optional Attendees:	Aten, Nina R.; Brandt, William; Roach, Raymond W; Wright, Sandra J; Smallwood, Marcus R

Meeting to discuss FOIA and Congressional Request processes.

Call in 1-888-273-3658
Access (b) (6)

Subject:	eDiscovery question
Location:	CIR Conference room 10210
Start:	Wed 10/18/2017 11:00 AM
End:	Wed 10/18/2017 12:00 PM
Show Time As:	Tentative
Recurrence:	(none)
Meeting Status:	Not yet responded
Organizer:	Dendas, Michael W
Required Attendees:	Washburn, Tenille E; McGirt, Eugene A; Foster, Helen G; Seth D Appleton (Seth.D.Appleton@hud.gov); Kelley, Michael J
Optional Attendees:	Aten, Nina R.; Brandt, William; Roach, Raymond W; Wright, Sandra J; Smallwood, Marcus R

Meeting to discuss FOIA and Congressional Request processes.

Subject:	eDiscovery question
Location:	CIR Conference room 10210
Start:	Wed 10/18/2017 11:00 AM
End:	Wed 10/18/2017 12:00 PM
Show Time As:	Tentative
Recurrence:	(none)
Meeting Status:	Not yet responded
Organizer:	Dendas, Michael W
Required Attendees:	Washburn, Tenille E; McGirt, Eugene A; Foster, Helen G; Seth D Appleton (Seth.D.Appleton@hud.gov); Kelley, Michael J
Optional Attendees:	Aten, Nina R.; Brandt, William; Roach, Raymond W; Wright, Sandra J; Smallwood, Marcus R

Meeting to discuss FOIA and Congressional Request processes.

Call in 1-888-273-3658
Access (b) (6)

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-3000

OFFICE OF ADMINISTRATION

MAY 1 4 2018

Mr. Austin R. Evers
Executive Director
American Oversight
1030 15th Street NW
Suite B255
Washington, DC 20005

RE: Freedom of Information Act Request
FOIA Control No.: 17-FI-HQ-01560

Dear Mr. Evers:

This letter is the third interim response to your Freedom of Information Act (FOIA) request dated and received on July 14, 2017. You asked for Department of Housing and Urban Development records related the FOIA since March 2, 2017, to include:

1. All emails sent or received by any political appointee or Senior Executive Service (SES) staff in the Office of the Secretary, the Office of the Deputy Secretary, the Office of Public Affairs, the Office of Congressional and Intergovernmental Relations, or the Office of Field Policy and Management including the phrase "Freedom of Information Act" or the word "FOIA;" and

2. All other communications involving any political appointee or SES staff in the Office of the Secretary, the Office of the Deputy Secretary, the Office of Public Affairs, the Office of Congressional and Intergovernmental Relations, the Office of the General Counsel, or the Office of Field Policy and Management regarding HUD's policies or practices for processing FOIA requests or producing documents in response to FOIA requests. This includes communications regarding review of existing policies or practices as well as communications regarding adoption of new policies or practices or of changes to existing policies or practices affecting HUD's response to FOIA requests.

Your request is granted in part. Enclosed are records, responsive to item 1 of your request, of Region 3 Administrator Joseph J. DeFelice.

I am withholding proprietary financial information under Exemption 4 of the FOIA. Exemption 4 protects commercial or financial information obtained from a person that is privileged or confidential, the release of which would cause substantial competitive harm to that person. I am withholding reports—prepared by consultants procured by the Department for the purpose of advising the Department on the financial health of Federal Housing Administration programs—under Exemption 5 of the FOIA as privileged deliberative records. Exemption 5 protects documents that are inter-agency or intra-agency, which would not be available by law to

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a party other than an agency in litigation with HUD. The release of this internal information would reflect HUD's predecisional, deliberative process, and would discourage open and candid advice, recommendations, and exchanges of views within the Department, which could bring about public scrutiny of the individuals and the need to justify in public their tentative opinions. I am also withholding personal cell phone numbers, home telephone numbers, personal email addresses, home addresses, dates of birth, unit numbers, conference call passcodes, and private citizens' names under Exemption 6 of the FOIA, because release of such information would constitute an unwarranted invasion of personal privacy. The interest of the general public in reviewing these portions of government documents does not outweigh the individuals' right to privacy.

Please be advised that the review of records responsive to item 1 of your request is ongoing. Further interim responses may be provided to you as this process continues. At the completion of this review, a final response letter will be provided. The final response letter will detail all applicable appeal rights.

For your information, your FOIA request, including your identity and any information made available, is releasable to the public under subsequent FOIA requests. In responding to these requests, the Department does not release personal information, such as home address, telephone number, or Social Security number, all of which are protected from disclosure under FOIA Exemption 6. Please also be advised that all appeal rights related to your request will be provided to you in a final response letter.

If you have questions regarding your request, please contact Mr. Ethan Bodell at (202) 402-3450. Thank you for your interest in the Department's programs and policies.

Sincerely,

Deborah R. Snowden

Deborah R. Snowden
Deputy Chief FOIA Officer
Office of the Executive Secretariat

Enclosures

AMERICAN OVERSIGHT

From: Ott, Richard M
Sent: Wednesday, May 24, 2017 11:43 AM
To: DeFelice, Joseph J; Solivan, Elvis
Subject: FW: UPDATED: Essex Village Briefing Report

Here is the Richmond MF briefing document regarding the property on which Rep. McEachin expressed his concern. Rich

From: Wolfe, Lisa A
Sent: Monday, May 22, 2017 3:21 PM
To: Brown, Brenda J <brenda.j.brown@hud.gov>; Ellis, Lisa C <Lisa.C.Ellis@hud.gov>; Anastasi, Carolyn M <carolyn.m.anastasi@hud.gov>; Schmidt, Carrie S <Carrie.S.Schmidt@hud.gov>
Cc: Ott, Richard M <richard.m.ott@hud.gov>; Downs, Sharon <sharon.downs@hud.gov>; Dunn, Tracey <Tracey.Dunn@hud.gov>
Subject: UPDATED: Essex Village Briefing Report

Hi everyone – As promised, here's last week's Congressional request to use as a basis for updates during tomorrow's call. Please let me know if you have any questions, or would like to add any updates. Thanks!
Lisa

Essex Village, Henrico County, Va.
Briefing Report Update, 05.22.17

On March 30, Director Carrie Schmidt and members of the multifamily team met with Henrico County officials to discuss concerns about the HUD-assisted property, Essex Village at the Richmond Field Office. In preparation for the meeting on March 29, Brenda Brown, Director Baltimore MF Satellite Office, Lisa Ellis, Branch Chief, and Carolyn Anastasi, Resolution Specialist, met with PK Management Official Jenne McClain-Blankhead and others to tour the site. There were many obvious physical maintenance needs. HUD officials spoke to many residents and were invited into a few units. There is an obvious difference between the condition of elderly units and the condition of those mainly for families. The development is considered a troubled property with a final REAC inspection score, after appeal, of 51. PK Management is working on the Compliance, Disposition, and Enforcement (CDE) plan, due May 25, 2017 as a follow-up to the failing REAC score. Management will be submitting monthly accounting reports and physical property updates.

On March 30, HUD staff met with Colonel Doug Middleton, Deputy County Manager of Public Safety, and 10 other County Officials at the Richmond Field Office. The Colonel voiced complaints concerning exterior physical violation notices previously given to property as well as sewer issues (privately-owned). Brenda Brown discussed prior day property visit and planned physical repairs including a possible $19 million in rehab. Following the meeting, Brenda Brown spoke with owner, Gregory Perlman, to facilitate a meeting with the Colonel to open the lines of communication. A meeting via conference call will be scheduled monthly for property updates.

To date, the following is in process or has occurred.

- The Performance Based Contract Administrator (PBCA), Navigate Affordable Housing, conducted a Management Occupancy Review (MOR) on April 18. The final report was sent to the owner on April 28.
- PBCA Navigate Management Review included maintenance reports for over 3,000 requests for service in last year, averaging 261/month. All REAC exigent, health and safety deficiencies have been corrected.
- An April 3 fire damaged eight units. No injuries occurred and all residents are back in their units. Restoration work has been completed except the unit in which the fire started; repairs are still underway and the resident was housed in an available apartment on site.
- PK Management is submitting bi-weekly property updates concerning sewer/maintenance issues and proposed project transformation through sale/merger with a nonprofit.

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- PK Management responded to Notice of Violation (NOV) requiring a 100%-unit inspection. Confirmed that 100 percent of units have been inspected, work orders generated and work is just about complete.
- PK Management Official Jenne McClain-Blankhead confirmed that a meeting took place between Essex Village owner Gregory Perlman and Henrico County's Deputy County Manager of Public Safety Colonel Doug Middleton on May 8. Security, exterior site work and upgrades, sewer issues and completed work orders were discussed. County officials and PK Management agreed to meet again in 90 days.
- HUD Multifamily and Richmond Field Office leaders will meet with Henrico County Officials on May 23.
- There has been continued media interest in Essex Village, including a FOIA request for the most recent REAC Inspection report. As of May 19, the report may be released after redaction.
- Additional media interest in two other PK Management properties in Henrico County. A CBS6 FOIA from Melissa Hipolit for Woodland Crossing Apartments included a REAC Inspection Report (66b) and subsidy amount. The reporter also contacted us about a child with an elevated lead blood level in Hope Village. In addition, the reporter inquired about who performs HUD's REAC inspections. Currently working on the responses and outstanding FOIA requests.
- On Friday, May 19, Jenne McClain-Blankhead was interviewed by CBS6 Reporter Melissa Hipolit about Woodland Crossing. Jenne will submit a summary to multifamily by COB on Monday, May 22.

Lisa A. Wolfe
Regional Public Affairs Officer
Office of Field Policy and Management
U.S. Department of Housing and Urban Development
The Wanamaker Building, 100 Penn Square East
Philadelphia, PA 19107
Office: (215) 430-6640

AMERICAN OVERSIGHT

From: Wolfe, Lisa A
Sent: Wednesday, May 24, 2017 2:01 PM
To: eldon.burton@mail.house.gov; sylvia.murphy@mail.house.gov
Cc: Dunn, Tracey; Ott, Richard M; Brown, Brenda J; Schmidt, Carrie S
Subject: HUD FOLLOW-UP on Essex Village REAC Inspection

Good afternoon Elton and Sylvia -- I am the Mid-Atlantic Regional Public Affairs Officer that handles media inquiries for the Commonwealth of Virginia. I also support the work of the Richmond Field Office in the various program areas to benefit those we serve. Like Tracey, I was on yesterday's call regarding the work that is underway to resolve the issues at Essex Village. To clarify some of the points we discussed, I thought it might be helpful to provide some information to you about the REAC Inspection process, Essex Village's most recent inspection and the Notice outlining the agency's process when a property receives a failing score.

PART 1: INSPECTION PROCESS
As part of our oversight of both public housing (owned/managed by public housing authorities) and multifamily housing (privately-owned w/HUD oversight), we have a number of inspections and reviews. Here's some information about **REAC—Real Estate Assessment Center**. You'll see on the "About REAC" page, there are number of types of inspections. In this case we are talking about the physical inspection of a property.

Real Estate Assessment Center (REAC)
Nearly 4 million American families live in rental housing that is owned, insured or subsidized by HUD. To ensure that these families have housing that is decent, safe and sanitary and in good repair, REAC conducts approximately 20,000 physical inspections on properties each year.

About REAC
http://portal.hud.gov/hudportal/HUD?src=/program_offices/public_indian_housing/reac/aboutreac

REAC at a Glance (first entry)
http://portal.hud.gov/hudportal/HUD?src=/program_offices/public_indian_housing/reac/atglance

Scoring notice
http://portal.hud.gov/hudportal/documents/huddoc?id=pass4.0scoringnoticefr.PDF

Here's the reference to the letters after the scores in the Description:
Examples of overall scores are: 95c; 67b*; 84a*; 100b; 78a; and 43c*. The asterisk indicates that Health and Safety (H&S) deficiencies were found with respect to smoke detectors. The lower-case letter indicates whether or not other kinds of H&S deficiencies were observed, as follows:
- The letter "a" is given if no health and safety deficiencies were observed.
- The lower-case letter "b" is given if one or more non-life threatening H&S deficiencies, but no exigent/fire safety H&S deficiencies were observed.
- The lower-case letter "c" is given if one or more exigent/fire safety (calling for immediate attention or remedy) H&S deficiencies were observed.
* Indicates that Health and Safety (H&S) deficiencies were found with respect to malfunctioning smoke detectors.

Ratings determine the frequency of inspections:
- Standard 1 Performing Property: score of 90 or more, inspection is every three years
- Standard 2 Performing Property: score of 80 – 89, inspection is every two years
- Standard 3 Performing Property: score of less than 80, inspection is every year

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Please keep in mind that the goal of our REAC inspection process is to review how the property is being maintained—to ensure that all HUD assisted properties provide decent safe and sanitary housing for tenants.

PART 2: ESSEX VILLAGE APARTMENTS INSPECTION

ESSEX VILLAGE 800021812 46c* 1/19/2017 after appeal, raised to a 51c*. Past two inspections: 75b 12/3/2015 72c* 12/1/2014
https://portal.hud.gov/hudportal/documents/huddoc?id=virginia.pdf

The most recent inspection was completed on January 11, 2017 and the report was given to Essex Village and HUD on January 19. REAC reports are not releasable until 120 days to allow time for appeals. The final REAC report will be available beginning May 19, and subject to any FOIA exemptions. Please note the most recent inspection is the first time Essex Village has received a failing score. The lower-case letter "c" is given if one or more exigent/fire safety (calling for immediate attention or remedy) Health and Safety deficiencies were observed. The asterisk indicates that Health and Safety deficiencies were found with respect to smoke detectors.

PART 3: NOTICE FOR FAILING SCORE

The following Notice defines what occurs when a property receives a failing score—which is 59: https://portal.hud.gov/hudportal/documents/huddoc?id=15-02hsgn.pdf

This Notice may be of interest to the Congressman; it outlines our process and the owner's responsibilities when a property receives a failing score. Please let me know if you have any questions. Thanks!
Lisa

Lisa A. Wolfe
Regional Public Affairs Officer
Office of Field Policy and Management
U.S. Department of Housing and Urban Development
The Wanamaker Building, 100 Penn Square East
Philadelphia, PA 19107
Office: (215) 430-6640

AMERICAN OVERSIGHT

From: Williams, Sheppard V
Sent: Thursday, May 25, 2017 8:49 AM
Subject: FYI - re: FOIA & Controlled Correspondence matters - On Annual Leave

Please be advised I will be on leave beginning Friday, May 26, and returning to the office 11:00 AM on Thursday, June 1. In my absence, please contact my supervisor, Richard.M.Ott@hud.gov, regarding Controlled Correspondence/Congressional Inquiry and Freedom of Information Act (FOIA) matters.

Sheppard "Van" Williams
Senior Management Analyst/Regional FOIA & CTS Liaison
Office of the Regional Administrator - Region III U.S. Department of Housing and Urban Development
100 Penn Square East - 11th Fl.
Philadelphia, PA 19107
215-430-6628 Phone
215-656-3445 Fax
Sheppard.V.Williams@hud.gov

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From: Roman, Michael A. EOP/WHO <Michael.A.Roman@who.eop.gov>
Sent: Thursday, May 25, 2017 11:15 AM
To: DeFelice, Joseph J
Subject: Reminder: FOIA

Please email me a copy of the FOIA request.

ROMAN

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From: Edwards, Nika V
Sent: Thursday, May 25, 2017 5:08 PM
To: Ott, Richard M
Cc: DeFelice, Joseph J; Solivan, Elvis
Subject: Reports sent to HQ (re: Baltimore Sun FOIA Request)
Attachments: R3 Weekly Report 03.02.17 FINAL.pdf; R3 Weekly Report 03.09.17 FINAL.pdf

FYI: We reported on the Baltimore Sun FOIA request in two weekly reports that Elvis sent to HQ. The reports are attached, and the bullets are below.

March 2: The Regional Office and Baltimore Field Office are working on a Baltimore Sun FOIA request, which involves two properties that were once in HUD's Multifamily Housing inventory and one that might still be a public housing property. The Sun's article (published March 2) reveals Jared Kushner's real estate firm, Kushner Cos., as the owner of the properties. In accordance with guidance provided by the FOIA Branch, the Department's response will be handled by HQ.

March 9: The Regional Office continues to work closely with the FOIA Branch to process the Baltimore Sun's FOIA request, regarding HUD's alleged connection to properties owned by Jared Kushner. The final response is expected next week. At which time, the Regional Office will request a correction for any inaccuracies published by the newspaper.

Nika "Niki" Edwards
Regional Public Affairs Officer
U.S. Dept. of Housing and Urban Development
Region III/Mid-Atlantic Region
Philadelphia Regional Office
100 Penn Square East
Philadelphia, PA 19107
215-430-6622
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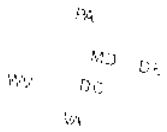
Philadelphia Regional Office Report

March 2, 2017



Philadelphia Regional Office: Deputy Regional Administrator Richard Ott

Hot Issues

- Overmont Corporation, the owner of Overmont House in Philadelphia, has "opted out" of Section 8, in compliance with HUD requirements. The project is a 250-unit affordable property for the elderly. The owner, affiliated with the Philadelphia College of Osteopathic Medicine, plans to repurpose the building/land for college use. The Philadelphia Housing Authority is assisting residents find landlords willing to accept tenant-based vouchers.
- The Regional Office and Baltimore Field Office are working on a *Baltimore Sun* FOIA request, which involves two properties that were once in HUD's Multifamily Housing inventory and one that might still be a public housing property. The Sun's article (published March 2) reveals Jared Kushner's real estate firm, Kushner Cos., as the owner of the properties. In accordance with guidance provided by the FOIA Branch, the Department's response will be handled by HQ.

Upcoming Events (Indicate whether approved by HQs)

- March 8 – The Regional Office will host the quarterly Region 3 Interagency Council on Homelessness meeting (R3ICH). All seven R3 Field Offices will participate. (HQs approved)
- March 17 – Philadelphia Housing Authority will host a ConnectHome launch and press event with T-Mobile at West Park Apartments. The City's Promise Zone Committee members and their organizations will be invited to participate in the event.
- March 21 – Multifamily and FPM will host an event to promote the multifamily homeless preference with the Philadelphia Office of Homeless Services. (HQs approved)

Good Ideas and Accomplishments:

- February 23 – FPM and PD&R staff met with representatives of the Federal Reserve Bank-Philadelphia Office of Community Development and Studies on activities of mutual concern.

Baltimore, Md. Field Office: Director Carol Payne

Hot Issues

- Region III FHEO Compliance team is currently analyzing Baltimore County's semi-annual report to fulfill Conciliation and Voluntary Compliance Agreement (C/VCA) requirements between the County and HUD on March 9, 2016. The report outlines the County's efforts to provide accessible housing/individual relief to the three named Complainants, actions relating to mobility counseling and the County's proffering of accessible PBVs units. By March 10, 2017, the compliance team will meet with the County staff to discuss the report submission.

Upcoming Events (Indicate whether approved by HQs)

- March 14 – FOD Payne and PIH Director Tamburrino will meet with Mayor of Annapolis and members of City Council. (HQs approved)

Ongoing Activities

- March 1 – FOD Payne attended the Housing Authority of Baltimore City's (HABC) Donnell Heights Healthier Homes Pilot Kick-off. Baltimore Mayor Pugh praised the focus on health/housing, reducing asthma triggers thru outreach, resident education, enhanced

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maintenance practices and employing three Resident Community Health Workers. The Place-based Pilot is the outcome of HUD/HABC/Green and Healthy Homes Initiative discussions following the Baltimore uprising and in response to a childhood asthma emergency requiring hospitalization due to poor housing standards. The Pilot includes metrics that will expand the Pilot to all HABC communities and creating a national model. The mayor expressed funding support to advance expansion of the Pilot that includes health, housing, the built environment, clean air and workforce development.

Charleston, W.Va. Field Office: Director Julie Alston

Hot Issues

- Disaster Recovery DR-4273-WV – on-going Housing Recovery Support Function (RSF) coordination work with federal partners and WV Department of Commerce.
  - Federal Disaster Recovery Coordinator notification of closing out the HUD mission assignment for DR-4273-WV. Continued engaged in WV's recovery effort will occur for all RSFs on implementation activities.
  - March 15 Federal Partners meeting scheduled with the WV Department of Commerce New Cabinet Secretary Thrasher and his staff to provide an overview of the recovery work to date and plan for future outcomes. (will submit for HQ approval)
- Correspondence to Senator Capito concerning Shiloh Apartments, a multifamily property located in Wellsburg, W.Va. and the states recent change to state Medicaid process that does not allow more than four persons with disabilities to live in a property receiving Medicaid (CMS/DHHR) related services. HQs staff/Multifamily's Randall Scheetz recently discussed the issue for Section 811 or 202 properties and the impact that vacancies create. This is will be an on-going discussion.

Upcoming Events (Indicate whether approved by HQs)

- March 2 - Youth Homeless Listening Session to be held with schools, non-profits, etc., around the state. This is the second meeting on this topic that has been coordinated by the HUD Field Office to bring together like players to discuss what works and plan for future action. (HQ approved)
- March 2 – WV NDRS Coordination Meeting. Continued discussion regarding internal priorities for outcome implementation and prep for March 15th meeting with Secretary Thrasher
- March 8 – VTC Region 3 Interagency Council on the Homelessness meeting
- March 9 – Interagency Recovery Coordination Meeting for WV DR-4273 with all federal RSFs and new WV Recovery Coordinator from FEMA.

Ongoing Activities

- February 23 – Attended webinar on Best Practices for Dealing with Dilapidated and Abandoned Properties; information beneficial to WV DR-4273 recovery.
- Preparation work for Huntington Community Partnership, updating information for FWGs

District of Columbia Field Office: Director Marvin Turner

Hot Items

- At the Housing Opportunities Commission (HOC) Connects event, the housing authority mentioned they met with the HUD transition team.
- The Secretary's advance team requested assistance with creating a plan to visit homeless shelters and HUD-financed hospitals in the District. DC ICH will assist with visits to the homeless shelters, but we have only one hospital locally. (Philadelphia's Einstein mentioned)

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- The District of Columbia ConnectHome has submitted its 2nd year plan and is on schedule to hire a VISTA by March 6. The nondisclosure agreement remains outstanding.

Ongoing Activities

- February 23 – Director Turner attended the Leadership Effectiveness Exchange (LEE): Empowering Federal Leaders for a Change training provided by the new HUD TEI partnership. Director Turner followed by conducting a Group Coaching Session for his cohort.
- February 27 Director Turner attended the HOC Connects kickoff in Montgomery County, Md. The housing authority partnered with T-Mobile to provide donated devices with a $10 per month charge for unlimited wireless internet. Director Turner will meet with T-Mobile staff on March 7 to discuss expanding this opportunity to other housing authorities in the District, Prince George's County, Md. and Northern Virginia.

Pittsburgh, Pa. Field Office: Director Jane Miller

Ongoing Activities

- February 23 – Rebecca Maclean, Senior CPD Rep and recently approved CCL, represented the agency at the Johnstown Interagency Partnering Meeting in the City of Johnstown. The Pittsburgh FWG has identified Johnstown as a possible community partnership for FY17 after an invitation by the City. The meeting provided an opportunity to educate federal and state partners about existing and future plans/programs relevant to the Greater Johnstown area and to discuss synergistic opportunities available with federal and state partners.
- The PIH Director had requested assistance from HQ-PIH to determine the extent of compliance by the PA insurance exchange, Housing and Redevelopment Insurance Exchange (HARIE), with HUD insurance regulations and HUD's no-bid approval. In a February 15 letter, HQ-PIH has requested HARIE to (b)(5) Deliberative Privilege (b)(5) Deliberative Privilege
- February 28 – Director Miller served as a panelist at the quarterly PAHRA Conference in Harrisburg (HQs approved) with the Director of Housing for the PA Department of Human Services. The Commonwealth presented its 5-year housing plan which included a discussion of the Living Independence for Elderly (LIFE) Program. Many public housing residents are eligible for the state's managed comprehensive care and services program. Public housing authorities with residents participating in the LIFE Program were part of the discussion.

Richmond, Va. Field Office: Director Carrie Schmidt

Hot Items

- March 6 – A meeting on the contentious proposed Canopy at Ginter Park project will bring consulting parties together to discuss the Section 106 Historic Preservation Environmental Process. Members of the Northeast Regional Multifamily Production Team, the Environmental Officer and other HUD team members will participate.
- The City of Richmond submitted its second quarterly report in fulfillment of the requirements under the Conciliation and Voluntary Compliance Agreement that was executed between the City and HUD on July 21, 2016. This second quarterly report is currently under FHEO review. A March 3 meeting is scheduled with the FHEO Compliance team and the City's Fair Housing Compliance Officer.
- Director Schmidt received a request for a meeting from Henrico County Supervisor Frank Thornton to discuss concerns about the HUD-assisted property, Essex Village. Director Schmidt met with Brenda Brown, Director of Asset Management; Lisa Ellis, Resolution Specialist Branch Chief; Sharon Rowe Downs, Account Executive Branch Chief; Carolyn Roberts Account Executive; Brad Rader, Chief Counsel; Judith Parker, Account Executive

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Branch Chief; and Carolyn Anastasi, Resolution Specialist, to discuss the subject in preparation for the on-site meeting TBS. (HQs approved)

Upcoming Events (Indicate if Approved by HQs)

- March 8 Director Schmidt will participate in the ***Invest Health*** RVA Team meeting to discuss the upcoming market value analysis (MVA) in Greater Richmond. Richmond is one of 50 mid-size cities selected to participate in ***Invest Health***, a new collaboration between the Robert Wood Johnson Foundation and Reinvestment Fund, designed to develop new strategies for leveraging private and public investments to accelerate improvements in neighborhoods facing the biggest barriers to better health. (HQs approved)

Ongoing Activities

- March 2 Director Schmidt participated in a webinar to introduce the Summer Food Service Program to property owners and public housing authorities. Participants received an overview of the program with members of the No Kid Hungry team of HUD's partners—the Virginia Department of Health and Virginia Department of Education.

Wilmington, Del. Field Office: Director Maria Bynum

Upcoming Events (Indicate whether approved by HQs)

- Supervisory Management Analyst Patrice Green will meet with the Economic Development Agency's Andrew Reid to discuss Dover's interest in learning ways to activate second floors of businesses downtown, similar to the effort in Philadelphia. One of the goals of the Restoring Central Dover group is to attract more businesses to the downtown district.
- March 7 – Director Bynum will join the Delaware Attorney General's Office of Consumer Protection for an informational session on federal and state agencies. HUD will provide information about how to file a discrimination complaint; how to report fraud, waste and abuse of HUD programs to the Office of Inspector General as well as general information about other HUD programs including FHA. OIG has been invited to participate.
- March 3 – The Delaware Black Caucus is opening its new Wilmington headquarters. With the stated mission "*to promote collaboration amongst City, County, State and Federal legislators and like-minded individuals/groups that affect positive, sustainable change in the African-American community,*" Wilmington City Council members, State Representatives and a U.S. Congressional Representative will participate in the program. Director Bynum declined the invitation.

Ongoing Activities

- February 24 The Delaware State Working Group to End Veterans Homelessness reviewed a draft final report on the First State's effectively ending veteran homelessness including major accomplishments, local initiatives, maximizing and expanding housing resources, mobilizing the community, and data charts/tables. The group will meet bi-monthly to consider any needs of the housing provider groups across the State.
- The new Wilmington Housing Authority board met this week and elected officers. Tim Crawl-Bey was announced as the new Board Chair in a *News Journal* article.
- Customer Service Representative Sillery delivered a packet of information to a homeless woman who was meeting with a New Castle County pastor about housing.
- Director Bynum viewed the Office of Healthy Homes and Lead Control NOFA webinar and then shared the information about the NOFA and webinar with stakeholders.
- Director Bynum and the Office of Public Housing agreed to hold an information session for Dover landlords regarding Section 8.

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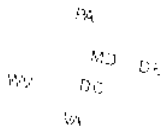
Philadelphia Regional Office Report

March 9, 2017



Philadelphia Regional Office: Deputy Regional Administrator Richard Ott

Hot Issues

- The Regional Office has authorized the Philadelphia Housing Authority (PHA) to proceed with Phase I redevelopment of the Sharswood-Blumberg complex, which consists of PHA reacquiring certain properties in order provide land for the relocation of their HQs from downtown. Philadelphia PIH believes that PHA may be able to break ground in 30 days given that most properties being reacquired have successfully passed the environmental process.
- The Regional Office continues to work closely with the FOIA Branch to process the Baltimore Sun's FOIA request, regarding HUD's alleged connection to properties owned by Jared Kushner. The final response is expected next week. At which time, the Regional Office will request a correction for any inaccuracies published by the newspaper.

Upcoming Events (Indicate whether approved by HQs)

- March 17 – Philadelphia Housing Authority will host a ConnectHome launch and press event with T-Mobile at West Park Apartments. The City's Promise Zone Committee members and their organizations will be invited to participate in the event. (to be submitted for HQ approval)
- March 21 – Multifamily and FPM will host an event to promote the multifamily homeless preference with the Philadelphia Office of Homeless Services. (HQ approved)

Ongoing Activities

- On March 8, the Regional Office hosted the quarterly Region 3 Interagency Council on the Homelessness with HUD field staff in all seven Field Offices participating as well as representatives from state homelessness organizations and Continuums of Care. Senior Advisor Elvis Solivan and the ICH Region 3 liaison provided updates. U.S. Dept. of Labor and U.S. Dept. of Agriculture team members provided presentations related to job training for persons experiencing homelessness.

Baltimore, Md. Field Office: Director Carol Payne

Hot Issues

- On March 7, the Office of Public and Indian Housing (PIH) launched an Independent Review of the Housing Authority City of Annapolis. A preliminary fiscal and programmatic assessment report will be available on March 10. Director Payne and PIH Director Tamburrino, are scheduled to meet with Mayor Mike Pantelides on March 13 to review the assessment and discuss strategic options designed to stabilize the Authority.
- On March 3, Director Payne participated in the monthly Regional/HQs Connect Home conference call. The Housing Authority Baltimore City (HABC) continues to demonstrate limited active participation. Outstanding deliverables include, second year plan and signed non-disclosure form. Director Payne's efforts include unsuccessful outreach to HABC POC and Mayor's POC, encouraging submission of Vista volunteer (on-site) application, and participated in a conference call with FOD Turner and Tim Dwyer, T-Mobile Internet Access. Director Payne has requested PIH Director's active support and active involvement of PIH staff assigned to Connect Home.

AMERICAN OVERSIGHT

Upcoming Events (Indicate whether approved by HQs)

- Director Payne will attend the Monthly Federal Executive Board Meeting on March 15.
- Director Payne is invited to join the Baltimore Regional Affordable Housing Task Force and to attend the inaugural meeting on April 12. The Task Force will provide a strategic forum in the region for preserving housing affordability and implementing the new affordability policy adopted by the Region's HUD entitlement jurisdictions and housing agencies. A critical tool for the Task Force will be the new database of affordable and market-rate large multifamily housing in the Region complied for the Opportunity Collaborative's 2014 Regional Housing Plan. (Pending HQ approval)

Ongoing Activities

- March 6 – Director Payne participated in a call with the Economic Development Administration, Department of Commerce to discuss the Baltimore Development Corporation's economic development planning strategy. Director Payne has been invited to attend a future meeting--TBD.
- March 8 – Director Payne, SMA Wallis and MA Stovall attended the R-ICH meeting.

Charleston, W.Va. Field Office: Director Julie Alston

Hot Issues

- Disaster Recovery DR-4273-WV on-going Housing Recovery Support Function (RSF) coordination work with federal partners and WV Department of Commerce.
  - March 9 – The WV Recovery Office (FEMA) is hosting a meeting with the Interagency Recovery Coordination (IRC) group to identify opportunities to work collaboratively to address state and local recovery needs not addressed through standard program delivery or ways to enhance the delivery of those programs.
  - March 15 Federal Partners meeting scheduled with the WV Department of Commerce New Cabinet Secretary Thrasher and his staff to provide an overview of the recovery work to date and plan for future outcomes. (pending HQ approval)
- Correspondence to Senator Capito concerning Shiloh Apartments, a multifamily property located in Wellsburg, W.Va. and the state's recent change to state Medicaid process that does not allow more than four persons with disabilities to live in a property receiving Medicaid (CMS/DHHR) related services. On March 7, DHHR Take Me Home Program Staff will meet with Director Alston to discuss HUD-affected assets.
- CDBG Waiver Process – W.Va. will continue to have issues for compliance with the floodway prohibition for water/sewer projects funded by CDBG dollars. HUD has a general idea that the waiver process would follow the process developed for a waiver of 24 CFR part 58.22, however, it is possible that details will need to be worked through as the state submits projects. It continues to be a work in progress.

Upcoming Events (Indicate whether approved by HQs)

- March 9 – Interagency Recovery Coordination Meeting for WV DR-4273 with all federal RSFs and new WV Recovery Coordinator from FEMA.
- March 15 – Federal Partners meeting scheduled with the WV Department of Commerce New Cabinet Secretary Thrasher and his staff to provide an overview of the recovery work to date and plan for future outcomes.
- March 22 – EPA will be coordinating a Cool & Connected workshop in Bluefield W.Va. Cool & Connected is a planning assistance program that helps rural communities use broadband service to revitalize small-town main streets. A team of experts help community members develop strategies and an action plan for using broadband to create walkable,

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connected, economically vibrant main streets and small-town neighborhoods that improve human health and the environment. (pending HQ approval)

Ongoing Activities

- March 8 – Region 3 Interagency Council on Homelessness meeting. Attended by VTC and phone by Director Alston and SMA Williams.

District of Columbia Field Office: Director Marvin Turner

Hot Items

- Director Turner is working with the Secretary's advance team to plan a visit to homeless shelters and HUD-financed hospitals in the District.
- On March 7, Director Turner participated in a call with Regional Public Affairs and Multifamily regarding one of the housing developments in the area, Brookland Manor, a very large apartment complex that is being developed in Northeast Washington.
- The District of Columbia ConnectHome has submitted its second year plan and its nondisclosure agreement.

Ongoing Activities

- Director Turner attended Secretary Carson's welcome address on March 6. After the meeting, Director Turner met two of the new team members, David Byrd and Greg Holmes who have an interest in economic development.
- Director Turner participated in a Region 3 Interagency Council on Homelessness call on March 8.

Pittsburgh, Pa. Field Office: Director Jane Miller

Hot Issues

- Allegheny County/City of Pittsburgh submitted their application to USICH demonstrating their accomplishments in ending veteran homelessness. USICH had a few clarifying questions and commended the County/City on the "thorough and detailed" application. USICH is reviewing the application and will notify the County/City the week of March 13. An April 11 event public announcement is tentatively scheduled. Director Miller will proceed with a Secretarial invitation if appropriate.

Ongoing Activities

- March 8 – Director Miller participated in the R-ICH quarterly meeting.
- March 7 Director Miller participated in the Region III Recovery Support Function Leadership Group conference call.
- At the request of the nonprofit developer Action Housing, Director Miller visited the redevelopment site located in Homestead for 28-units of "naturally" affordable housing to be financed through FHA insurance. NY HUD-MFH has extended an invitation to submit an FHA firm application. Accessible to transit, retail and grocery shopping and a beautiful waterfront walkway, the project will be developed with a 20 percent Historic Tax Credits and RACP funds from Pennsylvania.

Richmond, Va. Field Office: Director Carrie Schmidt

Hot Items

- Director Schmidt scheduled a meeting with Henrico County to discuss concerns about the HUD-assisted property, Essex Village on March 30. Brenda Brown, Director of Asset Management; Lisa Ellis, Resolution Specialist Branch Chief; Sharon Rowe Downs, Account Executive Branch Chief; Carolyn Roberts Account Executive; Brad Rader, Chief Counsel and Carolyn Anastasi, Resolution Specialist will be on-hand for the meeting. (HQ approved)

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- A March 9 *Richmond Times-Dispatch* article cited allegations of discrimination made on behalf of current and former residents of public housing as well as allegations of program violations at Virginia's first Rental Assistance Demonstration (RAD). Under the RAD program in 2014, Hopewell Redevelopment and Housing Authority (HRHA) and Community Housing Partners demolished the public housing in Langston Park and built the Summit at Hopewell. HRHA is also working with CHP on a second RAD project at Kippax, a senior high-rise community.

Ongoing Activities

- March 6 – A community meeting on Canopy at Ginter Park attracted 150 residents and consulting parties to discuss the Section 106 Historic Preservation Environmental Process. Acting Director Brad Rader and members of the Northeast Regional Multifamily Production Team led the meeting. (HQ approved)
- March 6 Director Schmidt participated in the Botetourt Housing Summit with 100 stakeholders including federal and local officials, property owners, developers, real estate agents, builders, bankers and architects attending to discuss how to provide affordable workforce housing for incoming manufacturing jobs in this rural community. (HQ approved)
- March 8 Director Schmidt participated in the Invest Health RVA Team meeting to discuss the upcoming market value analysis (MVA) in Greater Richmond. Richmond is one of 50 mid-size cities selected to participate in Invest Health, a new collaboration between the Robert Wood Johnson Foundation and Reinvestment Fund, designed to develop new strategies for leveraging private and public investments to accelerate improvements in neighborhoods facing the biggest barriers to better health. (HQ approved)
- March 8, Director Schmidt and SMA Anne Davis participated in the Region III Interagency Council on Homelessness quarterly meeting with partners Pam Kester, Deputy Director of Housing for the Department of Housing and Community Development, Pat Popp, Virginia Education for Homeless Children Director, and Leah Reaves, Veterans Post-Incarceration Coordinator for the McGuire VA Medical Center.

Wilmington, Del. Field Office: Director Maria Bynum

Upcoming Events (Indicate whether approved by HQs)

- On March 10, Habitat for Humanity will dedicate four new homes and the Wilmington Housing Authority will host an open house for a public housing resident who purchased her first home. Director Bynum and Customer Service Representative David Sillery will attend both events in Wilmington.

Ongoing Activities

- On March 7, Director Bynum and the HUD Office of Inspector General staffed a table at the Delaware Attorney General's Office of Consumer Protection to observe Consumer Protection Week, March 6 – March 10. OIG's, Frank Aiello and Steve Porcelli, were able to meet counterparts in the Delaware Attorney General's Office including the State Attorney General.
- Director Bynum participated in the Regional Interagency Council on Homelessness videoconference on March 8.
- Director Bynum and the Office of Public Housing are meeting via conference call to collaborate on an information session for Dover landlords regarding Section 8. They are tentatively looking at hosting the session in late April or early May.
- Director Bynum and FPM's Patrice Green will discuss with Andi Mathis and Jennifer Hughes at the National Endowment Agency best practices and potential strategies on engaging the Arts in the revitalization of downtown Dover. That information will be passed along to the Restoring Central Dover Steering Committee to consider

AMERICAN OVERSIGHT

From: Wolfe, Lisa A
Sent: Friday, May 26, 2017 10:34 AM
To: DeFelice, Joseph J; Solivan, Elvis; Ott, Richard M; Schmidt, Carrie S; Brown, Jereon M; Brown, Brenda J; Ellis, Lisa C; Anastasi, Carolyn M; Dunn, Tracey; Barton, Victoria L; Iber, Robert G
Subject: NOTES from May 23 Essex Village Call/Updated Briefing Report

Hi everyone – Just an FYI, here are the notes from the May 23 call as well as the updated briefing report that was originally submitted to the Congressman per his request before his visit to Essex Village. There have been quite a few updates since then, which will be discussed during this morning's call. Please let me know if there is anything else you need from me before we get together in 26 minutes. Thanks for your continuing help and support…
Lisa

Notes from today's call/from County—Colonel Doug Middleton reporting:

- Pest control, appliances, paint, sewage overflows, substantial deployment of resources to evaluate.
- November 29 Henrico County officials walked the property. 51 additional complaints on that day; life/safety issues.
- Working with owners and management to correct problems. Making progress.
- HUD meeting – also had concerns. 100 percent inspection; request for rent increase put on hold, not granted pending outcome of work.
- Spoke with HUD about creating a partnership.
- County manager and Doug met with owner, Greg Perlman, owns both complex and management company. Acknowledged they had not maintained the facility per County ordinances and HUD guidelines.
- Meeting was about accountability, not tax credits. County threatened taking court action if property was not in code compliance.
- Looking for local buyer, but complex must meet county code and HUD requirements.
- Henrico had inspectors on the ground daily; meeting with Perlman in early August. Concerns that the reconstruction will not be done properly.
- Update meeting w/Carrie and HUD team happening today.
- Open items include (John Butler, building supervisor), status of complaints: over 100 outstanding violations to only a handful. Failing staircases, sewage overflows—broken window theory applicable—overflowing dumpsters, broken window, gutter issues. Insect and rodent problem also being corrected.
- Henry Rosenbaum – Fire Marshall for county – status of smoke alarms #1 concern. Yearly testing of smoke alarms—said they do them annually w/filter changes. Some were in there a long time ago. Some occupants said their alarms had never been tested; no documentation. Fire department/building inspections concurrent.
- January full apartment inspection—wasn't until May 15 until they could produce document for 100% inspection/testing. Maintenance person signed and dated; had occupant also sign and date. Taken over 6 months to get to that point. Hoping this will become an annual inspection. Fire code issues—dryer vents; stairs/egress corrected and/or mended.
- Clarified process, the inspections were not being done as reported. Onsite manager said there were records of inspections, but could not be produced.
- Hope Village inspections/corrections are also not up-to-date. Systemic problems within PK Management.
- Interaction w/community at Essex Village. Residents started a petition; many signed, started sometime in November. Petition was delivered a month ago. Demand was to be provided vouchers to leave the complex.

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- Only other issue—sewer lines—management said they had dome a camera inspection; that inspection did not happen. Perlman/PK Management never been made aware of the conversations county had w/management. Assured County they are now aware and things will be addressed.

Brenda Brown:

- Owner and agent are making efforts to improve the property; trash/extermination have been expanded.
- All of the county violations have been addressed with the exception of a few small items.
- Siding has been repaired and power-washed. Siding replacement will begin 30 to 45 days.
- Sidewalks/landscaping work underway.
- Navigate MOR completed; satisfactory rating. Several issues to be responded to by May 28. Qualitative component – range of scoring for each. Entire MOR is 100 percent. Satisfactory 75 to 80.
- Congressman asked about building failing score—physical inspection 2015 received 70 passing score. Hope Village—same manager/same owner. 500 families.
- Process that must be followed to update the HAP – Housing Assistance Provider contract. Residents may apply for vouchers at the housing authority. To withdraw the subsidy, there is a process. Families can always go apply for vouchers.
- Once the property gets a passing grade—Congressman is talking about high rates—rents are acceptable. Brenda is explaining the use of vouchers.
- From Doug Middleton -- County is assuring the Congressman that all the families may be placed—that there are available apartments.
- Will follow-up with Congressman's office. Staff does not understand REAC inspection process; what happens when a property receives a failing score.
- Last sewage issue was in February—State EPA must be notified by property owner—we learned PK Management had not been making those notifications. The County is working as a back-up.
- County/HUD will follow-up with PK Management. Owner pledged to hire a company to scope the lines. Open item—red flag to come down on the owner. Sylvia said that is an issue for the Congressman as well. HUD had been led to believe that issue had been addressed.
- Carol – two bids, awaiting third bid for sewage contractor will be in next week. Elton, from Congressman's office, asking for the bids/follow-ups in writing. Wanted it in writing that the bids are in progress. The company has two bids and awaiting a third bid. Sylvia Murphy.
- Colonel – REAC Inspection w/in a year or w/in the next 12 months. Brenda will ask for a REAC Inspection by the end of the calendar year. HUD will make every effort to have that inspection before the end of the year. We will be "aggressive" with our follow-up on this property.
- One of the things at HUD meeting, was the possibility of the County accompanying the REAC inspector. Colonel is still making that offer. REAC policy to not have others accompany them. Even though they are walking/doing an inspection; do not want others to walk with them. Brenda offered to check with REAC about possibility of having a County official accompany an inspector.
- Is REAC a private company? The QA team is a HUD quality team; other inspectors are third-party contractors. Brenda will follow-up with the REAC Director to see if they will make an exception. County believes they would do a better long-term job if we could do it together.

Review/wrap-up by the Colonel:

- Planning another County inspection; checking on code violations—the County's limit.
- When County met with Perlman/PK Management—they offered to meet with them again; County offered to integrate their sewer system once the complex brings it up to county code. Asbestos in the pipes may be an issue.

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- Sewage system may continue to have problems; if we have overflows, will continue to follow-up.
- The Congressman has continued to advocate on behalf of the citizens.
- Will continue to work with all interested parties; administrative actions that may involve abating the HAP contract.
- Appreciate the County's involvement. Mr. Burton's request from Congressman's office to follow.

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Regional Public Affairs Officer
Office of Field Policy and Management
U.S. Department of Housing and Urban Development
The Wanamaker Building, 100 Penn Square East
Philadelphia, PA 19107
Office: (215) 430-6640

From: Wolfe, Lisa A
Sent: Monday, May 22, 2017 3:21 PM
To: Brown, Brenda J <brenda.j.brown@hud.gov>; Ellis, Lisa C <Lisa.C.Ellis@hud.gov>; Anastasi, Carolyn M <carolyn.m.anastasi@hud.gov>; Schmidt, Carrie S <Carrie.S.Schmidt@hud.gov>
Cc: Ott, Richard M <richard.m.ott@hud.gov>; Downs, Sharon <sharon.downs@hud.gov>; Dunn, Tracey <Tracey.Dunn@hud.gov>
Subject: UPDATED: Essex Village Briefing Report

Hi everyone – As promised, here's last week's Congressional request to use as a basis for updates during tomorrow's call. Please let me know if you have any questions, or would like to add any updates. Thanks!
Lisa

Essex Village, Henrico County, Va.
Briefing Report Update, 05.22.17

On March 30, Director Carrie Schmidt and members of the multifamily team met with Henrico County officials to discuss concerns about the HUD-assisted property, Essex Village at the Richmond Field Office. In preparation for the meeting on March 29, Brenda Brown, Director Baltimore MF Satellite Office, Lisa Ellis, Branch Chief, and Carolyn Anastasi, Resolution Specialist, met with PK Management Official Jenne McClain-Blankhead and others to tour the site. There were many obvious physical maintenance needs. HUD officials spoke to many residents and were invited into a few units. There is an obvious difference between the condition of elderly units and the condition of those mainly for families. The development is considered a troubled property with a final REAC inspection score, after appeal, of 51. PK Management is working on the Compliance, Disposition, and Enforcement (CDE) plan, due May 25, 2017 as a follow-up to the failing REAC score. Management will be submitting monthly accounting reports and physical property updates.

On March 30, HUD staff met with Colonel Doug Middleton, Deputy County Manager of Public Safety, and 10 other County Officials at the Richmond Field Office. The Colonel voiced complaints concerning exterior physical violation notices previously given to property as well as sewer issues (privately-owned). Brenda Brown discussed prior day property visit and planned physical repairs including a possible $19 million in rehab. Following the meeting, Brenda Brown spoke with owner, Gregory Perlman, to facilitate a meeting with the Colonel to open the lines of communication. A meeting via conference call will be scheduled monthly for property updates.

To date, the following is in process or has occurred.

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- The Performance Based Contract Administrator (PBCA), Navigate Affordable Housing, conducted a Management Occupancy Review (MOR) on April 18. The final report was sent to the owner on April 28.
- PBCA Navigate Management Review included maintenance reports for over 3,000 requests for service in last year, averaging 261/month. All REAC exigent, health and safety deficiencies have been corrected.
- An April 3 fire damaged eight units. No injuries occurred and all residents are back in their units. Restoration work has been completed except the unit in which the fire started; repairs are still underway and the resident was housed in an available apartment on site.
- PK Management is submitting bi-weekly property updates concerning sewer/maintenance issues and proposed project transformation through sale/merger with a nonprofit.
- PK Management responded to Notice of Violation (NOV) requiring a 100%-unit inspection. Confirmed that 100 percent of units have been inspected, work orders generated and work is just about complete.
- PK Management Official Jenne McClain-Blankhead confirmed that a meeting took place between Essex Village owner Gregory Perlman and Henrico County's Deputy County Manager of Public Safety Colonel Doug Middleton on May 8. Security, exterior site work and upgrades, sewer issues and completed work orders were discussed. County officials and PK Management agreed to meet again in 90 days.
- HUD Multifamily and Richmond Field Office leaders will meet with Henrico County Officials on May 23.
- There has been continued media interest in Essex Village, including a FOIA request for the most recent REAC Inspection report. As of May 19, the report may be released after redaction.
- Additional media interest in two other PK Management properties in Henrico County. A CBS6 FOIA from Melissa Hipolit for Woodland Crossing Apartments included a REAC Inspection Report (66b) and subsidy amount. The reporter also contacted us about a child with an elevated lead blood level in Hope Village. In addition, the reporter inquired about who performs HUD's REAC inspections. Currently working on the responses and outstanding FOIA requests.
- On Friday, May 19, Jenne McClain-Blankhead was interviewed by CBS6 Reporter Melissa Hipolit about Woodland Crossing. Jenne will submit a summary to multifamily by COB on Monday, May 22.

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AMERICAN OVERSIGHT

From: Wolfe, Lisa A
Sent: Tuesday, May 30, 2017 8:57 AM
To: Brown, Jereon M
Cc: Edwards, Nika V; Sullivan, Brian E; Thompson, Amy C; Williams, Raphael L; Ott, Richard M; DeFelice, Joseph J; Solivan, Elvis
Subject: RE: FOIA

Adding the others so they are aware. Do you have any idea when this may run?

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From: Brown, Jereon M
Sent: Tuesday, May 30, 2017 8:55 AM
To: Wolfe, Lisa A <Lisa.A.Wolfe@hud.gov>
Cc: Edwards, Nika V <Nika.V.Edwards@hud.gov>; Sullivan, Brian E <brian.e.sullivan@hud.gov>; Thompson, Amy C <Amy.C.Thompson@hud.gov>; Williams, Raphael L <Raphael.L.Williams@hud.gov>
Subject: FW: FOIA

Lisa, we are going to have a bad nursing home story. A Philadelphia nursing home that scored a 2 will be a prominent part of the story.

From: Fazlollah, Mark [mailto:mfazlollah@phillynews.com]
Sent: Friday, May 26, 2017 9:30 AM
To: Brown, Jereon M <Jereon.M.Brown@hud.gov>
Subject: FOIA

Jerry,
I have a few general questions on the inspection reports:
Is it correct that HUD inspectors use these similar standards to assess the physical condition of public housing units and privately owned rental units that are insured or assisted by various programs under HUD, such as rental units that accept Section 8 vouchers. Is this type of inspection just done on all HUD-financed housing?
How many similar reports are done each year? Can you tell me how many similar inspections of just nursing homes each year?
Does the 1-100 ranking system cover all types of property inspections?

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The scores on the Philadelphia nursing homes inspections that I received range from the 70s down to the score of 2 for Bala nursing home?
Have there been Section 8 rentals of other HUD properties that have received scores as low as 2?
HUD letters to low scoring nursing homes say non-compliance may adversely affect the homes' ability to participate in HUD programs: Can it affect participation in all government programs? Could owners who don't comply have all of their properties affected because of one non-compliance finding?
Can you recommend any reading that I should do to get background on the inspections?
Mark Fazlollah
(b)(6)

Every region has a leader. Ours is Philly.com. Powered by the Inquirer and Daily News.

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From: Brown, Jereon M
Sent: Tuesday, May 30, 2017 9:07 AM
To: Wolfe, Lisa A
Cc: Edwards, Nika V; Sullivan, Brian E; Thompson, Amy C; Williams, Raphael L; Ott, Richard M; DeFelice, Joseph J; Solivan, Elvis; Charles, Genger M
Subject: RE: FOIA

This story will run as soon as the Inquirer receives our response. Evidently there is a major lawsuit against the nursing home. A patient recently fell out of the bed and died as a result of the fall.

From: Wolfe, Lisa A
Sent: Tuesday, May 30, 2017 8:57 AM
To: Brown, Jereon M <Jereon.M.Brown@hud.gov>
Cc: Edwards, Nika V <Nika.V.Edwards@hud.gov>; Sullivan, Brian E <brian.e.sullivan@hud.gov>; Thompson, Amy C <Amy.C.Thompson@hud.gov>; Williams, Raphael L <Raphael.L.Williams@hud.gov>; Ott, Richard M <richard.m.ott@hud.gov>; DeFelice, Joseph J <Joseph.J.DeFelice@hud.gov>; Solivan, Elvis <Elvis.Solivan1@hud.gov>
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From: Brown, Jereon M
Sent: Tuesday, May 30, 2017 8:55 AM
To: Wolfe, Lisa A <Lisa.A.Wolfe@hud.gov>
Cc: Edwards, Nika V <Nika.V.Edwards@hud.gov>; Sullivan, Brian E <brian.e.sullivan@hud.gov>; Thompson, Amy C <Amy.C.Thompson@hud.gov>; Williams, Raphael L <Raphael.L.Williams@hud.gov>
Subject: FW: FOIA

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To: Brown, Jereon M <Jereon.M.Brown@hud.gov>
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I have a few general questions on the inspection reports:

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Is it correct that HUD inspectors use these similar standards to assess the physical condition of public housing units and privately owned rental units that are insured or assisted by various programs under HUD, such as rental units that accept Section 8 vouchers. Is this type of inspection just done on all HUD-financed housing?
How many similar reports are done each year? Can you tell me how many similar inspections of just nursing homes each year?
Does the 1-100 ranking system cover all types of property inspections?
The scores on the Philadelphia nursing homes inspections that I received range from the 70s down to the score of 2 for Bala nursing home?
Have there been Section 8 rentals of other HUD properties that have received scores as low as 2?
HUD letters to low scoring nursing homes say non-compliance may adversely affect the homes' ability to participate in HUD programs: Can it affect participation in all government programs? Could owners who don't comply have all of their properties affected because of one non-compliance finding?
Can you recommend any reading that I should do to get background on the inspections?
Mark Fazlollah
(b)(6)

Every region has a leader. Ours is Philly.com. Powered by the Inquirer and Daily News.

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From: Solivan, Elvis
Sent: Tuesday, May 30, 2017 9:15 AM
To: DeFelice, Joseph J
Subject: CPD
Attachments: Operational Briefing Draft Slides for April.pptx

Elvis Solivan
Senior Advisor to the Secretary
U.S. Department of Housing & Urban Development
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COMMUNITY PLANNING DEVELOPMENT

CPD Operations Meeting

April 27, 2017

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Agenda

I. Hot Issues
II. Staffing/Hiring
III. Performance Management
IV. Correspondence/FOIA
V. Budget
   - Travel
   - Status of Funds to Be Canceled
VI. Technical Assistance
VII. Grant Closeout Team Update
VIII. NOFA Dashboard
IX. Audit Dashboard

HUD-17-0235-C-000026

& FO are working through 2 Important Hot Issues

- **Re-compete of CPD IT Services Contract** – as of 4/21/17
  - With delays in the acquisition, HUD secured a 5-month extension of the current contract:
    - Contract Extension Period: 5/26/17 to 10/25/17 (builds in 1-month transition, if needed)
    - New Contract Base Year Period: 10/26/17 to 5/25/18 (Options Years start on 5/26/##)
    - RCS-Q-2017-00110 (extension funding): GSA requested a few revisions; HUD is completing these updates and will return to GSA as soon as possible

- **IDIS FIFO Project Delays** – as of 4/21/17
  - Delays primarily due to complexity of the Home Commitment Deadline work
  - CPD has effectively managed the delays and re-planned the project
    - Release 11.13 was deployed March 27, approximately two months late
    - Release 11.14 will be deployed in mid-June, but with reduced scope
    - HUD will add one release (IDIS 11.15) in September to finalize all required work. CPD has requested additional IT budget for this added release. If not funded, the Corrective Maintenance "break-fix" budget for IDIS will be reduced during the November 2017 - May 2018 time period.

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rent Staffing Level is 731 with an EOY Projection of 747 (Assuming all hiring actions are completed)

Office	SOY	Accessions	Attrition	Current Onboard Staffing	External Actions Currently on Hiring Plan	Total Including Actions in Process	Est. Projected Attrition for Remaining Year	EOY Estimate
Office of the Asst. Secretary	9	3	5	7	0	7	0	7
DAS for SNAPS	51	4	3	52	3	55	1	54
DAS for Econ. Development	19	3	6	16	1	17	0	17
DAS for Grant Programs	124	12	12	124	8	132	5	127
DAS for Operations (HQ)	75	11	9	77	1	78	3	75
DAS for Operations (FO)	466	23	34	455	27	482	15	467
Total	744	56	69	731	40	771	24	747

HUD-17-0235-C-000028

102 Vacancies have been Filled; 56 are External & 46 are Internal Actions

External Actions on the Hiring Plan

PROGRAM OFFICE	Planning PD/JA	PD Process	JA Process	Draft Annc.	Recruit	Screen	Certs Rcvd / Interview	Selection Made	Cleared Security	Has EOD	Total Active Actions	On Board	No Selection/ Declination	Total Actions Processed
Assistant Secretary for CPD	0	0	0	0	0	0	0	0	0	0	**0**	3	0	3
DAS for Economic Development	0	0	0	0	0	0	0	1	0	0	**1**	2	0	3
DAS for Grant Programs	0	2	3	0	1	0	0	2	0	0	**8**	12	9	29
DAS for Special Needs	0	0	0	0	0	0	2	1	0	0	**3**	4	2	9
DAS for Operations - HQ	0	0	1	0	0	0	0	0	0	0	**1**	11	1	13
DAS for Operations - FLD	0	0	2	0	0	1	4	20	0	0	**27**	24	7	58
Total External	**0**	**2**	**6**	**0**	**1**	**1**	**6**	**24**	**0**	**0**	**40**	**56**	**19**	**115**

Internal Actions on the Hiring Plan

PROGRAM OFFICE	Planning PD/JA	PD Process	JA Process	Draft Annc.	Recruit	Screen	Certs Rcvd / Interview	Selection Made	Cleared Security	Has EOD	Total Active Actions	On Board	No Selection/ Declination	Total Actions Processed
Assistant Secretary for CPD	0	0	0	0	0	0	0	1	0	0	**1**	0	0	1
DAS for Economic Development	0	0	0	0	0	0	0	0	0	0	**0**	1	0	1
DAS for Grant Programs	0	0	0	0	0	0	0	0	0	0	**0**	8	2	10
DAS for Special Needs	0	1	0	0	0	0	0	1	0	0	**2**	4	0	6
DAS for Operations - HQ	0	0	0	0	0	0	0	1	0	0	**1**	1	2	4
DAS for Operations - FLD	0	0	0	0	0	0	0	11	0	0	**11**	32	1	44
Total Internal	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**14**	**0**	**0**	**15**	**46**	**5**	**66**

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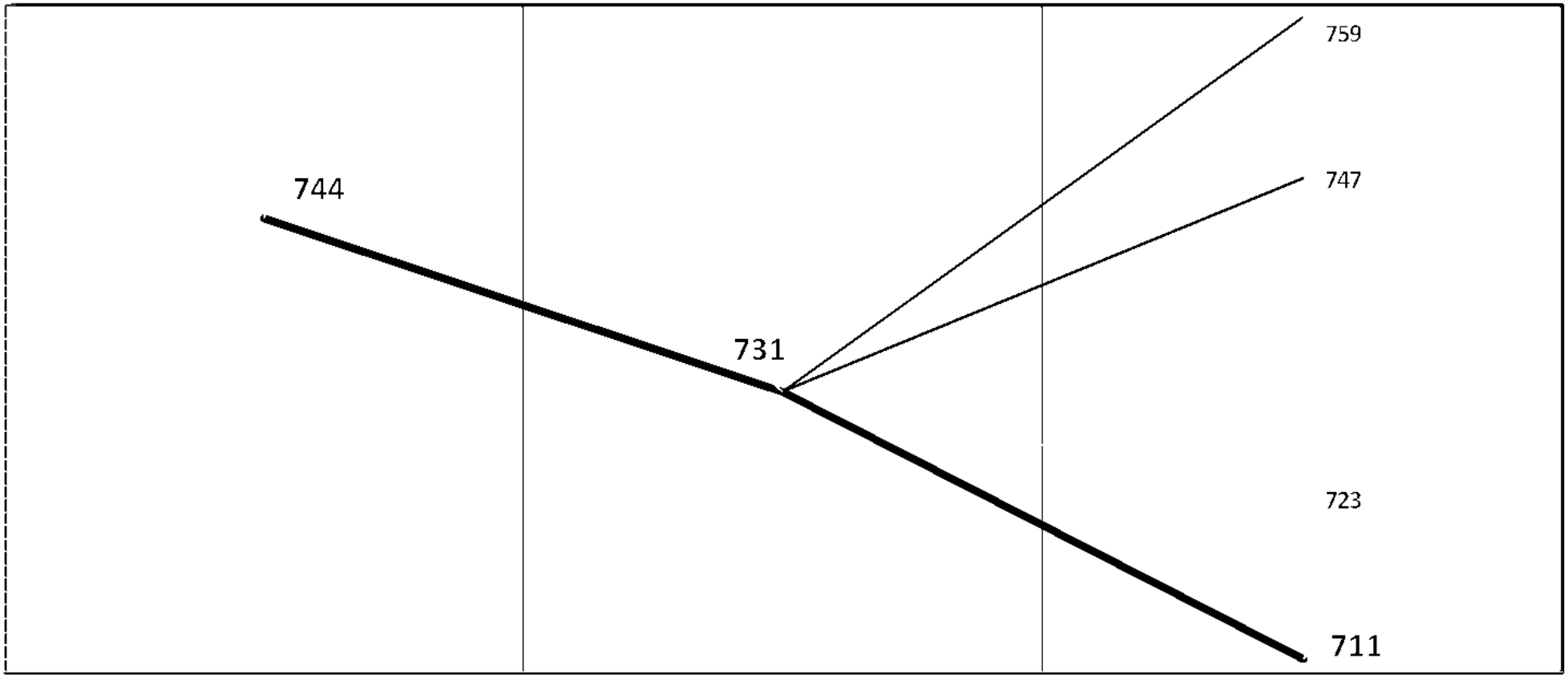
Estimated End of Year Staffing Levels Assuming Various Hiring / Attrition Scenarios



Scenario	SOY	Current	GAINS	LOSSES	EOY
Hiring Plan / CFO Attrition	744	731	40	12	759
Hiring Plan / Normal Attrition	744	731	40	24	747
Limited Hiring / CFO Attrition	744	731	4	12	723
Limited Hiring / Normal Attrition	**744**	**731**	**4**	**24**	**711**

HUD-17-0235-C-000030

FY17 PACS & EPPES are 99% Complete
FY17 PACS & EPPES Mid-Years are 28% and 46% Complete

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Office	Total Plans	% Complete	# Remaining	Total Plans	% Complete	# Remaining
DAS GP	27	99%	1	90	99%	3
DAS ED	4	100%	0	11	100%	0
DAS SNAPS	8	100%	0	43	100%	0
DAS Ops HQ	16	100%	0	63	100%	0
DAS Ops FO	71	100%	0	390	99%	1
Total CPD	126	99%	1	597	99%	4

Milestones:

- FY 17 Plan Establishment Date: November 1, 2016
- FY 17 Mid Year Due Date: May 15, 2017

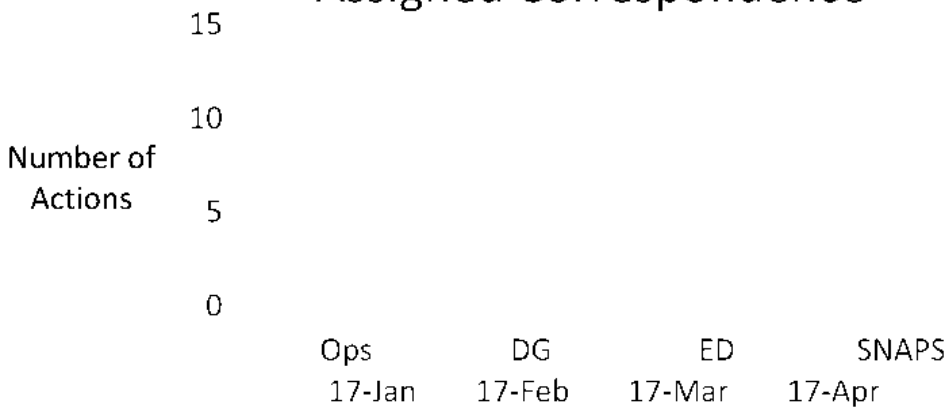
Office	Total Plans	% Complete	# Remaining	Total Plans	% Complete	# Remaining
DAS GP	27	45%	15	90	45%	50
DAS ED	4	50%	2	11	37%	7
DAS SNAPS	8	25%	6	43	19%	35
DAS Ops HQ	16	32%	11	63	42%	37
DAS Ops FO	71	20%	57	390	50%	195
Total CPD	126	28%	91	597	46%	324

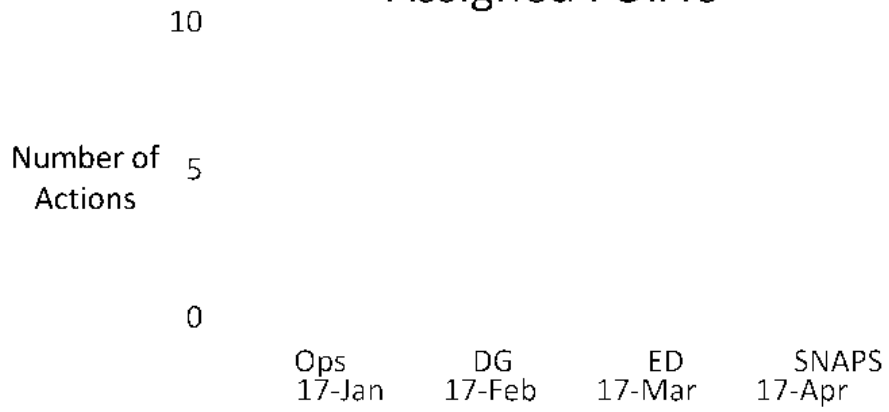
Trends & Observations:

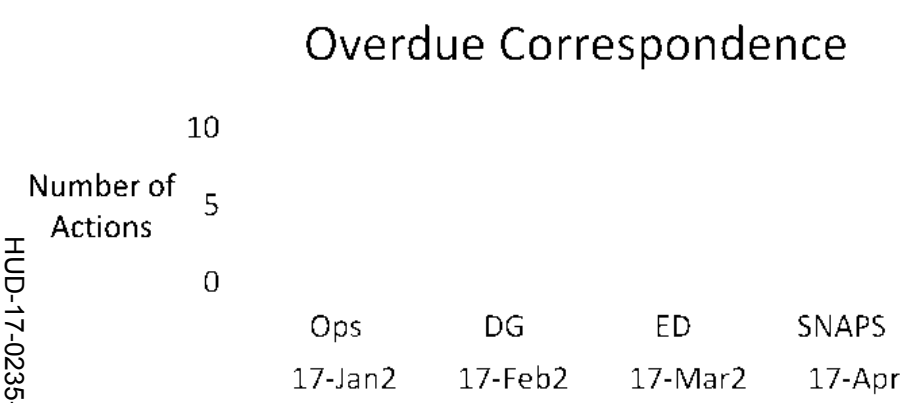
- For FY 17 3 HQ/1 FLD awaiting employee acknowledgement for completion.
- Round 2 FY16 Performance Plans were paid out as of PP6.

HQD-17-0235-C-00031

nas 98 Pieces of Controlled Correspondence in its inventory and 37 for FOIA







HUD-17-0235-C-000032

Allocation & Expenditure Report FY17- HQ and Field (1/4 slides)

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FUND 0338

As of 04/24/2017

	FY 2017 ALLOCATION	FY 2017 USAGE	CHANGE IN ALLOCATION	AVAILABLE ALLOCATION	PERCENT USAGE
Headquarters/Front Office (D)	$10,000	$9,224	$0	$776	92.2%
Unallocated Field Office Funds (DZZ)	$0	$0	$0	$0	0.0%
Unallocated	$0	$0	$0	$0	0.0%
Deputy Assistant Secretary for Special Needs					
Immediate Office (DN)	$14,000	$10,149	$0	$3,851	72.5%
Office of Special Needs (DNS)	$23,000	$22,838	$0	$162	99.%
Office of HIV/AIDS (DNH)	$10,000	$6,406	$0	$3,594	64.1%
SPECIAL NEEDS SUBTOTAL	$47,000	$39,393	$0	$7,607	83.8%
Deputy Assistant Secretary for Economic Development					
Immediate Office (DE)	$0	$0	$0	$0	0.0%
Office of Rural Housing & Economic Development (DED)	$2,000	$0	$0	$2,000	0.0%
Office of Community Renewals (DER)	$0	$0	$0	$0	0.0%
Office of Economic Development (DOR)	$18,000	$12,680	$0	$5,320	70.4%
ECONOMIC DEVELOPMENT SUBTOTAL	$20,000	$12,680	$0	$7,320	63.4%

HUD-FOIA-2018-00350-000033

Allocation & Expenditure Report FY17- HQ and Field (2/4 slides)

AMERICAN OVERSIGHT

FUND 0338

As of 04/24/2017

	FY 2017 ALLOCATION	FY 2017 USAGE	CHANGE IN ALLOCATION	AVAILABLE ALLOCATION	PERCENT USAGE
Deputy Assistant Secretary for Grants					
Immediate Office (DG)	$5,000	$2,281	$0	$2,719	45.6%
Office of Block Grant Assistance (DGB)	$23,000	$17,014	$0	$5,986	74.0%
Office of Affordable Housing (DGH)	$30,000	$15,610	$0	$14,390	52.0%
Office of Energy and Environment (DGE)	$29,000	$18,274	$0	$10,726	63.0%
BLOCK GRANTS SUBTOTAL	$87,000	$53,178	$0	$33,822	61.1%
Deputy Assistant Secretary for Operations					
Immediate Office (DO)	$2,000	$1,406	$0	$594	70.3%
PMF and Other Travel (DOO)	$0	$0	$0	$0	0.0%
Office of OTAM (DOT)	$0	$0	$0	$0	0.0%
Office of Policy Development (DOP)	$3,500	$3,292	$0	$208	94.1%
Office of Field Management (DOF)	$55,900	$47,407	-$4,400	$8,493	84.8%
OPERATIONS SUBTOTAL	$61,400	$52,105	-$4,400	$9,295	84.8%
HEADQUARTERS TOTAL	**$225,400**	**$166,581**	**-$4,400**	**$58,819**	73.9%
FIELD ALLOCATION	**$102,853**	**$39,434**	**$4,400**	**$63,419**	38.3%
OPD TOTAL					

***Travel Allocations can be found on the Information on Demand SharePoint site**

HUD-F-023-C-0034

Travel Allocation & Expenditure Report FY17 – Field Office Allocation (3/4 Slides)

Field Office Balances

		FY 2017 ALLOCATION	FY 2017 USAGE	CHANGE IN ALLOCATION 04/17-04/24/2017	AVAILABLE ALLOCATION	PERCENT USAGE
ALBUQUERQUE	6BD	$2,273	$2,102	$0	$171	92.5%
ANCHORAGE	0CD	846	307	0	539	36.3%
ATLANTA	4AD	1,747	0	0	1,747	0%
BALTIMORE	3BD	333	0	0	333	0%
BIRMINGHAM	4CD	1,849	0	0	1,849	0%
BOSTON	1AD	2,732	841	0	1,891	30.8%
BUFFALO	2CD	2,922	1,409	600	1,513	48.2%
CHICAGO	5AD	4,419	3,911	0	508	88.5%
COLUMBIA, SC	4ED	1,687	1,576	0	111	93.4%
COLUMBUS, OH	5ED	3,833	2,053	0	1,780	53.6%
DENVER	8AD	2,853	0	0	2,853	0%
DETROIT	5FD	2,907	0	0	2,907	0%
FORT WORTH	6AD	4,766	2,185	0	2,581	45.8%
GREENSBORO	4FD	2,691	0	0	2,691	0%
HARTFORD	1ED	333	41	0	292	12.3%
HONOLULU	9CD	3,474	1,044	0	2,430	30.1%
HOUSTON	6ED	1,147	714	0	433	62.2%
INDIANAPOLIS	5HD	3,030	2,767	0	263	91.3%
JACKSON	4GD	1,055	0	0	1,055	0%
JACKSONVILLE	4HD	3,128	2,788	0	340	89.1%
KANSAS CITY	7AD	2,707	1,481	0	1,227	54.7%
KNOXVILLE	4JD	3,191	1,805	0	1,386	56.6%

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Travel Allocation & Expenditure Report FY17 – Field Office Allocation (4/4 Slides)

Field Office Balances

		FY 2017 ALLOCATION	FY 2017 USAGE	CHANGE IN ALLOCATION 04/17-04/24/2017	AVAILABLE ALLOCATION	PERCENT USAGE
LITTLE ROCK	6FD	$3,533	$873	$3,200	$2,660	24.7%
LOS ANGELES	9DD	5,588	4,942	600	646	88.4%
LOUISVILLE	4ID	814	0	0	814	0%
MIAMI	4DD	2,513	336	0	2,177	13.4%
MILWAUKEE	5ID	1,881	354	0	1,527	18.8%
MINNEAPOLIS	5KD	1,224	0	0	1,224	0%
NEW ORLEANS	6HD	1,780	0	0	1,780	0%
NEW YORK	2AD	1,093	0	0	1,093	0%
NEWARK	2FD	578	0	0	578	0%
OKLAHOMA CITY	6ID	1,273	0	0	1,273	0%
OMAHA	7DD	2,616	0	0	2,616	0%
PHILADELPHIA	3AD	4,706	2,259	0	2,447	48.0%
PITTSBURGH	3ED	1,891	796	0	1,095	42.1%
PORTLAND	0ED	4,416	811	0	3,605	18.4%
RICHMOND	3FD	1,837	1,349	0	488	73.4%
SAN ANTONIO	6JD	2,513	1,369	0	1,145	54.5%
SAN FRANCISCO	9AD	3,705	0	0	3,705	0%
SAN JUAN	4ND	2,277	483	0	1,794	21.2%
SEATTLE	0AD	3,694	837	0	2,857	22.7%
ST. LOUIS	7ED	665	0	0	665	0%
WASHINGTON, DC	3GD	333	0	0	333	0%
SUBTOTAL FIELD OFFICES		**$102,853**	**$39,434**	**$4,400**	**$63,419**	38.3%

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DOJ-15-cv-00036

Monthly Analysis of Undisbursed Funds to be Cancelled (1/3 slides)

Program	March 16	April 17	Monthly Change	Cumulative Change
CDBG (860/20162)				
CT1 – Sect - Technical Assistance	$0	$0	$0	$0
DS1 - State Administered Small Cities	103,191	0	(103,191)	(406,794)
EC1 - Entitled Cities	26,202	15,207	(10,995)	12,147
EI1 - Economic Dev Initiative - Special Projects	22,012,397	21,428,984	(583,413)	(964,355)
Section 108 Community Dev Loan Guarantee *	2,633,926	2,610,366	(23,560)	(23,560)
EU1 - Entitled Urban Counties	2,243,182	2,243,182	0	0
RIN - Rural Innovation Fund	827,977	827,977	0	0
NH1 - Neighborhood Initiatives Demonstration	1,472,777	1,472,777	0	(24,454)
Subtotal	**$29,319,652**	**$28,598,493**	**($721,159)**	**($1,407,016)**

* Note: The Section 108 credit subsidy to be cancelled divided by the credit subsidy rate (.023) equals the loan guarantee authority to be cancelled.

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HUD-17-0235-C-000037

Monthly Analysis of Undisbursed Funds to be Cancelled (2/3 slides)

Program	March 16	April 17	Monthly Change	Cumulative Change
HOMELESS (860/20192)				
ARH - Annual Homeless Report	$1,259	$600	($659)	($659)
GPC - Supportive Housing Program	5,388,078	4,847,485	(540,593)	(2,945,667)
HGE - Emergency Shelter Grants	730,016	730,016	0	(28,704)
HGL - Shelter Plus Care (SPC) Tenant Based RA	8,914,583	8,741,140	(173,443)	(775,351)
HGN - SPC Project Based RA w/o Rehab	6,942,393	6.756,822	(185,571)	(372,724)
HGO - SPC Sponsor Based RA	6,001,694	5,953,326	(48,368)	(265,441)
SPR - SPC Renewal Project Based RA	510,546	452,955	(57,591)	(57,591)
SRS - SPC Renewal Sponsor Based RA	5,373,851	5,294,901	(78,950)	(78,950)
SRT - SPC Renewal Tenant Based RA	3,787,390	3,748,250	(39,140)	(39,140)
Subtotal	**$37,649,810**	**$36,525,495**	**($1,124,315)**	**($4,564,227)**

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...ily Analysis of Undisbursed Funds to be Cancelled (3/3 slides)

Program	March 16	April 17	Monthly Change	Cumulative Change
HOME (860/20205)				
HMC - HOME Investment CPD	27,958,000	25,556,386	(2,401,614)	(9,143,832)
Subtotal	**$27,958,000**	**$25,556,386**	**($2,401,614)**	**($9,143,832)**
HOPWA (860/20308)				
CWF - HOPWA Competitive	323,664	323,664	0	(15,008)
Subtotal	**$323,664**	**$323,664**	**$0**	**($15,008)**
HSG - SPEC TECHNICAL ASSISTANCE (860/20320)				
E1C - OneCPD TA & Capacity Building	173,302	17,302	0	0
EJC - Joint Core Skills Certification	400,000	400,000	0	0
Subtotal	**$573,302**	**$573,302**	**$0**	**$0**
TRANSFORMATION INITIATIVE (860/2402)				
JCS - Joint Core Skills Certification	162,317	161,960	(357)	(357)
OCT - OneCPD TA & Capacity Building	814,945	725,623	(89,322)	(89,322)
Subtotal	**$977,262**	**$887,583**	**($89,679)**	**($89,679)**
TOTAL – UNDISBURSED AMOUNTS	**$96,801,690**	**$92,464,923**	**($4,336,767)**	**($15,219,762)**

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HUD17-1350-000039

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Monthly Analysis of Unobligated Funds to be Cancelled (1/2 slides)

Program	March 16	April 17	Monthly Change	Cumulative Change
CDBG				
Unobligated Amounts 865/70162)				
CDDA/CDEN Recoveries	$261,776	$261,776	$0	$21,564
DII - Disaster Award Grant Reductions (IDIS)	91,852	0	(91,852)	(91,852)
DS1 - State Administered Small City	0	0	0	(99,537)
NDS - National Disaster Resilience	0	0	0	(401,626,359)
SD1 - Non-Sandy Disaster Relief 2011	91,112,571	65,686,235	(25,426,336)	(29,926,336)
SD2 - Non-Sandy Disaster Relief 2012	48,750,333	48,750,333	0	(4,422,999)
SD3 - Non-Sandy Disaster Relief 2013	209,800,651	149,886,625	(59,914,026)	(64,366,677)
SDY - Hurricane Sandy PL 113-2	1,152,554,299	1,152,554,299	0	(3,727,758,000)
Subtotal	**$1,502,571,482**	**$1,417,139,268**	**($85,432,214)**	**($4,228,270,196)**

HUD-17-0235-C-000040

COMMUNITY PLANNING DEVELOPMENT

Monthly Analysis of Unobligated Funds to be Cancelled (2/2 slides)

Program	March 16	April 17	Monthly Change	Cumulative Change
HOMELESS				
Unobligated Amounts (865/70192)				
Homeless - 0192	$1,627,197	$1,076,290	($550,907)	($14,041,305)
COC - Continuum of Care Renewal Projects	203,984	0	(203,984)	(127)
CON - Continuum of Care New Projects	19,486,276	13,059,707	(6,426,569)	(23,929,559)
Subtotal	**$21,317,457**	**$14,135,997**	**($7,181,460)**	**($37,970,991)**
HOPWA				
Unobligated Amounts (865/70308)				
PWH - HOPWA Formula	$12,306,167	$12,306,167	$0	($1,438,529)
TWF - HOPWA Technical Assistance	3,150	3,150	0	0
Subtotal	**$12,309,317**	**$12,309,317**	**$0**	**($1,438,529)**
TOTAL - UNOBLIGATED AMOUNTS	**$1,536,198,256**	**$1,443,584,582**	**($92,613,674)**	**($4,267,679,716)**

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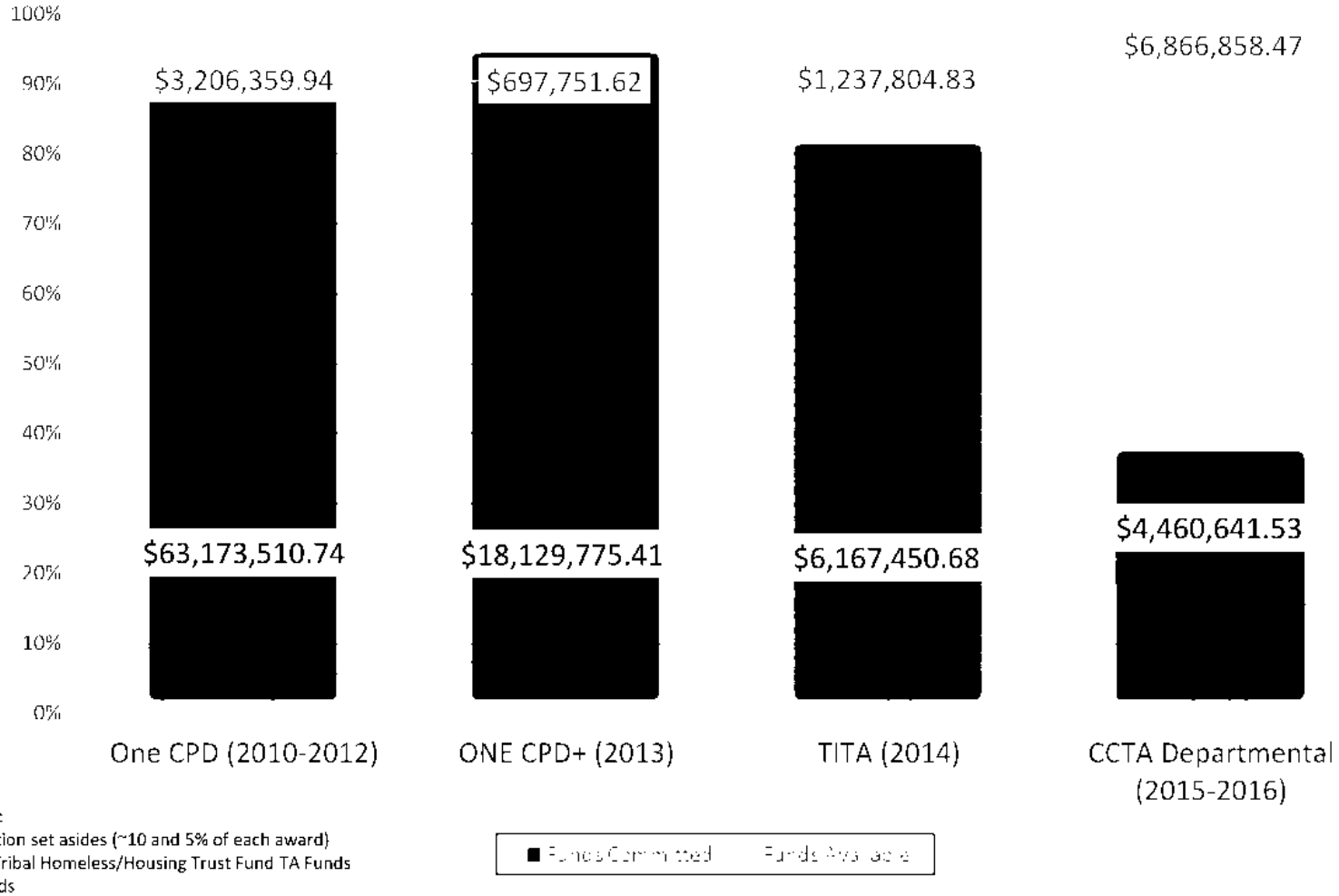
HUD-17-0235-C-00041

Technical Assistance

FY 10-16 Departmental Fund Summary for CPD



Note, this data excludes:

- Admin and coordination set asides (~10 and 5% of each award)
- NSP/HOME/SNAPS/Tribal Homeless/Housing Trust Fund TA Funds
- Core Curriculum Funds
- Cross-cutting TA and HUD Exchange Funding

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HUD-17-0235-C-000042

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Technical Assistance

- Save the Date for the Next TA Institute in DC: **November 28-29, 2017**
- You are Invited to the "Virtual Summer of Learning": **June 14-August 23, 2017**

All sessions will be hosted virtually from 3-4:30pm eastern time (details to come):

June 14th
Program Leadership Updates

June 28th
Cooperative Agreement Management (DRGR, Travel policy, etc)

July 12th
Working Group Update – Closeouts

July 26th
Cooperative Agreement Management (Financial Management – wage rates and indirect cost rates)

August 9th
Program Update (Simultaneous virtual sessions with program leadership for SNAPS, HOME, OBGA, Public Housing, ONAP, FHEO, Public Housing)

August 23rd
Working Group Updates (Marketing and Analytic work group and TA Coordination and Communication work group)

HUD-17-0235-C-000043

OPDC - Grant Closeout Team Update

SNAPS	71,346	69,169	2,177	OPDC, SNAPS, Field staff and Budget are continuing their work to refine the ongoing close out process. Also 434 grants were determined to be for OTAM and have been transfer to the OTAM closeout list.
Really Old SNAPS Grants	2,434	0	2,434	
EDI/SP Earmark	FY 08: 777 FY 09: 538 FY 10: 466	FY 08: 652 FY 09: 359 FY 10: 266	FY 08: 125 FY 09: 179 FY 10: 200	
Rural Innovation Fund	38	27	11	Staff is working to close the final 11 **RIF** grants. Three (3) are awaiting return of signed documents from grantees & 5 are awaiting return of signed documents from FO/ONAP. Three (3) problem grants will require additional staff work or workout arrangements.
HOME	14 PJs with a total of 146 grants			OPDC and OAHP periodic meetings will resume in April to work to close the initial 146 test grants. These 14 PJ's will be used to test the closeout process
Technical Assistance	154 (2006-2009) 434 (were listed with SNAPS)	18 are being edited for completion 238	138 196	OPDC is working with OTAM to establish a close out process
CDBG Entitlement	36,908 (1972-2013)			OPDC will begin working with OBGA to establish a close out process during the latter part of FY 17
Urban Development Action Grant (UDAG) Program	2,930			Grants will be presented for unilateral bulk closeout due to dated nature of portfolio. Process is being formulated. Process is being formulated. However Budget has indicated that some of these UDAG grants are closed.

AMERICAN OVERSIGHT

CPDC - FY2017 CPD NOFA Dashboard

FY17 NOFA Title	Est Funds Available for NOFA	Planned Dept. Clearance Submission	Actual date of Clearance Submission	Date Published (Proj/Actual)	Date Funds Obligated (Proj/Actual)	Status / Comments
Capacity Building (Section 4)		4/12/17	4/3/17	-		The Section 4 NOFA is in departmental clearance and comments are due on April 20, 2017.
Community Compass Technical Assistance and Capacity Building Program		2/27/17	4/3/2017	5/17/17		The FY 2017 Community Compass NOFA entered CPD Internal Clearance on April 3, 2017. Revisions were submitted by April 18th and are currently being considered and reconciled by the drafters. The target publishing date is May 17, 2017 and the applications are expected by July 17, 2017.
Continuum of Care (CoC)		2/1/2017	4/14/2017	5/30/2017		The FY 2017 CoC Program Competition NOFA went into Departmental Clearance 4/14/2017. We anticipate comments by the week of April 24, 2017.
Rural Capacity Building (RCB)		5/12/17	-	-		RCB Program NOFA – NOFA language is being updated, with the five factors being developed within the office. The RCB program NOFA is expected to be in internal clearance in May 2017.

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HUD-17-0235-C-000045

OPDC - FY2017 CPD NOFA Dashboard

FY17 NOFA Title	Est Funds Available for NOFA	Planned Dept. Clearance Submission	Actual date of Clearance Submission	Date Published (Proj/Actual)	Date Funds Obligated (Proj/Actual)	Status / Comments
Self-Help Homeownership Opportunity Program (SHOP)	$10,000,000	7/20/16	5/13/16	8/10/16		The application submission deadline was October 12, 2016. Awards were announced on January 18, 2017.
Youth Homeless Demonstration project	$33,000,000	5/2/16	4/27/16	8/22/16		NOFA has been published and applications were due November 30, 2016. Applications received and scored. Award letters are being prepared to send out.
Housing Opportunities for Persons WITH AIDS Grant Program	$5,000,000	9/30/16	TBD	N/A	N/A	The FY 16 NOFA has been cancelled.
Veterans Home Rehabilitation Program	$5,700,000	TBD	TBD			Office of Rural Housing and Economic Development has determined that this NOFA will be published in FY2017.

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HUD-17-0235-C-000046

OPDC - CPD OIG Audit Dashboard YTD Numbers

CPD OIG Audit Dashboard

Date 3/31/2017

	FY17 Start	128	Feb 2017	122	Net Change	-6
					Issued	*9*
					Closed/Clean	*15(2)*

	FY17 Start	686	Feb 2017	638	Net Change	-48
					Issued	*68*
					Closed	*116*

Recommendation Status	FY17 Start	124	FY17 Start	226	FY17 Start	336
	Feb 2017	64	Feb 2017	254	Feb 2017	320
	Less than 120 Days	*33*			*0-6 Months*	*70*
	Past 120 Days	*16*			*6-12 Months*	*55*
	Past 180 Days	*15*			*12+ Months*	*195*

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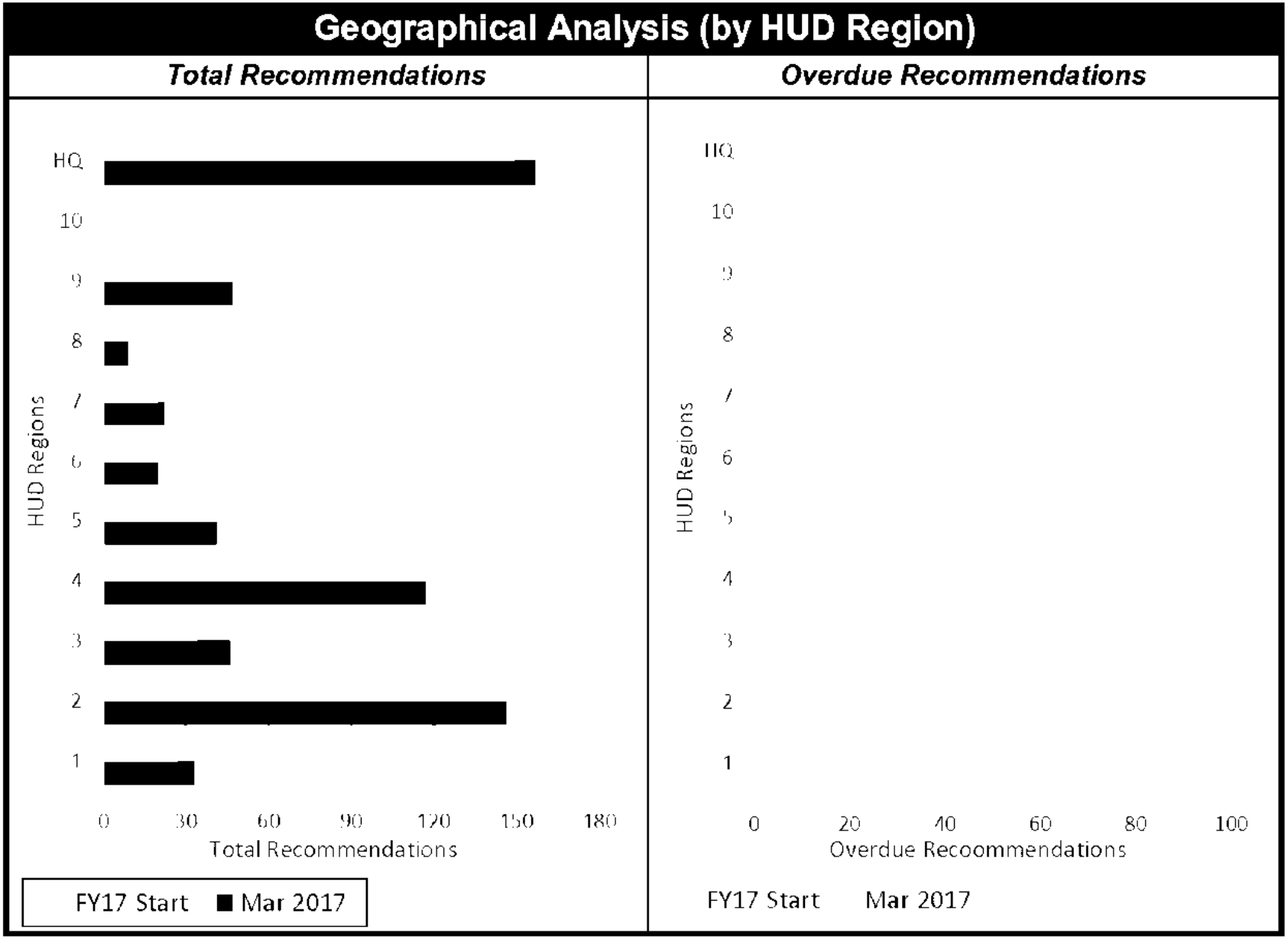
DC - CPD OIG Audit Dashboard by HUD Region



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C - CPD Audit and Rec Closure since FY17 start

OIG Audit and Recommendation Closure – 10/1/16 (Start) to 9/30/17 (End)

Audit Closure Progress					
	10.1.16	**FY17 Q1**	**FY17 Q2 –**	**FY17 Q3**	**FY17 Q4**
Open	128	125	115		
Closed		4 (5)	13 (9)		
% Change		**3%**	**10%**		

Recommendation Closure Progress					
	10.1.16	**FY17 Q1**	**FY17 Q2 –**	**FY17 Q3**	**FY17 Q4**
Open	686	637	575		
Closed		49 (37)	111 (68)		
% Change		**7%**	**16%**		

AMERICAN OVERSIGHT

From: Wolfe, Lisa A
Sent: Tuesday, May 30, 2017 11:14 AM
To: DeFelice, Joseph J; Solivan, Elvis; Ott, Richard M
Subject: FW: FOIA - Nursing Home in Philly

Gentlemen – Please let me know when you have a few minutes to catch up about this… thanks!
Lisa

Lisa A. Wolfe
Regional Public Affairs Officer
Office of Field Policy and Management
U.S. Department of Housing and Urban Development
The Wanamaker Building, 100 Penn Square East
Philadelphia, PA 19107
Office: (215) 430-6640

From: Brown, Jereon M
Sent: Tuesday, May 30, 2017 10:58 AM
To: Wolfe, Lisa A <Lisa.A.Wolfe@hud.gov>
Subject: RE: FOIA

We insure the mortgage.

From: Wolfe, Lisa A
Sent: Tuesday, May 30, 2017 10:57 AM
To: Brown, Jereon M <Jereon.M.Brown@hud.gov>
Subject: RE: FOIA

Jerry – What is our involvement with this property—financing???

Lisa A. Wolfe
Regional Public Affairs Officer
Office of Field Policy and Management
U.S. Department of Housing and Urban Development
The Wanamaker Building, 100 Penn Square East
Philadelphia, PA 19107
Office: (215) 430-6640

From: Brown, Jereon M
Sent: Tuesday, May 30, 2017 9:07 AM
To: Wolfe, Lisa A <Lisa.A.Wolfe@hud.gov>
Cc: Edwards, Nika V <Nika.V.Edwards@hud.gov>; Sullivan, Brian E <brian.e.sullivan@hud.gov>; Thompson, Amy C

AMERICAN OVERSIGHT

<Amy.C.Thompson@hud.gov>; Williams, Raphael L <Raphael.L.Williams@hud.gov>; Ott, Richard M <richard.m.ott@hud.gov>; DeFelice, Joseph J <Joseph.J.DeFelice@hud.gov>; Solivan, Elvis <Elvis.Solivan1@hud.gov>; Charles, Genger M <Genger.M.Charles@hud.gov>
Subject: RE: FOIA

This story will run as soon as the Inquirer receives our response. Evidently there is a major lawsuit against the nursing home. A patient recently fell out of the bed and died as a result of the fall.

From: Wolfe, Lisa A
Sent: Tuesday, May 30, 2017 8:57 AM
To: Brown, Jereon M <Jereon.M.Brown@hud.gov>
Cc: Edwards, Nika V <Nika.V.Edwards@hud.gov>; Sullivan, Brian E <brian.e.sullivan@hud.gov>; Thompson, Amy C <Amy.C.Thompson@hud.gov>; Williams, Raphael L <Raphael.L.Williams@hud.gov>; Ott, Richard M <richard.m.ott@hud.gov>; DeFelice, Joseph J <Joseph.J.DeFelice@hud.gov>; Solivan, Elvis <Elvis.Solivan1@hud.gov>
Subject: RE: FOIA

Adding the others so they are aware. Do you have any idea when this may run?

Lisa A. Wolfe
Regional Public Affairs Officer
Office of Field Policy and Management
U.S. Department of Housing and Urban Development
The Wanamaker Building, 100 Penn Square East
Philadelphia, PA 19107
Office: (215) 430-6640

From: Brown, Jereon M
Sent: Tuesday, May 30, 2017 8:55 AM
To: Wolfe, Lisa A <Lisa.A.Wolfe@hud.gov>
Cc: Edwards, Nika V <Nika.V.Edwards@hud.gov>; Sullivan, Brian E <brian.e.sullivan@hud.gov>; Thompson, Amy C <Amy.C.Thompson@hud.gov>; Williams, Raphael L <Raphael.L.Williams@hud.gov>
Subject: FW: FOIA

Lisa, we are going to have a bad nursing home story. A Philadelphia nursing home that scored a 2 will be a prominent part of the story.

From: Fazlollah, Mark [mailto:mfazlollah@phillynews.com]
Sent: Friday, May 26, 2017 9:30 AM
To: Brown, Jereon M <Jereon.M.Brown@hud.gov>
Subject: FOIA

Jerry,
I have a few general questions on the inspection reports:
Is it correct that HUD inspectors use these similar standards to assess the physical condition of public housing units and privately owned rental units that are insured or assisted by various programs under HUD, such as rental

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units that accept Section 8 vouchers. Is this type of inspection just done on all HUD-financed housing?
How many similar reports are done each year? Can you tell me how many similar inspections of just nursing homes each year?
Does the 1-100 ranking system cover all types of property inspections?
The scores on the Philadelphia nursing homes inspections that I received range from the 70s down to the score of 2 for Bala nursing home?
Have there been Section 8 rentals of other HUD properties that have received scores as low as 2?
HUD letters to low scoring nursing homes say non-compliance may adversely affect the homes' ability to participate in HUD programs: Can it affect participation in all government programs? Could owners who don't comply have all of their properties affected because of one non-compliance finding?
Can you recommend any reading that I should do to get background on the inspections?
Mark Fazlollah
(b)(6)

Every region has a leader. Ours is Philly.com. Powered by the Inquirer and Daily News.

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From: Solivan, Elvis
Sent: Tuesday, May 30, 2017 11:32 AM
To: DeFelice, Joseph J
Subject: FW: URGENT - FW: Agency Official FOIA Requests (FOIA #17-FI-RO3-00599)
Attachments: Picture (Device Independent Bitmap); Picture (Device Independent Bitmap); Picture (Device Independent Bitmap); Picture (Device Independent Bitmap); Picture (Device Independent Bitmap); Picture (Device Independent Bitmap)

Fyi.

elvis

From: Solivan, Elvis
Sent: Thursday, March 02, 2017 11:10 AM
To: Kasper, Maren M <Maren.M.Kasper@hud.gov>; Hughes, Andrew <Andrew.Hughes@hud.gov>
Subject: FW: URGENT - FW: Agency Official FOIA Requests (FOIA #17-FI-RO3-00599)
Importance: High

Good Morning Maren and Andrew,
I want to make certain that you are aware of this and also Richard Ott, Deputy Regional Administrator forwarded a draft for you to approve from the Philadelphia Association of CDCs inviting the Secretary to Philadelphia. The President made a great a speech the other night. Have a great day.
Elvis

From: Williams, Sheppard V
Sent: Thursday, March 02, 2017 8:19 AM
To: Payne, Carol B <carol.b.payne@hud.gov <mailto:carol.b.payne@hud.gov> >; Edwards, Nika V <Nika.V.Edwards@hud.gov <mailto:Nika.V.Edwards@hud.gov> >
Cc: Wallis, Patrick R <Patrick.R.Wallis@hud.gov <mailto:Patrick.R.Wallis@hud.gov> >; Ott, Richard M <richard.m.ott@hud.gov <mailto:richard.m.ott@hud.gov> >; Solivan, Elvis <Elvis.Solivan1@hud.gov <mailto:Elvis.Solivan1@hud.gov> >
Subject: URGENT - FW: Agency Official FOIA Requests (FOIA #17-FI-RO3-00599)
Importance: High

Good morning,
Based on the email below from the FOIA Branch in ExecSec, we are to immediately provide the responsive documents for the incoming FOIA request from Doug Donovan (Baltimore Sun) to the FOIA Branch in HQ (Sandra J. Wright) for completing the processing and responding to the requester. These 17 properties pertain to Jared Kushner.
See the Baltimore Sun article http://www.baltimoresun.com/news/maryland/investigations/bs-md-jared-kushner-housing-20170226-story.html
Please call me this morning for further clarification/instructions involving the Baltimore Sun FOIA #17-FI-RO3-00599.
Thank you
S. Van Williams
Senior Management Analyst/Regional FOIA & CTS Liaison
Office of the Regional Administrator
Philadelphia Regional Office

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Phone 215-430-6628 - Fax 215-656-3445
sheppard.v.williams@hud.gov
<http://portal.hud.gov/portal/page/portal/HUDMobile> <http://www.hud.gov/rss/index.cfm>
<http://www.flickr.com/photos/opahud/> <http://www.facebook.com/pages/Washington-DC/US-Department-of-Housing-and-Urban-Development/74178981954> <http://www.youtube.com/HUDchannel>
<http://portal.hud.gov/portal/page/portal/HUD/Twitter>

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From: Snowden, Deborah R
Sent: Wednesday, March 01, 2017 5:49 PM
To: Williams, Darlene F <Darlene.F.Williams@hud.gov <mailto:Darlene.F.Williams@hud.gov> >
Cc: Glantz, Adam <adam.glantz@hud.gov <mailto:adam.glantz@hud.gov> >; Williams, Sheppard V <sheppard.v.williams@hud.gov <mailto:sheppard.v.williams@hud.gov> >; Wright, Sandra J <Sandra.J.Wright@hud.gov <mailto:Sandra.J.Wright@hud.gov> >
Subject: Agency Official FOIA Requests
Importance: High

Good afternoon,

Effective immediately, any FOIA requests that the Region/Field receive regarding "agency officials, transition, Ben Carson, Trump, etc." and media, are to be assigned to HQ for processing along with the responsive records. We have been informed that Region 2 and Region 3 have received FOIA requests asking for records pertaining to Jared Kushner. A formal email will follow in the next day or so.

Please coordinate these request with Sandi.

Thanks

Deborah R. Snowden
Chief, FOIA Branch
202-402-7606

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From: Solivan, Elvis
Sent: Tuesday, May 30, 2017 11:57 AM
To: DeFelice, Joseph J
Subject: FW: Job Descriptions in FPM

Joe,

FPM's Job Duties. We can discuss.

Elvis

From: Solivan, Elvis
Sent: Wednesday, February 08, 2017 4:30 PM
To: Kasper, Maren M <Maren.M.Kasper@hud.gov>; Hughes, Andrew <Andrew.Hughes@hud.gov>
Subject: Job Descriptions in FPM

Hello Maren and Andrew,

Here are the duties of each FPM employee here in Philadelphia. Please notice for Public Affairs Officer and Davis Bacon Complaints it maybe a duplication. The others maybe combined in some capacity because you are dealing with communities and entities. When it comes to the web, we have someone in NY. It was here in Philadelphia in the past. Have a great night.

Elvis

Richard Ott. DRA

Mike Worth. Supervisory Management Analyst. First line supervisor for Patrice Green (West Philadelphia Promise Zone (PZ)), Lyn Kirshenbaum (homelessness), Brandon Porinchak (COOP, Disaster Recovery, other place-based work), and Shana Robinson (Executive Secretary. Travel and training budgets region-wide, web certification, Operating Plan, ConnectHome, Regional Federal Partners meetings.

Patrice Green. Community Liaison, West Philadelphia PZ. Interacts on a daily basis with the Mayor's Office of Community Empowerment and Opportunity on PZ issues. Leads collaborative efforts to bring HUD and other Federal resources to bear on issues in the PZ. Attends monthly meetings in 5 PZ Work Groups (Education, Health and Wellness, Housing, Economic Development, Public Safety), and looks for resources and other collaborations to deliver results to residents. Works with Wilmington DE FOD Maria Bynum twice a month in the Restoring Central Dover, DE, a collaborative neighborhood rehabilitation effort.

Lyn Kirshenbaum. Title: Senior Management Analyst. Regional Homelessness Coordinator. This entails coordination with the USICH on the Mayors Challenge to End Veterans Homelessness, coordinating and conducting the quarterly R3ICH meetings, which involve all R3 Field Offices and representatives from each state in the Region (WV, DC, MD, VA, PA, DE), and coordinating with Federal partners across the Region. Lyn also conducts a quarterly meeting with the City of Philadelphia Office of Homeless Services to discuss Federal Policy initiatives and to see what resources HUD can provide. Lyn also is a HUD lead

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promoting the multifamily preference for homeless persons to landlords and trains local CoCs on the program and how to access landlords and management companies

Shana Robinson. Title: Executive Secretary who also coordinates controlled correspondence, sets up meetings on behalf of the RA, and handles customer service duties.

Eugenia Fear. Contractor support staff with Nobis (contract concludes end of March). Customer Service/Front Desk, assist in setting up meetings, VTCs, etc.

Brandon Porinchak. Title: Senior Management Analyst. Regional Disaster Recovery liaison to FEMA, COOP, Travel, and until January, place-based work in Charleston and Huntington, WV. Also our primary liaison with the HUD Office of Healthy Homes. Has also done place-based work in Reading and Chester, PA. Has deployed in support of Hurricane Sandy and the recent severe flooding in West Virginia. Is a national expert on the new FEMA Housing Recovery Support Function (RSF).

Sheppard "Van" Williams. Title: Senior Management Analyst. Region III coordinator for controlled correspondence with Members of Congress and letters written to the Executive Branch (President, Vice President, First Lady, HUD Secretary, and RA). Region III FOIA Coordinator, who works with other Field Offices, Program Staff, ExecSec, Public Affairs and Regional Counsel on FOIA issues.

Lisa Wolfe. Public Affairs Officer. Manages media inquiries in DE, VA, DC. Internal and external communications. Manages incident reports in her geographic area.

Nika Edwards. Title: Public Affairs Officer. Manages media inquiries in PA, MD, WV. Internal and external communications. Manages incident reports in her geographic area. Sets and manages Congressional briefings quarterly.

Debbie Bensala: Title: Supervisory Contract Industrial Relations. Manages Regional staff of 5 Davis Bacon specialists, who investigate Davis Bacon wage hour complaints and compliance. Receives Davis Bacon reports, delivers Davis Bacon training for housing authorities, developers and construction managers.

Eric Ramoth: Title: Contract Industrial Speicialist. Investigates Davis Bacon wage hour complaints and compliance. Receives Davis Bacon reports, delivers Davis Bacon training for housing authorities, developers and construction managers.

AMERICAN OVERSIGHT

From: Williams, Sheppard V
Sent: Friday, June 02, 2017 7:55 AM
To: Bynum, Nadab
Cc: DeFelice, Joseph J; Solivan, Elvis; Ott, Richard M
Subject: CTS Assignment forthcoming - FW: Congressional Inquiry: Rep. Schuster (PA-9) on behalf of Sam Thrush- Franklin County
Attachments: 20170601153558958.pdf

Good morning Nadab,

Please see that attached congressional inquiry re Franklin County CDBG funding issue through PA DCED that is being assigned to CPD for preparing an email response for our RA to provide to Rep. Schuster and cc: Stan Hardy in CIR. Apparently DCED referred the matter to HUD and its been reported to be in review with OGC.

The formal CTS assignment is forthcoming.

S. Van Williams
Senior Management Analyst/Regional FOIA & CTS Liaison
Office of the Regional Administrator
Philadelphia Regional Office
Phone 215-430-6628 - Fax 215-656-3445
sheppard.v.williams@hud.gov

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From: DeFelice, Joseph J
Sent: Thursday, June 01, 2017 4:18 PM
To: Williams, Sheppard V <sheppard.v.williams@hud.gov>
Cc: Ott, Richard M <richard.m.ott@hud.gov>; Solivan, Elvis <Elvis.Solivan1@hud.gov>
Subject: Fwd: Congressional Inquiry: Rep. Schuster (PA-9) on behalf of Sam Thrush- Franklin County

Hey Van
See below.
Joc

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From: Hardy IV, Stanley <stanley.hardyiv@hud.gov>
Sent: Thursday, June 1, 2017 4:09 PM
Subject: Congressional Inquiry: Rep. Schuster (PA-9) on behalf of Sam Thrush- Franklin County
To: DeFelice, Joseph J <joseph.j.defelice@hud.gov>, Ott, Richard M <richard.m.ott@hud.gov>
Cc: Dunn, Tracey <tracey.dunn@hud.gov>, Bregon, Nelson R <nelson.r.bregon@hud.gov>

AMERICAN OVERSIGHT

Mr. DeFelice, Welcome to the HUD team!

Region III FPM Team:
Can you please track down the status of a Franklin County grant from Pennsylvania's State CBDG program?
Franklin County reached out Rep. Schuster stating that the matter is now at HUD and being review by OCG.
Additional details can be found in the attachment.
Thanks for your assistance!

Stanley Hardy
Office of Congressional & Intergovernmental Relations
U.S Department of Housing & Urban Development
Washington, DC

Office: (202) 402-6713
Cell: (b)(6)

-----Original Message-----
From: Bull, Nancy
Sent: Thursday, June 01, 2017 3:40 PM
To: Hardy IV, Stanley
Subject: Sam Thrush

Nancy Bull
Deputy District Director
Congressman Bill Shuster (PA-09)
100 Lincoln Way East, Suite B
Chambersburg, PA 17201

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SUBJECT/PROBLEM:

See email

In accordance with Title 5, Section 552a of the United States Code, I hereby authorize Congressman Bill Shuster to request assistance on my behalf from the HUD (NAME OF AGENCY) in connection with my above-mentioned subject/problem, and authorize discussion of my records with Congressman Shuster and/or his representative for a period of one year from the date below:

NAME: Sam Thrush, Planner

ADDRESS: 218 N. 2nd Street
Chambersburg, PA 17201

PHONE: 717 261 3855

EMAIL: sjthrush@franklincountypa.gov

SIGNATURE: [signature] DATE: 5/24/17

SOCIAL SECURITY NUMBER: _____

DATE OF BIRTH: _____

Please complete this form and *include a brief explanation of your problem,* then mail to:

Congressman Bill Shuster
100 Lincoln Way East, Suite B
Chambersburg, PA 17201

Phone – 717-264-8308 Fax – 717-264-0269

AMERICAN OVERSIGHT

Bull, Nancy

From:	Samuel Thrush <sjthrush@franklincountypa.gov>
Sent:	Friday, May 26, 2017 1:58 PM
To:	Bull, Nancy
Cc:	Phil Tarquino
Subject:	Calimer Drive Sewer, Washington Township (CDBG) & Privacy Form
Attachments:	3823_001.pdf

Good Morning Nancy:

In 2010, Franklin County Planning Department submitted our annual entitlement CDBG application to the State of Pennsylvania (specifically the Department of Economic and Community Development) for their review and approval. Within this application was the Calimer Drive Sewer Project. The county described to DCED the project. It was described as a typical sewer system extension, which includes everything involved in the sewer extension. It was also described as a multi-year project and requiring multiple CDBG funding allocations. In 2014, after the county applied to the state for a reimbursement of funds for the Calimer Drive Sewer Project, we discovered, after receiving a denial from the state, that our contract was conditioned by the state and they would not allow us to withdraw any CDBG funds.

We contacted our grant manager at the state of Pennsylvania and the manager noted that the contract is conditioned because of the project was paying tap fees and we needed to submit more information and forms. We reached out to the state to come to an understanding of their issues and discovered that there is only one way to allow CDBG funding to pay for tap fees. It was to ensure that the Wastewater-treatment plant in Washington Township was built to the requirements of the federal code at the time of it's construction. We, including Washington Township, pulled documents from the 1970s showing that the project was funded by EPA money and abide by federal code at that time.

After a several weeks, the state of Pennsylvania alerted our office that they are pushing this issue to US HUD. (Side note- We wish the state informed the county of the possibility of pushing the issue to US HUD.) A couple weeks ago (first quarter 2017), our office received correspondence from the state saying that US HUD officials pushed the issue to US HUD's Counsel. We are not sure if DCED forwarded this to US HUD in Washington, DC or their regional offices (Philadelphia or Pittsburgh).

Currently, our questions for you to find out on our behalf are the following:

1. What is the status of the review?

2. When will we hear the results?

Thanks,

Samuel J. Thrush
Planner
Franklin County Planning Department
218 N. Second Street
Chambersburg, PA 17201
Phone: 717-261-3855
Fax: 717-264-8667

AMERICAN OVERSIGHT

From: Bynum, Nadab
Sent: Friday, June 02, 2017 8:40 AM
To: Williams, Sheppard V
Cc: DeFelice, Joseph J; Solivan, Elvis; Ott, Richard M
Subject: Re: CTS Assignment forthcoming - FW: Congressional Inquiry: Rep. Schuster (PA-9) on behalf of Sam Thrush- Franklin County

Van,
We are in receipt of your message. We will immediately look into this inquiry and get back to you.
Nadab

Sent from my iPhone

On Jun 2, 2017, at 7:54 AM, Williams, Sheppard V <sheppard.v.williams@hud.gov> wrote:

> Good morning Nadab,
>
> Please see that attached congressional inquiry re Franklin County CDBG funding issue through PA DCED that is being assigned to CPD for preparing an email response for our RA to provide to Rep. Schuster and cc: Stan Hardy in CIR. Apparently DCED referred the matter to HUD and its been reported to be in review with OGC.
>
> The formal CTS assignment is forthcoming.
>
> S. Van Williams
> Senior Management Analyst/Regional FOIA & CTS Liaison
> Office of the Regional Administrator
> Philadelphia Regional Office
> Phone 215-430-6628 - Fax 215-656-3445
> sheppard.v.williams@hud.gov
> <image001.jpg><image002.png><image003.png><image004.png><image005.png><image006.png>
>
> This communication, along with any attachments, is covered by federal and state law governing electronic communications and may contain confidential and legally privileged information. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution, use, or copying of this message or portion thereof is strictly prohibited. If you have received this message in error, please reply immediately to the sender and delete this message. Thank you.
>
> **From:** DeFelice, Joseph J
> **Sent:** Thursday, June 01, 2017 4:18 PM
> **To:** Williams, Sheppard V <sheppard.v.williams@hud.gov>
> **Cc:** Ott, Richard M <richard.m.ott@hud.gov>; Solivan, Elvis <Elvis.Solivan1@hud.gov>
> **Subject:** Fwd: Congressional Inquiry: Rep. Schuster (PA-9) on behalf of Sam Thrush- Franklin County
>
> Hey Van
> See below.
> Joe

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From: Hardy IV, Stanley <stanley.hardyiv@hud.gov>
Sent: Thursday, June 1, 2017 4:09 PM
Subject: Congressional Inquiry: Rep. Schuster (PA-9) on behalf of Sam Thrush- Franklin County
To: DeFelice, Joseph J <joseph.j.defelice@hud.gov>, Ott, Richard M <richard.m.ott@hud.gov>
Cc: Dunn, Tracey <tracey.dunn@hud.gov>, Bregon, Nelson R <nelson.r.bregon@hud.gov>

Mr. DeFelice, Welcome to the HUD team!

Region III FPM Team:
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Thanks for your assistance!

Stanley Hardy
Office of Congressional & Intergovernmental Relations
U.S Department of Housing & Urban Development
Washington, DC

Office: (202) 402-6713
Cell: (b)(6)

-----Original Message-----
From: Bull, Nancy
Sent: Thursday, June 01, 2017 3:40 PM
To: Hardy IV, Stanley
Subject: Sam Thrush

Nancy Bull
Deputy District Director
Congressman Bill Shuster (PA-09)
100 Lincoln Way East, Suite B
Chambersburg, PA 17201

<20170601153558958.pdf>

AMERICAN OVERSIGHT

Subject:	Tour and Update on PHOC Single Family Housing
Location:	HOC Director's Conference Room 12th Floor
Start:	Tue 6/6/2017 1:00 PM
End:	Tue 6/6/2017 2:00 PM
Show Time As:	Tentative
Recurrence:	(none)
Meeting Status:	Not yet responded
Organizer:	Shaffer, Julie
Required Attendees:	Triolo, Anthony T; Boguslaw, Chris; Cahall, Elizabeth M; Curry, Michael J; Cianci, Andrew; DIPIETRO, Andy V; DeFelice, Joseph J; Ott, Richard M; Solivan, Elvis

You should already have the fiscal year-end report and Philadelphia Homeownership Center (PHOC) organization chart that was previously provided in February. We have updated the staffing numbers on the attached documents and provided our second quarter report. You will also find attached the FHA Resource Center training that was given to FPM at the end of fiscal year 2016, FHA's top originating and servicing lender, the actuarial reviews for FY 16 for forward and reverse mortgages, and a presentation that was given in February for the New York Mortgage Bankers Association.

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Lender	Lender ID	Compare Ratio %	Total Orig	Total Seriously Delinquent	Total Claims	Total Seriously Delinquent and Claims
QUICKEN LOANS INC	71970	37	76921	86	0	86
WELLS FARGO BANK NA	22995	63	16745	32	0	32
FAIRWAY INDEPENDENT MORTGAGE CORPORA	79507	97	14982	44	0	44
MOVEMENT MORTGAGE LLC	26264	107	14727	47	0	47
GUILD MORTGAGE COMPANY	4718	153	14696	68	0	68
LOANDEPOT.COM	30096	153	13720	63	0	63
PRIMELENDING A PLAINSCAPITAL COMPANY	73663	77	12509	29	0	29
ACADEMY MORTGAGE CORPORATION	72575	117	12347	42	1	43
CALIBER HOME LOANS INC	30992	127	12097	46	0	46
FINANCE OF AMERICA MORTGAGE LLC	77745	97	9892	29	0	29
EVERETT FINANCIAL INC	17224	120	9804	35	0	35
PRIMARY RESIDENTIAL MORTGAGE INC	12617	167	9384	47	0	47
DHI MORTGAGE COMPANY LTD	5424	107	7082	23	0	23
UNIVERSAL AMERICAN MORTGAGE CO LLC	21490	123	6770	25	0	25
GUARANTEED RATE INC	19895	77	6641	15	0	15
BROKER SOLUTIONS INC	21221	93	6409	18	0	18
FREEDOM MORTGAGE CORPORATION	75159	137	6133	25	0	25
PROSPECT MORTGAGE LLC	13920	167	5813	29	0	29
SECURITYNATIONAL MORTGAGE COMPANY	76355	113	5659	19	0	19
EMBRACE HOME LOANS INC	14435	153	5460	25	0	25

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Originator	Originator ID	Originator FHA Approval Status	Originator Total HECM Originations	% of Area HECM Volume
AMERICAN ADVISORS GROUP	22823	A	8,929	18.27
ONE REVERSE MORTGAGE LLC	21650	A	3,695	7.56
REVERSE MORTGAGE FUNDING LLC	31180	A	1,913	3.91
REVERSE MORTGAGE SOLUTIONS INC	24611	A	1,894	3.88
LIBERTY HOME EQUITY SOLUTIONS INC	21109	A	1,720	3.52
FINANCE OF AMERICA REVERSE LLC	21249	A	1,435	2.94
SYNERGY ONE LENDING, INC.	31215	A	1,307	2.67
NATIONWIDE EQUITIES CORPORATION	21639	A	1,051	2.15
LIVE WELL FINANCIAL INC	23198	A	1,040	2.13
HIGH TECH LENDING INC	24969	A	928	1.9
OPEN MORTGAGE LLC	21548	A	559	1.14
FIRSTBANK	49537	A	506	1.04
REVERSE MORTGAGES.COM, INC.	00209	A	482	0.99
HOME POINT FINANCIAL CORPORATION	26273	A	424	0.87
THE FEDERAL SAVINGS BANK	31074	A	415	0.85
FAIRWAY INDEPENDENT MORTGAGE CORPOI	79507	A	364	0.74
CHERRY CREEK MORTGAGE CO INC	71075	A	352	0.72
ADVISORS MORTGAGE GROUP LLC	15483	A	352	0.72
PEOPLES BANK	76796	A	301	0.62
PROFICIO MORTGAGE VENTURES LLC	26183	A	289	0.59

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Endorsed - Current Status	Assigned to HUD - Current Status	Cancelled - Current Status	Terminated - Current Status	Term - Payment Plan	Line of Credit (LOC) - Payment Plan	Tenure - Payment Plan	Term and LOC - Payment Plan	Tenure and LOC - Payment Plan
8,840	0	0	89	78	8,015	128	98	73
3,653	0	0	42	45	3,551	33	44	19
1,890	0	0	23	1	1,476	38	114	52
1,836	0	0	58	45	1,740	30	51	28
1,684	0	0	36	13	1,367	24	83	44
1,412	0	0	23	23	1,335	27	28	19
1,290	0	0	17	14	1,147	26	53	52
1,038	0	0	13	12	1,018	7	12	2
1,020	0	0	20	12	910	18	12	12
920	0	0	8	4	873	20	12	18
552	0	0	7	3	489	10	22	8
496	0	0	10	5	459	3	12	10
477	0	0	5	4	455	5	2	3
419	0	0	5	3	407	0	7	3
409	0	0	6	4	384	5	9	6
361	0	0	3	4	335	2	9	7
349	0	0	3	2	324	5	13	7
344	0	0	8	0	318	4	2	2
293	0	0	8	2	287	1	2	1
283	0	0	6	4	265	3	4	4

AMERICAN OVERSIGHT

Servicer	Servicer ID	Active Portfolio	30 Days Delinquent	60 Days Delinquent	Seriously Delinquent Loans	Total Delinquent Loans as of 09/30/2016	In Foreclosure Count	Total Loans Originated <= 2 years	Foreclosure Claims Paid on Loans Originated <= 2 years	Total Loans Originated > 2 years <= 5 years	Foreclosure Claims Paid on Loans Originated > 2 years <= 5 years
WELLS FARGO BANK NA	22995	1833738	84078	29805	88530	202413	31666	220512	20	1009069	3283
JPMORGAN CHASE BANK NA	30141	501568	28319	11326	33305	72950	8500	12419	0	260753	610
US BANK NA	16001	437970	18942	6366	26301	51609	6194	137249	4	192160	711
CENLAR FEDERAL SAVINGS BA	30084	434489	13992	3575	9605	27172	3398	328289	23	195214	728
PENNYMAC LOAN SERVICES LL	28095	398591	13397	4491	12301	30189	2719	192772	8	215366	582
NATIONSTAR MORTGAGE LLC	26450	361649	21710	6844	18390	46944	6617	39343	3	80503	246
BANK OF AMERICA NA CHARLO	13065	334227	20440	7259	26388	54087	9755	11210	1	58432	95
QUICKEN LOANS INC	71970	248388	3769	1040	2043	6852	642	171442	5	162814	460
LOANCARE LLC	70101	207850	11134	2437	5771	19342	1029	130225	12	145622	721
M AND T BANK	75864	207656	11470	4108	8021	23599	2692	17609	1	70299	234

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Foreclosure Claim Rate <= 5 years for United States
0.22
0.22
0.22
0.22
0.22
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0.22

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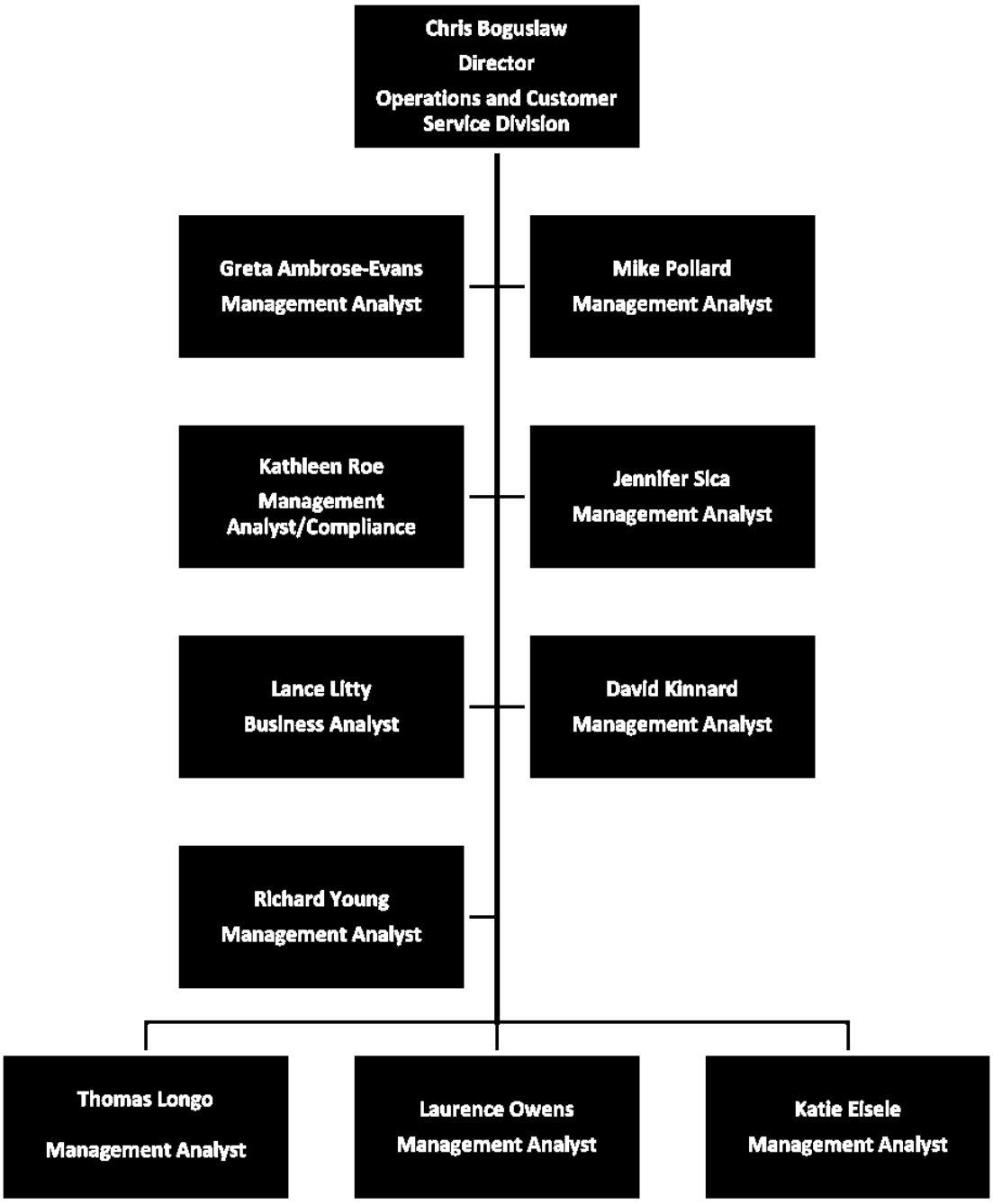

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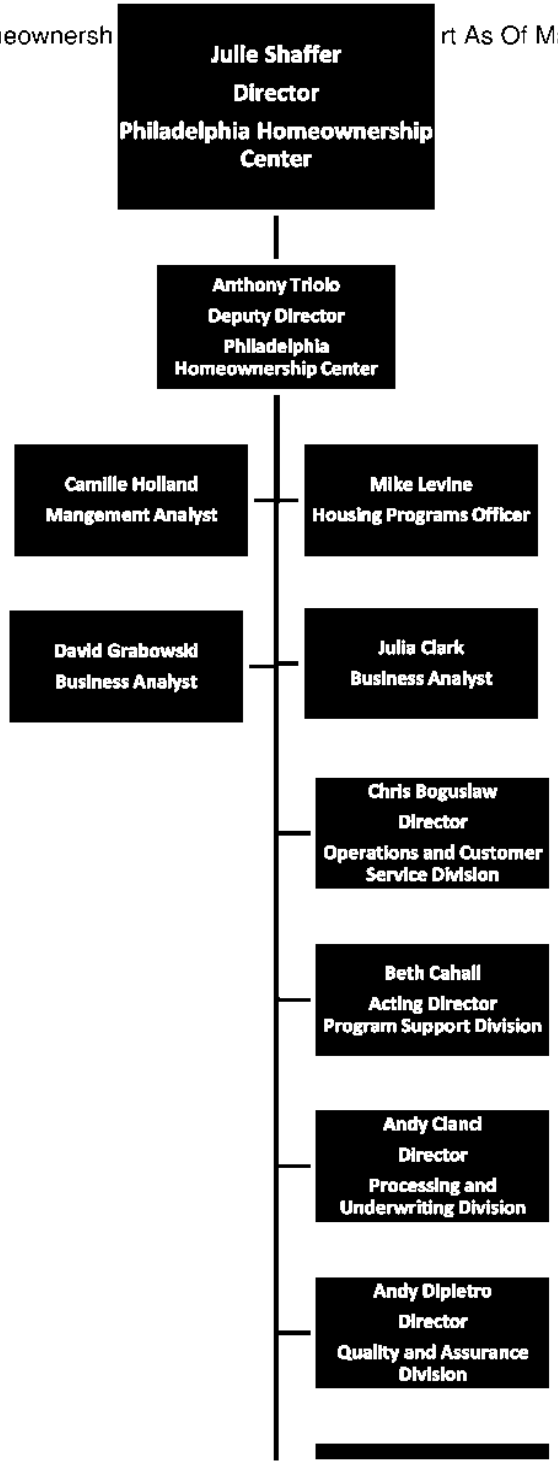
Philadelphia Homeownersh



rt As Of March 30, 2012

HUD-17-0235-C-000071

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Philadelphia Homeownership Center Organizational Chart As Of March 30, 2012

Michael Curry
Director
Real Estate Owned Division

HUD-17-0235-C-000072

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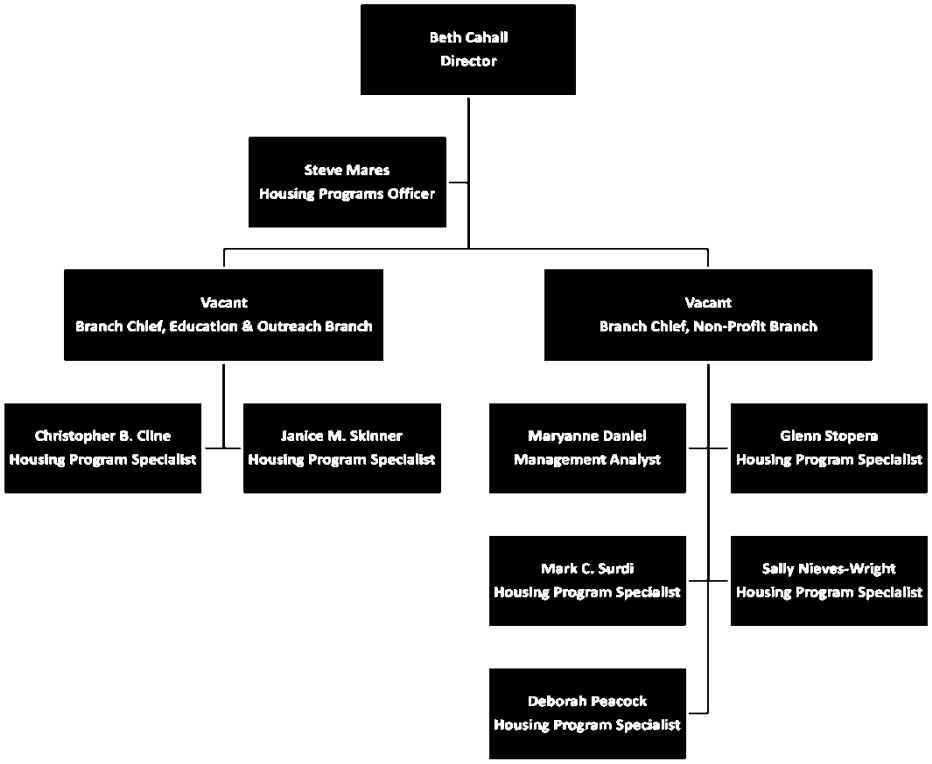
Philadelphia Homeownership Center Organizational Chart As Of March 30, 2012

HUD-17-0235-C-000073

AMERICAN OVERSIGHT

Philadelphia Homeownership Center Organizational Chart As Of March 30, 2012

HUD-17-0235-C-000074



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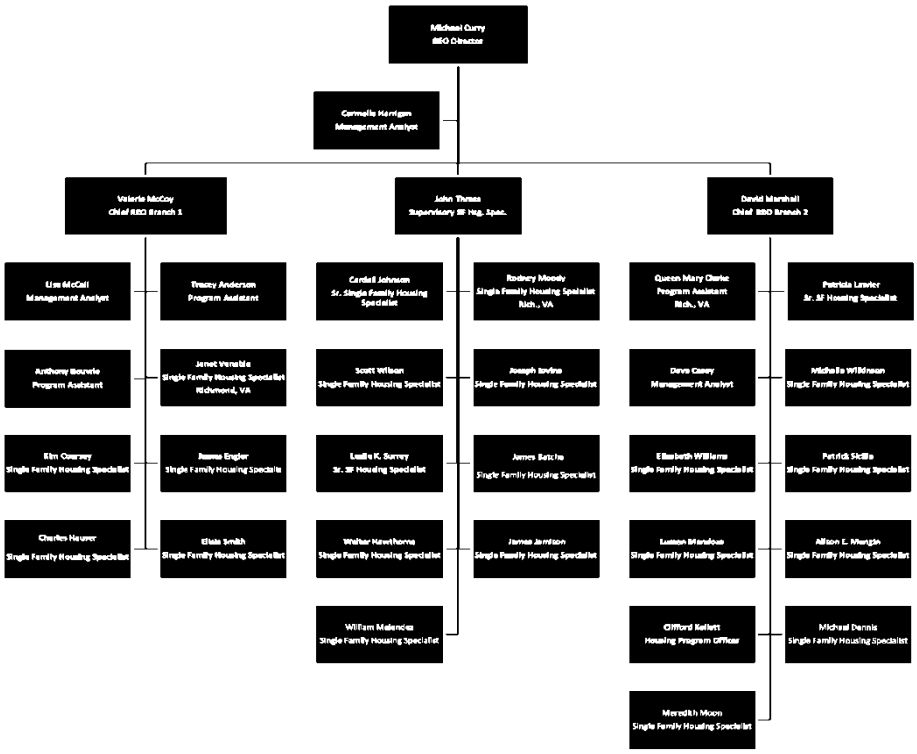

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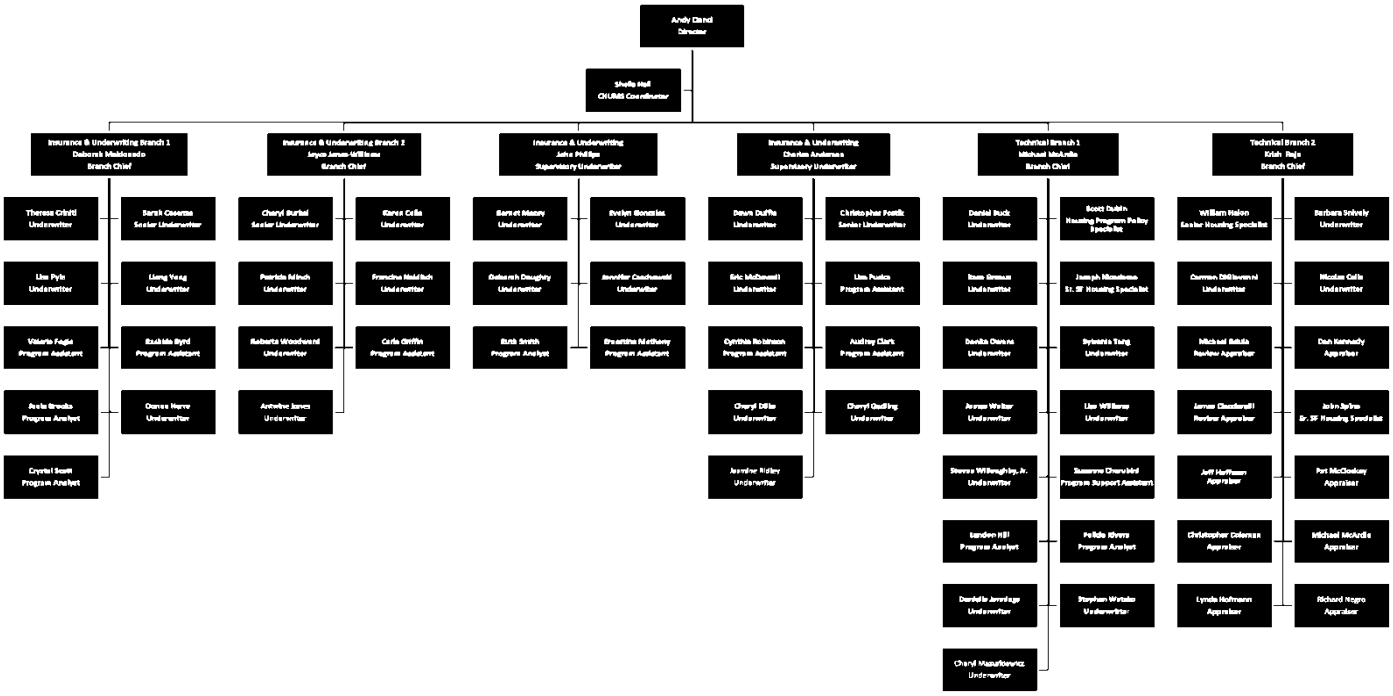

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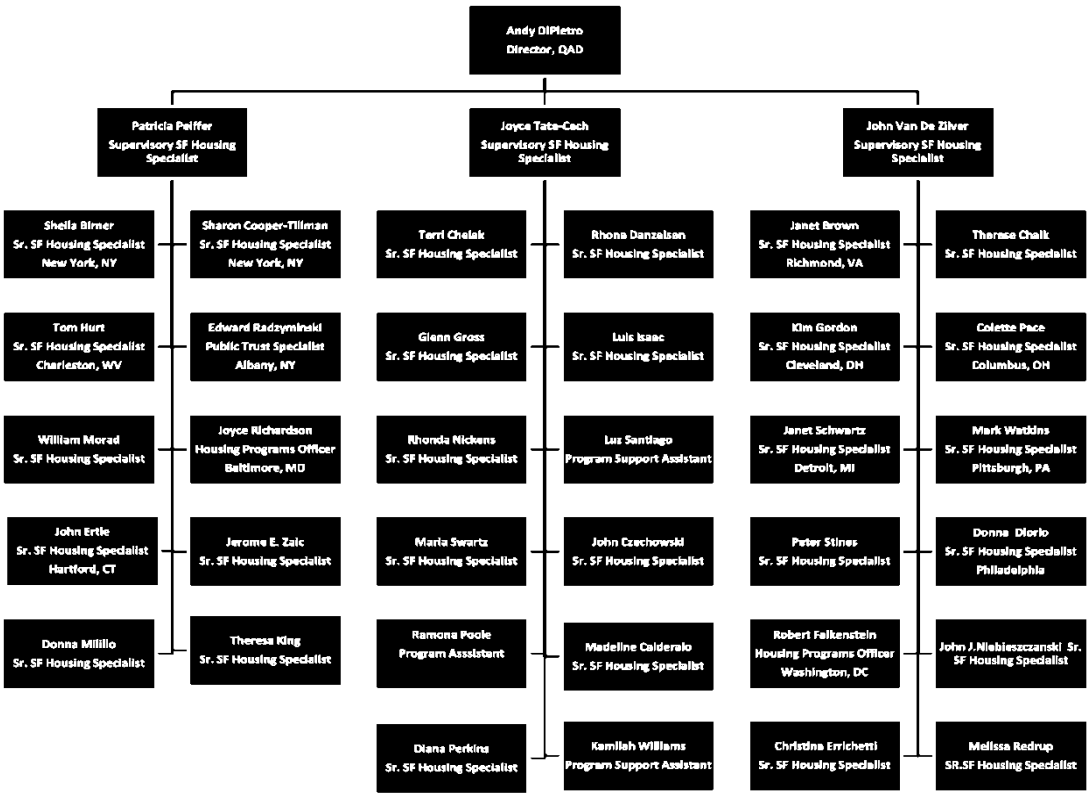

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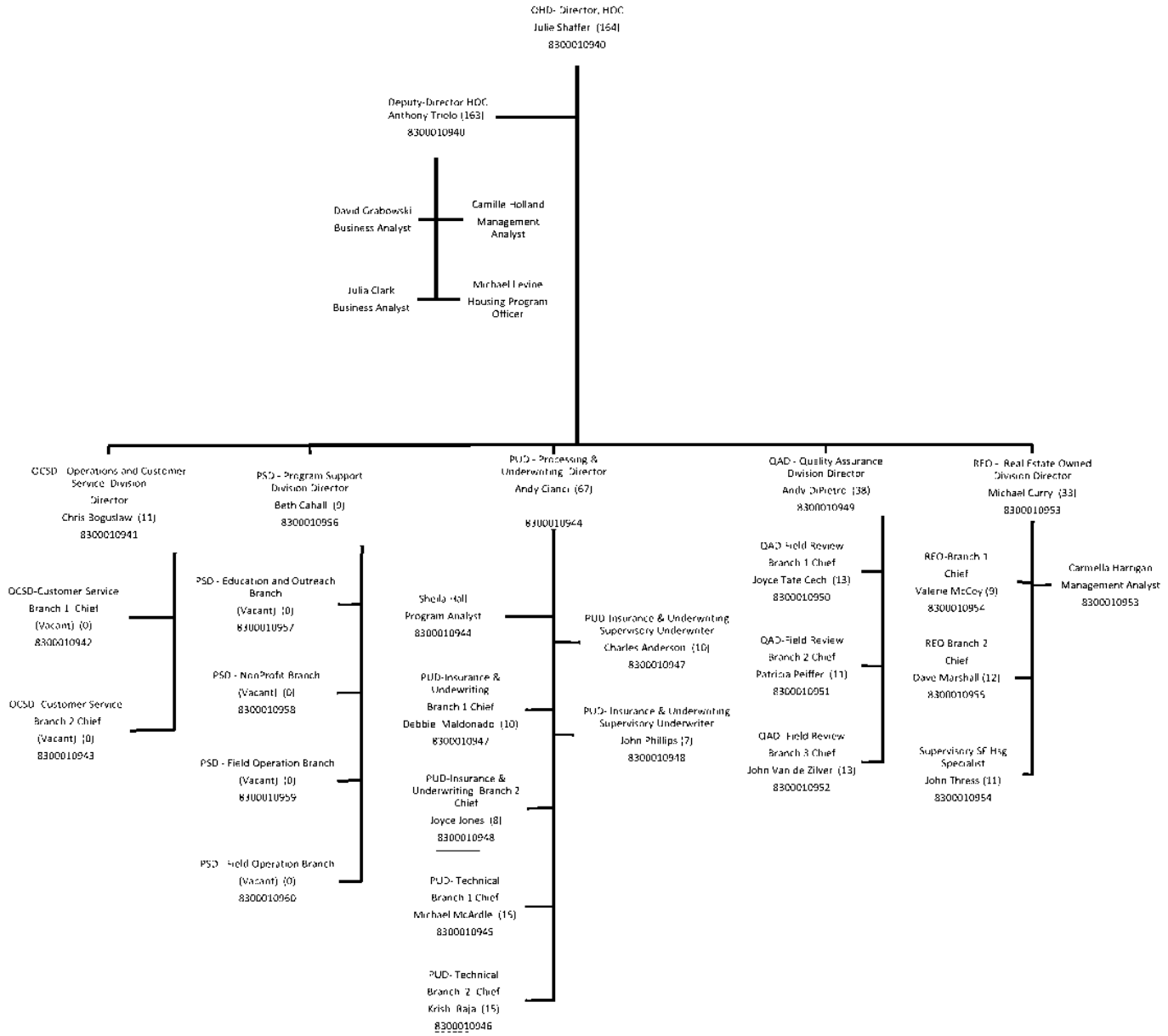
PHILADELPHIA HOMEOWNERSHIP CENTER

5-31-2017



HUD-17-0235-C-000080

AMERICAN OVERSIGHT

Philadelphia Homeownership Center

Executive Overview Report

Fiscal Year 2016

4th Quarter ending September 30, 2016

HUD-17-0235-C-000081

FHA HOMEOWNERSHIP

AMERICAN OVERSIGHT

INTRODUCTION

The HUD Single Family Housing FHA insurance operations are carried out by four HOCs across the nation and are organizationally under the Deputy Assistant Secretary for Single Family Housing and the Assistant Secretary for Housing-FHA Commissioner in HQ.

The four HOCs are: Philadelphia, Atlanta, Denver and Santa Ana. Each HOC has five Divisions: Processing and Underwriting Division (PUD), Real Estate Owned Division (REO), Quality Assurance Division (QAD), Program Support Division (PSD) and the Operations and Customer Service Division (OCSD).

HUD-17-0235-C-000082

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HOC DIRECTOR

- Julie A. Shaffer is the Director and Anthony Triolo is the Deputy Director of the Philadelphia Homeownership Center (HOC).

- The HOC Director and Deputy are responsible for the overall management and administration of FHA Mortgage Insurance Programs within the District of Columbia and the 15 State jurisdiction of Region I, Region II, Region III, and two states within Region V, Michigan and Ohio. Presently, there are a total of 174 staff on-board, with 27 of that total out-stationed from Philadelphia.

HUD-17-0235-C-000083

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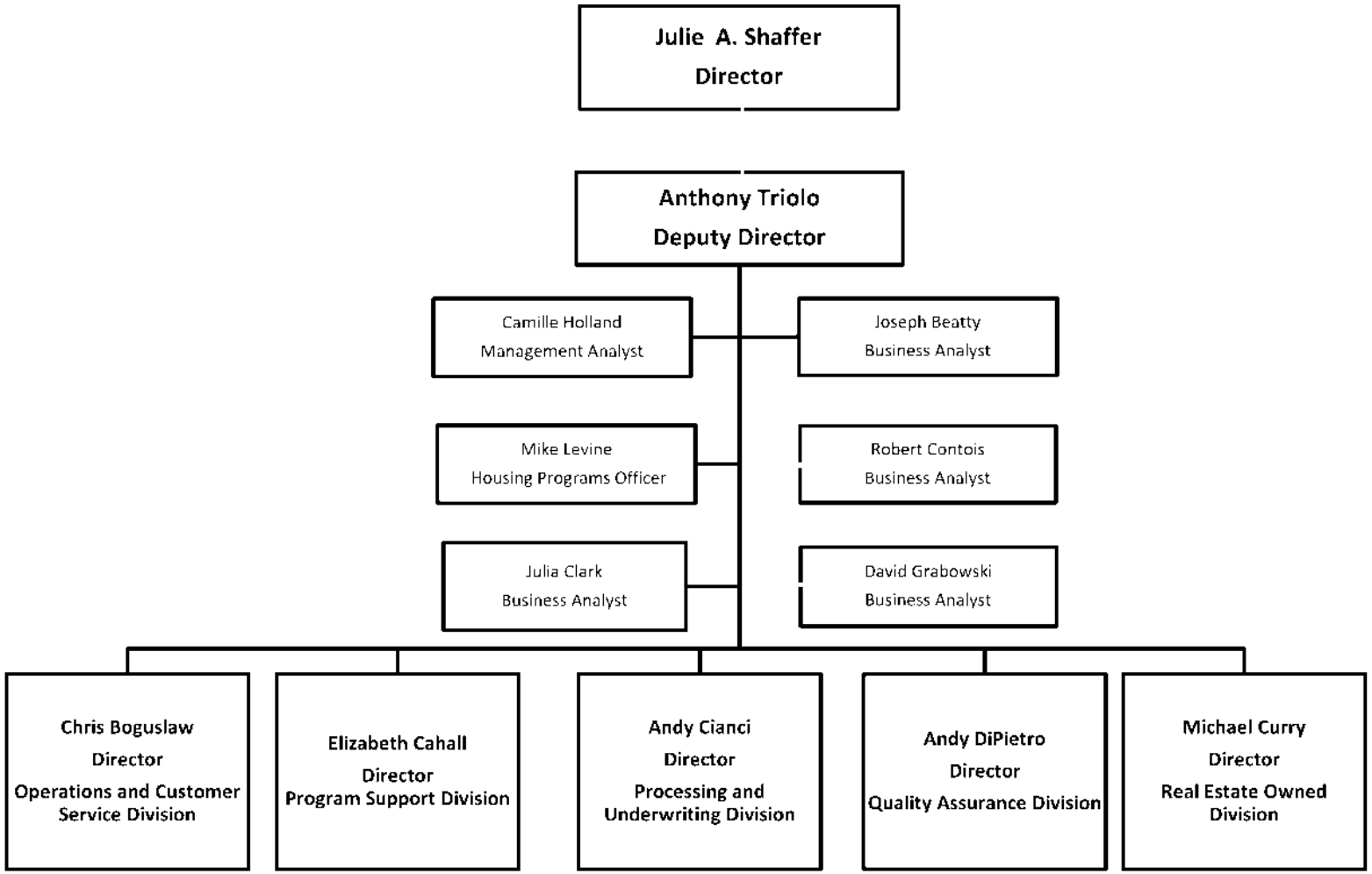
Philadelphia Homeownership Center

HOC Director Office Org Chart March 2016



HUD-17-0235-C-000084

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Philadelphia Homeownership Center

HOC Management Structure

OHD- Director, HOC
Julie Shaffer

Deputy-Director HOC
Anthony Triolo

OCSD - Operations and Customer Service
Division Director
Chris Boguslaw

- OCSD- Customer Service Branch 1 (Vacant)
- OCSD-Customer Service Branch 2 (Vacant)

PSD - Program Support Division Director
Elizabeth Cahall

- PSD – Education and Outreach Branch (Vacant)
- PSD-Nonprofit Branch (Vacant)

PUD - Processing & Underwriting Director
Andrew Cianci

- PUD- Insurance & Underwriting Branch 1 Chief
  Debbie Maldonado
- PUD-Insurance & Underwriting Supervisor
  John Phillips
- PUD - Insurance & Underwriting Branch 2 Chief
  Joyce Jones
- PUD-Insurance & Underwriting Branch Supervisor
  Charles Anderson
- PUD- Technical Support Branch 1 Chief
  Vacant
- PUD- Technical Support Branch 2 Chief
  Krish Raja

QAD - Quality Assurance Division
Director
Andy DiPietro

- QAD-Field Review Branch 1 Chief
  Joyce Tate Cech
- QAD-Field Review Branch 2 Chief
  Patricia Peiffer
- QAD- Field Review Branch 3 Chief
  John Van de Zilver

REO - Real Estate Owned Division
Director
Michael Curry

- REO-Branch 1 Chief
  Vacant
- REO-Branch 2 Chief
  David Marshall
- REO-Branch 3 Supervisor REO
  John Thress
- REO-Branch 4 Supervisor REO
  Valerie McCoy

AMERICAN OVERSIGHT

Philadelphia Homeownership Center

Philadelphia Homeownership Staffing as of September 2016

PHILADELPHIA HOC STAFFING September 30, 2016	Totals
TOTAL PHOC authorized	
ON-BD	174
VACANT	0
TOTAL PHOC STAFF	174
SUPERVISORY	*18*
ON LINE	*156*
In-House	*147*
O/S	*27*
TOTAL ACTUAL PHOC STAFF	174

TOTAL DIRECTOR STAFF	8
Supervisory	2
On Line	6
In-House	8
O/S	0

TOTAL OCSD STAFF	10
Supervisory	1
On Line	9
In-House	10
O/S	0

PHOC PSD	Total
ON-BD	11
VACANT	0
TOTAL PSD STAFF	11
Supervisory	1
On Line	10
In-House	6
O/S	5

PHOC PUD	Total
ON-BD	69
VACANT	0
TOTAL PUD STAFF	69
Supervisory	6
On Line	63
In-House	69
O/S	0

PHOC QAD	Total
ON-BD	41
VACANT	0
TOTAL QAD STAFF	41
Supervisory	4
On Line	37
In-House	25
O/S	16

PHOC REO	Total
ON-BD	35
VACANT	0
TOTAL REO STAFF	35
Supervisory	4
On Line	31
In-House	30
O/S	5

HUD-17-0235-C-000086

AMERICAN OVERSIGHT

OPERATIONS DIVISION

Chris Boguslaw is the Director of the Operations Division. The Operations Division has a total of 10 employees.

- Operations is responsible for providing support services to the Philadelphia Homeownership Center in the areas of staffing resources, procurement, budget, management plan, travel, funding, executive correspondence, FOIA, customer service, web applications, and ad hoc computer system design and support. Sensitive media issues and Congressional concerns are also managed.

- The FHA Resource Center, located in Indianapolis, Indiana, provides access to FHA and the Homeownership Centers nationally for customers and lenders. The Resource Center responds to requests for assistance from both the public and industry customers. Lenders with technical questions or first time homebuyers, looking for information on HUD homes and FHA insurance contact the Center at 1-800-CALLFHA (800-225-5342) or through e-mail answers@hud.gov. There is a databank available at all times for frequently asked questions (FAQ Site): hud.gov/answers.

HUD-17-0235-C-000087

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PROCESSING AND UNDERWRITING DIVISION

Andrew Cianci is the Director of the Processing and Underwriting Division (PUD) with four Underwriting/Insurance Branches and two Technical Support Branches.

- There are a total of 69 employees. There are two contractor companies who work within the PUD at the Philadelphia HOC.

- From FY 2008 to FY 2013, FHA experienced increased volumes of insurance endorsement applications and refinances to FHA as a result of FHA initiatives throughout the sub-prime mortgage / National Housing crises. Starting in FY 2014, FHA reduced its footprint in the housing market. Program Updates and Legislation have further modernized and reformed FHA's programs. In January 2015, FHA announced a reduction in annual Mortgage Insurance Premium (MIP) rates for most Title II forward mortgages with amortization terms greater than 15 years. This initiative increased FHA endorsements again.

HUD-17-0235-C-000088

AMERICAN OVERSIGHT

- The Processing and Underwriting Division is broken into two programmatic areas, Technical and Underwriting.

  1) The **Technical Branch** functions include Appraisal Quarterly Reviews, Appraiser Sanctions, Condominium processing by HUD Staff and the Contractor, processing Waivers and Partial Releases, responding to FOIAs, Congressional, and Complaint (203K, Lenders, Borrowers, Consultants, Appraisers) Correspondence.

  2) The **Underwriting Branch** functions include Post Endorsement Technical Reviews (PETRS), expert underwriting response to Direct Endorsement (DE) and Lender Insurance (LI) Lenders, review Lender Test Cases, process MIC Corrections, Address Changes, Case Cancellations, Siebel Service Requests, Telephone Inquires, Complaints, Federal Records Center Retention and Retrieval.

HUD-17-0235-C-000089

AMERICAN OVERSIGHT

PHILADELPHIA HOMEOWNERSHIP CENTER Total Endorsements

PHOC

REGION/FIELD OFFICE	FY2011	FY2012	FY2013	FY2014	FY2015	FY 2016
REGION I						
Bangor	3,635	3,213	3,395	2,029	2,951	3,804
Boston	22,172	19,121	19,366	10,703	16,425	18,353
Burlington	1,123	914	980	683	985	1,101
Hartford	14,525	13,643	16,161	8,252	11,658	13,217
Manchester	5,398	5,066	5,549	3,151	5,030	5,678
Providence	4,746	4,711	5,178	3,119	4,640	5,513
REGIONAL SUBTOTAL	**51,599**	**46,668**	**50,629**	**27,937**	**41,689**	**47,666**
REGION II						
Albany	12,384	11,307	11,944	7,753	9,640	10,488
Buffalo	11,571	11,059	10,667	6,728	7,547	8,204
Camden	13,570	13,531	15,202	8,420	12,901	14,626
New York	22,426	20,823	21,232	12,733	17,369	18,727
Newark	21,711	20,694	21,182	11,418	18,595	20,136
REGIONAL SUBTOTAL	**81,662**	**77,414**	**80,227**	**47,052**	**66,052**	**72,181**
REGION III						
Baltimore	22,525	20,658	23,958	12,416	20,455	23,351
Charleston	4,347	3,950	4,023	2,693	3,237	3,874
Philadelphia	36,631	34	37,261	20,974	29,351	34,269
Pittsburgh	13,373	13,208	13,771	9,022	10,818	11,710
Richmond	26,130	24,860	29,559	16,207	22,953	26,856
Wash., DC	27,442	24,866	25,841	13,766	22,403	23,115
Wilmington	4,753	4,370	5,071	2,784	4,378	5,166
REGIONAL SUBTOTAL	**135,201**	**91,946**	**139,484**	**77,862**	**113,595**	**128,341**
REGION V						
Cincinnati	12,014	11,850	15,327	9,266	11,283	12,179
Cleveland	20,105	20,265	25,111	15,929	18,794	21,421
Columbus	14,209	13,886	18,790	10,754	13,233	14,381
Detroit	19,513	20,034	24,150	16,785	20,802	22,181
Flint	3,786	3,803	4,836	3,400	4,165	4,652
Grand Rapids	12,085	12,221	15,383	10,122	12,410	13,576
REGIONAL SUBTOTAL	**81,712**	**82,059**	**103,597**	**66,256**	**80,687**	**88,390**
PHILADELPHIA HOC Totals	**350,174**	**298,087**	**373,937**	**219,107**	**302,023**	**336,578**

FY2016 data is through 9/30/16

HUD-17-0235-C-000090

AMERICAN OVERSIGHT

PHILADELPHIA HOMEOWNERSHIP CENTER Total Insurance In Force

PHOC REGION/FIELD OFFICE	FY2011	FY2012	FY2013	FY2014	FY2015	FY2016
REGION I						
Bangor	19,748	20,545	20,523	20,334	20,479	21,229
Boston	76,824	83,351	85,200	86,223	85,752	88,344
Burlington	5,060	5,269	5,294	5,382	5,494	5,771
Hartford	81,107	85,809	88,871	90,366	91,822	94,786
Manchester	21,134	23,232	24,426	25,278	25,923	27,247
Providence	19,669	21,973	23,786	25,062	26,259	28,274
REGIONAL SUBTOTAL	**223,542**	**240,179**	**248,100**	**252,645**	**255,729**	**265,651**
REGION II						
Albany	86,001	89,654	90,783	90,915	91,270	92,466
Buffalo	85,383	88,976	89,726	89,140	88,394	87,592
Camden	85,209	90,086	92,514	91,934	92,836	96,108
New York	85,355	97,025	103,958	107,007	109,635	113,795
Newark	95,467	104,003	107,945	107,990	108,191	111,729
REGIONAL SUBTOTAL	**437,415**	**469,744**	**484,926**	**486,986**	**490,326**	**501,690**
REGION III						
Baltimore	124,660	130,934	134,387	134,121	135,379	140,186
Charleston	24,517	25,831	26,177	26,326	26,440	27,229
Philadelphia	204,154	217,951	225,150	228,470	232,248	239,283
Pittsburgh	81,066	86,076	88,135	89,495	90,603	92,198
Richmond	160,786	168,449	171,938	172,363	173,112	177,307
Wash., DC	124,129	130,865	129,354	127,282	124,476	125,533
Wilmington	26,394	28,202	29,281	29,678	30,455	31,952
REGIONAL SUBTOTAL	**745,706**	**788,308**	**804,422**	**807,735**	**812,713**	**833,688**
REGION V						
Cincinnati	84,991	87,732	87,787	88,582	88,617	89,591
Cleveland	135,455	143,691	147,511	150,717	152,699	156,386
Columbus	102,418	105,191	104,659	104,243	103,054	102,857
Detroit	113,214	118,424	120,830	123,300	123,666	125,963
Flint	29,068	29,433	29,439	30,146	30,417	31,164
Grand Rapids	79,576	81,850	83,187	84,870	85,149	86,181
REGIONAL SUBTOTAL	**544,722**	**566,321**	**573,413**	**581,858**	**583,602**	**592,142**
PHILADELPHIA HOC Totals	**1,951,385**	**2,064,552**	**2,110,861**	**2,129,224**	**2,142,370**	**2,193,171**

FY2016 data is through 9/30/16.

HUD-17-0235-C-000091

AMERICAN OVERSIGHT

PHILADELPHIA HOMEOWNERSHIP CENTER TOTAL DEFAULTS

PHOC REGION/FIELD OFFICE	FY2011	FY2012	FY2013	FY2014	FY2015	FY2016
REGION I						
Bangor	1,628	2,135	2,071	1,939	1,671	1,312
Boston	5,241	6,954	6,635	6,031	5,343	4,771
Burlington	353	496	423	403	369	345
Hartford	7,207	9,332	8,405	8,487	7,290	6,065
Manchester	1,044	1,358	1,203	1,201	990	864
Providence	1,506	1,909	1,944	1,800	1,551	1,350
REGIONAL SUBTOTAL	**16,979**	**22,184**	**20,681**	**19,861**	**17,214**	**14,707**
REGION II						
Albany	6,898	9,184	9,367	9,305	7,997	6,695
Buffalo	5,090	6,691	6,964	6,974	6,051	5,029
Camden	12,290	16,383	15,999	13,557	11,845	10,452
New York	10,705	14,456	14,867	13,303	11,530	9,993
Newark	13,542	18,002	17,304	14,122	11,715	9,919
REGIONAL SUBTOTAL	**48,525**	**64,716**	**64,501**	**57,261**	**49,138**	**42,088**
REGION III						
Baltimore	11,531	14,956	14,755	12,473	10,546	9,450
Charleston	1,430	1,564	1,397	1,377	1,304	1,243
Philadelphia	15,236	20,273	21,000	20,407	17,399	15,131
Pittsburgh	3,951	4,840	5,182	5,442	5,049	4,408
Richmond	10,985	13,410	12,235	10,618	8,840	7,550
Wash., DC	7,014	9,244	8,565	7,055	5,822	5,546
Wilmington	2,694	3,473	3,254	2,814	2,359	2,141
REGIONAL SUBTOTAL	**52,841**	**67,760**	**66,388**	**60,186**	**51,319**	**45,469**
REGION V						
Cincinnati	9,137	10,260	8,185	7,356	6,073	5,039
Cleveland	13,929	16,104	14,086	12,706	10,927	9,190
Columbus	10,421	11,594	9,383	8,331	7,017	5,587
Detroit	14,598	13,631	9,851	8,406	6,635	5,103
Flint	3,755	3,896	3,023	3,058	2,387	1,727
Grand Rapids	7,641	7,527	5,840	5,680	4,273	3,230
REGIONAL SUBTOTAL	**59,481**	**63,012**	**50,368**	**45,537**	**37,312**	**29,876**
PHILADELPHIA HOC Totals	**177,826**	**214,582**	**187,676**	**182,845**	**154,983**	**132,140**

FY 2016 data is through 9/30/16

HUD-17-0235-C-000092

AMERICAN OVERSIGHT

PHILADELPHIA HOMEOWNERSHIP CENTER Total Default Percentages

PHOC

REGION/FIELD OFFICE	FY 2011	FY2012	FY2013	FY2014	FY2015	FY2016
REGION I						
Bangor	8.24%	10.39%	10.09%	9.54%	8.16%	6.18%
Boston	6.82%	8.34%	7.79%	6.99%	6.23%	5.40%
Burlington	6.98%	9.41%	7.99%	7.49%	6.72%	5.98%
Hartford	8.89%	10.88%	9.46%	9.39%	7.94%	6.40%
Manchester	4.94%	5.85%	4.93%	4.75%	3.82%	3.17%
Providence	7.66%	8.69%	8.17%	7.18%	5.91%	4.77%
REGIONAL SUBTOTAL	**7.60%**	**9.24%**	**8.34%**	**7.86%**	**6.73%**	**5.54%**
REGION II						
Albany	8.02%	10.24%	10.32%	10.23%	8.76%	7.24%
Buffalo	5.96%	7.52%	7.76%	7.82%	6.85%	5.74%
Camden	14.42%	18.19%	17.29%	14.75%	12.76%	10.88%
New York	12.54%	14.90%	14.30%	12.43%	10.52%	8.78%
Newark	14.19%	17.31%	16.03%	13.08%	10.83%	8.88%
REGIONAL SUBTOTAL	**11.09%**	**13.78%**	**13.30%**	**11.76%**	**10.02%**	**8.39%**
REGION III						
Baltimore	9.25%	11.42%	10.98%	9.30%	7.79%	6.74%
Charleston	5.83%	6.05%	5.34%	5.23%	4.93%	4.56%
Philadelphia	7.46%	9.30%	9.33%	8.93%	7.49%	6.32%
Pittsburgh	4.87%	5.62%	5.88%	6.08%	5.57%	4.78%
Richmond	6.83%	7.96%	7.12%	6.16%	5.11%	4.26%
Wash., DC	5.65%	7.06%	6.62%	5.54%	4.68%	4.42%
Wilmington	10.21%	12.31%	11.11%	9.48%	7.75%	6.70%
REGIONAL SUBTOTAL	**7.09%**	**8.60%**	**8.25%**	**7.45%**	**6.31%**	**5.45%**
REGION V						
Cincinnati	10.75%	11.69%	9.32%	8.30%	6.85%	5.62%
Cleveland	10.28%	11.21%	9.55%	8.43%	7.16%	5.88%
Columbus	10.17%	11.02%	8.97%	7.99%	6.81%	5.43%
Detroit	12.89%	11.51%	8.15%	6.82%	5.37%	4.05%
Flint	12.92%	13.24%	10.27%	10.14%	7.85%	5.54%
Grand Rapids	9.60%	9.20%	7.02%	6.69%	5.02%	3.75%
REGIONAL SUBTOTAL	**10.92%**	**11.13%**	**8.78%**	**7.83%**	**6.39%**	**5.05%**
PHOC Totals	**9.11%**	**10.54%**	**9.57%**	**8.59%**	**7.23%**	**6.03%**

FY 2016 data is through 9/30/16

HUD-17-0235-C-000093

AMERICAN OVERSIGHT

PROGRAM SUPPORT DIVISION

Elizabeth Cahall is the Director of the Program Support Division (PSD). The PSD consists of 11 employees; 5 are out-stationed operating from offices located within the Philadelphia HOC jurisdiction. The Division Director is supported by two Branches, Outreach and Education and Nonprofit Support.

Primary functions of the Division are administration of the Non-Profit Program, Education and Outreach, Loss Mitigation Training, and Support for other HOC Divisions.

- For the **Non-Profit Program**, staff approve and recertify Non-profit Agencies so they may participate in direct and discounted purchases of REO properties, act as an FHA Mortgagor and/or provide Secondary Financing. Staff monitor approved agencies to ensure compliance with HUD's guidelines and relevant Mortgagee Letters and provide training and technical assistance.

HUD-17-0235-C-000094

AMERICAN OVERSIGHT

- For the **Education and Outreach Activities**, staff provide support to partners, such as Making Home Affordable and other organizations, at clinics and events to assist homeowners in foreclosure prevention, coordinate with FPM Directors to support events in their jurisdiction, administer E&O funds to cover training, events, and outreach.

- Staff are certified by the HUD National Servicing Center to provide **Loss Mitigation Training** to the industry.

- **Staff support** the HOC by conducting SPI inspections of HUD REO properties and conduct PUD Condo Environmental Reviews.

HUD-17-0235-C-000095

AMERICAN OVERSIGHT

QUALITY ASSURANCE DIVISION

Andy DiPietro is the Director of the Quality Assurance Division (QAD) with three Branch Chiefs located in Philadelphia. There are 41 staff; 25 are located in Philadelphia and 16 are out-stationed.

The QAD's primary function is to protect the FHA Mortgage Insurance Fund from loss. This is accomplished by Reviewing Lenders and Monitoring for Compliance:

- QAD Staff monitors Lenders through desk reviews, on-site reviews, and by PUD and Lender Self Report Referrals. Lenders are targeted by HQ annually and reviewed for sufficiency on a quarterly basis. Monitors complete reviews by reviewing FHA loan files for compliance with FHA Regulations and Directives (Handbooks, Mortgagee Letters).

HUD-17-0235-C-000096

AMERICAN OVERSIGHT

- QAD issues Findings Letters to Lenders as a result of reviews. Corrective remedies available for deficiencies include the Indemnification of Loans and Principle reduction or refund.

- QAD works with OIG and AUSAs across the country on fraud and criminal cases involving FHA loans.

- QAD refers Lenders to the Mortgage Review Board when serious and additional sanctions of civil money penalties, suspension, or removal are warranted.

HUD-17-0235-C-000097

AMERICAN OVERSIGHT

REAL ESTATE OWNED DIVISION

Michael Curry is the Director of the Real Estate Owned Division (REO) with two Branch Chiefs and two Supervisory Housing Specialists. The REO Division has a total of 35 staff ; 6 are out-stationed.

REO's primary function is the direct oversight of the Management and Marketing Contractors (M&Ms) covering the 15 states and the District of Columbia that are within the Philadelphia HOC's jurisdiction.

Management and Marketing Contracts

- Management and Marketing (M&M) Contractors manage and market single-family properties owned by, or in the custody of the Department. HUD-owned houses are often referred to as HUD Homes. These are homes that had an FHA-insured mortgage and the homeowners defaulted. The lender then deeded the home to the Secretary of HUD in exchange for an insurance claim payment.

HUD-17-0235-C-000098

AMERICAN OVERSIGHT

❖ ***Field Service Manager (FSM)***

Field Service Managers (FSMs) are companies that provide property preservation and protection services consisting of, but not limited to, inspecting the property, securing the property, performing cosmetic enhancements/repairs, and providing on-going maintenance. Properties acquired by HUD will be assigned to FSMs.

❖ ***Asset Manager (AM)***

The Asset Managers (AMs) are responsible for the marketing and sale of REO property.

❖

The Department's HUD Home centralized property website enables everyone (Brokers, Buyers, Mortgagees, local governments and nonprofit organizations) to search for properties, bid, register Broker Name and Address Identifier (NAIDS), get contractor information, and more, making this site HUD's one stop shop for the HUD HOME Program. *See attached REO reports for PHOC Inventories, Sales, and Acquisitions.*

AMERICAN OVERSIGHT

PHILADELPHIA HOMEOWNERSHIP CENTER End of Year REO Inventory

PHOC	REO Cumulative Current Monthly Inventory					
REGION/FIELD OFFICE	FY2011	FY2012	FY2013	FY2014	FY2015	FY2016
REGION I						
Bangor	48	56	68	68	97	178
Boston	177	237	143	47	116	179
Burlington	14	10	12	10	33	33
Hartford	225	271	299	241	593	774
Manchester	80	109	91	41	110	120
Providence	68	62	58	47	58	105
REGIONAL SUBTOTAL	**612**	**745**	**671**	**454**	**1,007**	**1,389**
REGION II						
Albany	103	38	59	61	278	573
Buffalo	61	15	37	61	141	317
Camden	69	99	95	166	366	625
New York	84	26	32	24	43	94
Newark	96	92	76	93	184	347
REGIONAL SUBTOTAL	**413**	**270**	**299**	**405**	**1,012**	**1,956**
REGION III						
Baltimore	434	417	418	329	689	718
Charleston	107	173	145	76	129	188
Philadelphia	557	666	586	363	817	908
Pittsburgh	227	207	174	108	255	331
Richmond	847	783	851	621	791	761
Wash., DC	18	8	2	3	5	2
Wilmington	58	87	56	35	51	76
REGIONAL SUBTOTAL	**2,248**	**2,341**	**2,232**	**1,535**	**2,737**	**2,984**
REGION V						
Cincinnati	523	458	794	285	452	309
Cleveland	765	698	920	464	926	672
Columbus	608	560	665	301	522	371
Detroit	1,412	1,563	1,286	402	623	397
Flint	406	415	486	161	287	252
Grand Rapids	808	974	835	295	632	443
REGIONAL SUBTOTAL	**4,522**	**4,668**	**4,986**	**1,908**	**3,442**	**2,444**
PHILADELPHIA HOC Totals	**7,795**	**8,024**	**8,188**	**4,302**	**8,198**	**8,773**

FY 2016 data is through 9/30/16.

HUD-17-0235-C-000100

AMERICAN OVERSIGHT

PHILADELPHIA HOMEOWNERSHIP CENTER Total REO Sales						
PHOC						
REGION/FIELD OFFICE	FY2011	FY2012	FY2013	FY2014	FY2015	FY2016
REGION I						
Bangor	93	75	114	134	125	158
Boston	406	429	474	212	144	190
Burlington	13	13	12	16	15	45
Hartford	448	636	699	694	738	991
Manchester	166	189	275	151	102	173
Providence	126	195	138	109	133	95
REGIONAL SUBTOTAL	**1,252**	**1,537**	**1,712**	**1,316**	**1,257**	**1,652**
REGION II						
Albany	329	145	120	122	183	457
Buffalo	320	112	111	97	170	389
Camden	248	163	185	220	409	573
New York	125	82	31	36	33	70
Newark	227	163	172	126	176	304
REGIONAL SUBTOTAL	**1,249**	**665**	**619**	**601**	**971**	**1,793**
REGION III						
Baltimore	1,390	1,126	1,202	902	1,277	1,474
Charleston	290	316	431	247	173	231
Philadelphia	990	1,197	1,388	1,001	1,181	1,753
Pittsburgh	461	516	496	304	340	531
Richmond	2,520	2,410	2,466	2,229	1,855	1,801
Wash., DC	38	24	14	3	4	5
Wilmington	122	212	177	104	145	127
REGIONAL SUBTOTAL	**5,811**	**5,801**	**6,174**	**4,790**	**4,975**	**5,922**
REGION V						
Cincinnati	1,497	1,665	1,906	1,521	1,281	1,132
Cleveland	2,553	2,513	2,528	1,874	2,062	2,382
Columbus	2,089	1,854	2,388	1,364	1,253	1,240
Detroit	4,996	4,848	4,414	2,243	1,430	1,573
Flint	1,261	1,281	1,316	807	652	743
Grand Rapids	2,408	2,701	2,851	1,428	1,392	1,354
REGIONAL SUBTOTAL	**14,804**	**14,862**	**15,403**	**9,237**	**8,070**	**8,424**
PHILADELPHIA HOC Totals	**23,116**	**22,865**	**22,110**	**15,944**	**15,273**	**17,791**

FY 2016 data is through 9/30/16.

HUD-17-0235-C-000101

AMERICAN OVERSIGHT

PHILADELPHIA HOMEOWNERSHIP CENTER REO Acquisitions

PHOC

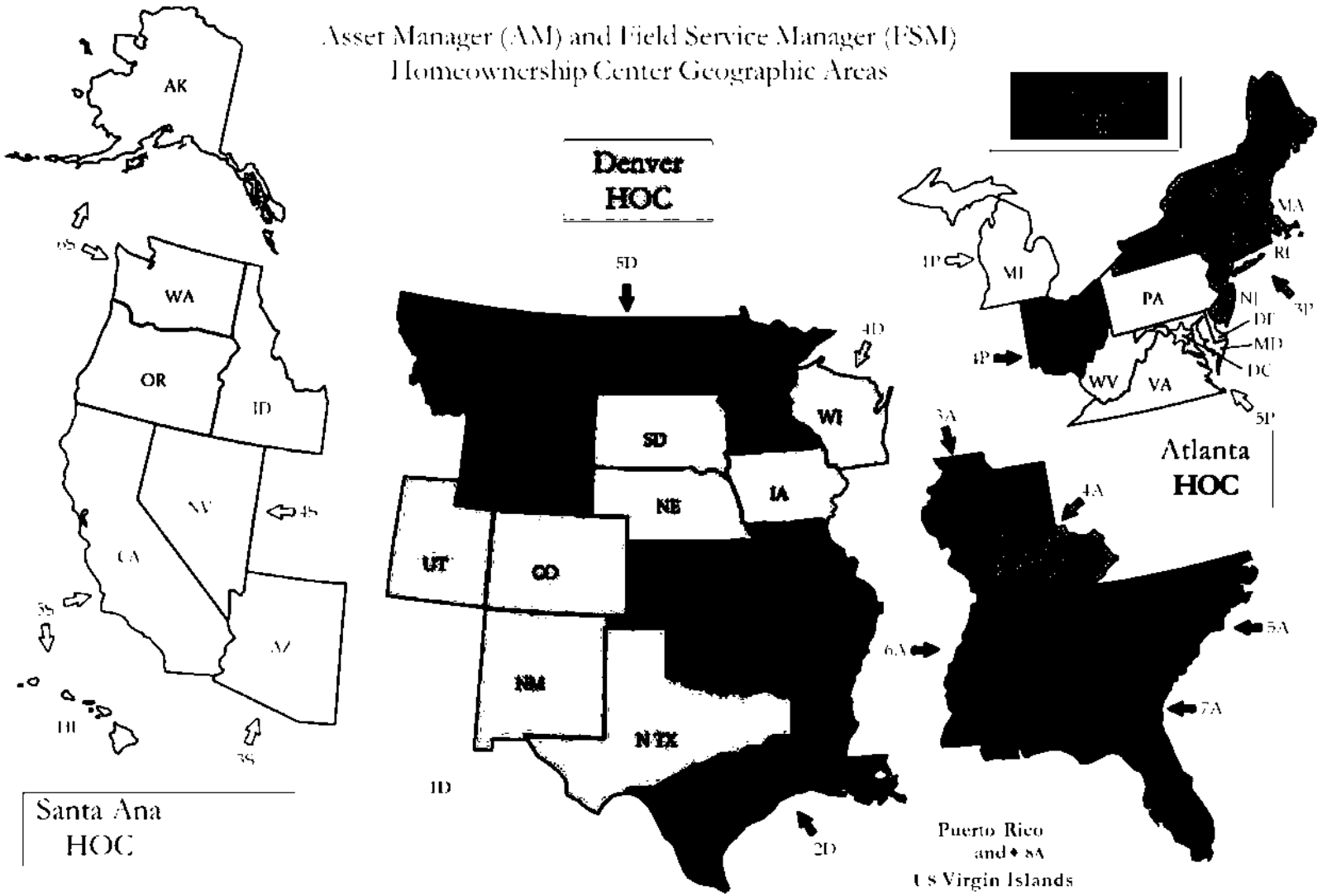
REGION/FIELD OFFICE	FY2011	FY2012	FY2013	FY2014	FY2015	FY2016
REGION I						
Bangor	93	36	130	140	170	247
Boston	310	110	396	128	218	265
Burlington	12	1	16	14	42	49
Hartford	445	177	736	664	1,134	1,334
Manchester	159	67	260	115	183	208
Providence	127	33	139	106	149	149
REGIONAL SUBTOTAL	**1,146**	**424**	**1,677**	**1,167**	**1,896**	**2,252**
REGION II						
Albany	241	42	145	129	417	770
Buffalo	222	37	135	125	263	574
Camden	160	41	188	296	629	855
New York	99	7	39	33	55	122
Newark	143	40	165	152	281	492
REGIONAL SUBTOTAL	**865**	**167**	**672**	**735**	**1,645**	**2,813**
REGION III						
Baltimore	1,100	259	1,215	846	1,668	1,550
Charleston	212	85	412	191	233	295
Philadelphia	985	264	1,317	829	1,680	1,918
Pittsburgh	477	110	465	258	510	636
Richmond	1,879	551	2,582	2,069	2,071	1,823
Wash., DC	35	5	8	4	6	3
Wilmington	129	29	156	91	163	155
REGIONAL SUBTOTAL	**4,817**	**1,303**	**6,155**	**4,288**	**6,331**	**6,380**
REGION V						
Cincinnati	1,444	427	2,252	1,061	1,474	1,014
Cleveland	2,359	661	2,790	1,474	2,554	2,180
Columbus	1,791	577	2,514	1,041	1,501	1,127
Detroit	4,262	951	4,180	1,412	1,696	1,386
Flint	1,217	297	1,398	507	783	725
Grand Rapids	2,239	599	2,747	929	1,740	1,221
REGIONAL SUBTOTAL	**13,312**	**3,512**	**15,881**	**6,424**	**9,748**	**7,653**
PHILADELPHIA HOC Totals	**20,140**	**5,406**	**24,385**	**12,614**	**19,620**	**19,098**

FY 2016 data is through 9/30/16.

HUD-17-0235-C-000102

AMERICAN OVERSIGHT

Asset Manager (AM) and Field Service Manager (FSM) Homeownership Center Geographic Areas



PHOC AM Contractor: SAGE effective 6/2016
PHOC FSM Contractor: BLM effective 3/2016

HUD-17-0235-C-000103

AMERICAN OVERSIGHT

Highlights for FYTD 2016 ending September 30, 2016

- The Philadelphia Homeownership Center (PHOC) had the responsibility of overseeing 336,578 Endorsements in our geographic jurisdiction for FY 2016 (ending 9/30/16). Of these endorsements, 187,186 were to 1st time homebuyers which represents 84% of all PHOC's purchase endorsements (223,378). Also, 49,927 of the 1st time homebuyers were minorities.

- To ensure proper lender review and compliance, PHOC's QAD and PUD provided in-depth lender monitoring/oversight conducting 6,443 Post Endorsement Technical Reviews (PETRs), completing 52 QAD lender reviews, 164 OIG referrals, 779 referrals from the Processing and Underwriting Division (PUD) and reviewed 997 lender reports from the Neighborhood Watch System, 60 Claims, and 1,133 Random loans. PHOC executed a total of 935 Indemnification Agreements with a total potential savings of $66 million dollars.

HUD-17-0235-C-000104

AMERICAN OVERSIGHT

Highlights for FYTD 2016 ending September 30,2016 continued

- PHOC PUD conducted 2,014 appraisal reviews resulting in 810 appraiser enforcement actions.

- PHOC responded to approximately a 83,669 customer service inquiries from lenders, potential borrowers, non-profits, potential REO purchasers and other FHA partners related to FHA and Single Family issues.

- In addition, PHOC was responsible for the oversight of the sale of 17,791 REO properties and 19,098 acquisitions. With the implementation of the national Buyer Select Initiative started in FY13, in the Philadelphia jurisdiction alone, we have determined a potential savings of approximately 4.1 million dollars in FY 2015 and 4.9 million dollars in FY 2016.

HUD-17-0235-C-000105

AMERICAN OVERSIGHT

Highlights for FYTD 2016 ending September 30, 2016 continued

In addition to the highlighted "normal" workload above, PHOC was involved and participated in the following special projects:

❖ Resource Center, FAQ's and FHA Listserv support

- PHOC continues to provide the national support and oversight for these comprehensive customer service tools that have become the way that FHA communicates nationally.

- To put this into perspective, the Single Family Call Center (along with Single Family Staff) were responsible for responding to approximately 599,000 customer service inquiries.

- We were also responsible for sending out approximately 80 list serve announcements (of which we currently have over 168,000 active subscribers) and we currently have approximately 2,200 FAQs. These list-serve announcements and FAQs are the primary communication vehicle that is relied upon by our FHA community and partners.

- In September, 2016, a national training webinar was conducted on the FHA Call Center for Lenders. In addition, an internal training was conducted nationally for all Field Policy and Management Customer Service Representatives.

HUD-17-0235-C-000106

Highlights for FYTD 2016 ending 9/30/16 continued

❖ Special Workgroup Support

- Throughout FY13-16, PHOC participated in cross collaboration initiatives (i.e. HECM Foreclosure Prevention and Dedicating Opportunities to Overcome Homelessness Initiative).

❖ Single Family Handbook Support

- In FY 2016, PHOC Management and Staff conducted four FHA Appraisals Live training in Philadelphia, Pittsburgh, Boston, Detroit and a Live FHA Underwriting Training in Detroit. One FHA Lender Roundtable was conducted in Philadelphia.
- In FY 2015, the PHOC Staff conducted three national webinars for Single Family internal staff training on the new Single Family Policy Handbook 4000.1 and Management Staff conducted two (2) Lender Training Sessions in Philadelphia and Detroit in the first half of FY 2015. Two FHA Handbook Forums/Training Sessions were conducted (Chicago and Philadelphia) in June and July 2015.

AMERICAN OVERSIGHT
HUD-17-0235-C-000107

AMERICAN OVERSIGHT

PHOC Involvement in Single Family/Housing Initiatives and Committees FY 2013-2016

- Initiatives
  - Volunteers and Point of Contact for Single Family Services related to Hurricane Sandy Support and other Disaster Recoveries
  - HECM Foreclosure Prevention Pilot Workgroup (with the Philadelphia Regional Office, National Corporation on Aging, National Foundation of Debt Management and other notable partners
  - Dedicating Opportunities to Overcome Homelessness Initiative (the HUD and Interagency Council for Homeless initiative in 10 cities including Philadelphia)

HUD-17-0235-C-000108

AMERICAN OVERSIGHT

PHOC Involvement in Single Family/Housing Initiatives and Committees FY2013-2016

- Committees
  - FHA Single Family Policy Handbook Review and Rollout
  - Escalation Review – PUD and QAD
  - Single Family Risk Management
  - Policy Development
  - FHA Resource Center, FAQs and FHA Information (Listserv) Support
  - National Reporting and Web Based Certification Support

HUD-17-0235-C-000109

AMERICAN OVERSIGHT

The ***PHOC Executive Overview*** is an internal Executive Report prepared and updated by the Philadelphia HOC Director's Office. This report is for the use of and provided by the PHOC Director for HUD management and reviews, OIG, or special visitors and guests to the PHOC. The content or data provided may change per need or interest. For questions or data sources cited in the *Report*, please contact Julie Shaffer, Anthony Triolo, Christopher Boguslaw, or Camille Holland at 215-861-7238.

***

HUD-17-0235-C-000110

FHA HOMEOWNERSHIP

AMERICAN OVERSIGHT

Executive Overview Report

Fiscal Year 2017

2nd Quarter ending March 31, 2017

HUD-17-0235-C-000111

FHA HOMEOWNERSHIP

AMERICAN OVERSIGHT

INTRODUCTION

The HUD Single Family Housing FHA insurance operations are carried out by four HOCs across the nation and are organizationally under the Deputy Assistant Secretary for Single Family Housing and the Assistant Secretary for Housing-FHA Commissioner in HQ.

The four HOCs are: Philadelphia, Atlanta, Denver and Santa Ana. Each HOC has five Divisions: Processing and Underwriting Division (PUD), Real Estate Owned Division (REO), Quality Assurance Division (QAD), Program Support Division (PSD) and the Operations and Customer Service Division (OCSD).

HUD-17-0235-C-000112

AMERICAN OVERSIGHT

HOC DIRECTOR

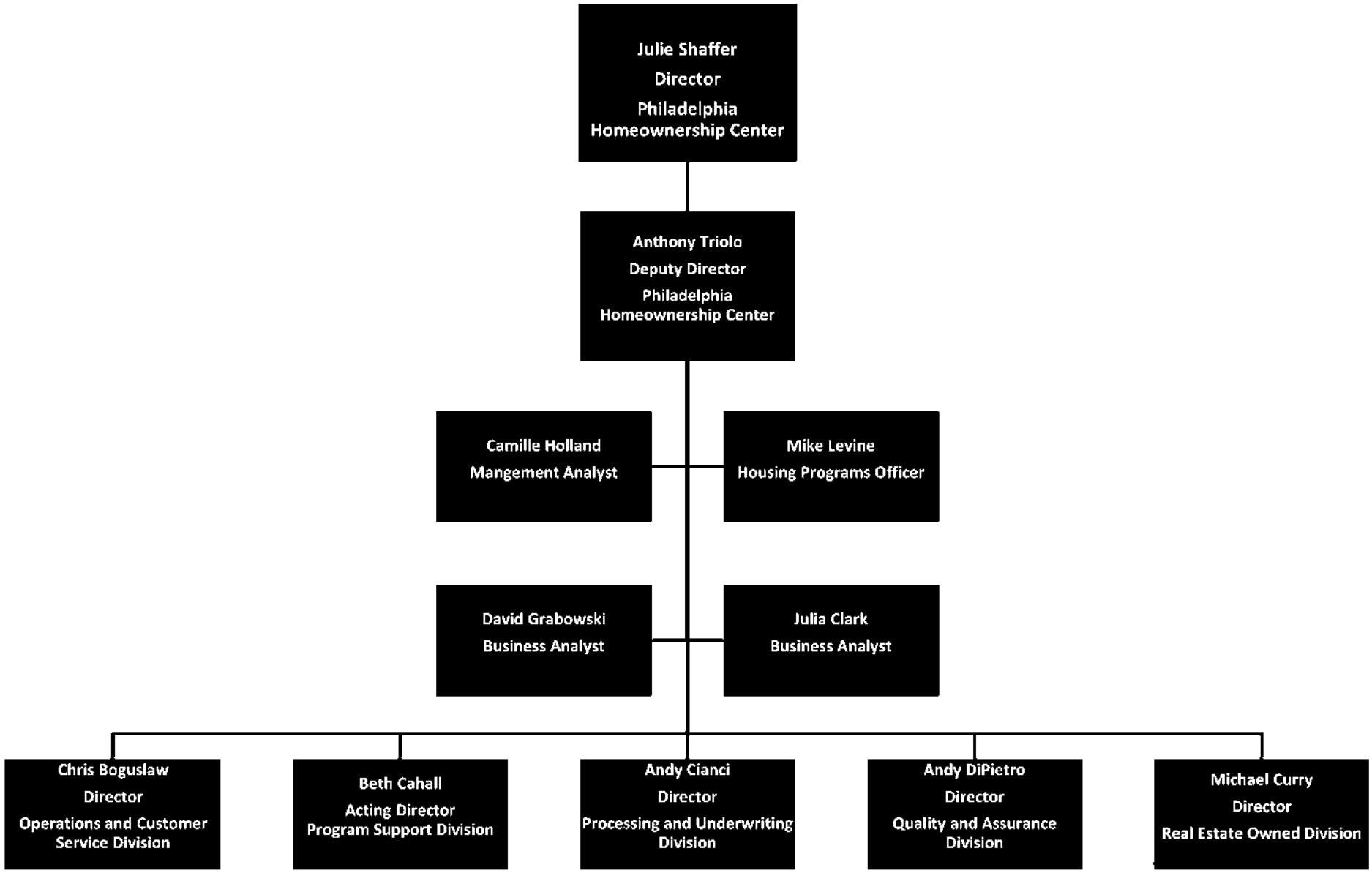
- Julie A. Shaffer is the Director and Anthony Triolo is the Deputy Director of the Philadelphia Homeownership Center (HOC).

- The HOC Director and Deputy are responsible for the overall management and administration of FHA Mortgage Insurance Programs within the District of Columbia and the 15 State jurisdiction of Region I, Region II, Region III, and two states within Region V, Michigan and Ohio. Presently, there are a total of 167 staff on-board, with 26 of that total out-stationed from Philadelphia.

AMERICAN OVERSIGHT

Philadelphia Homeownership Center

HOC Director Office Org Chart March 2017



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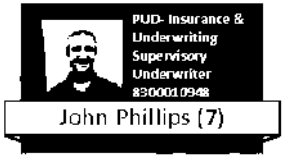
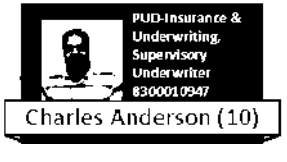
AMERICAN OVERSIGHT

Management

Philadelphia Homeownership Center





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AMERICAN OVERSIGHT

Philadelphia Homeownership Center

Philadelphia Homeownership Staffing as of March 2017

PHILADELPHIA HOC STAFFING March 31, 2017	Totals
TOTAL PHOC authorized	**178**
ON-BD	**167**
VACANT	11
TOTAL PHOC STAFF	**178**
SUPERVISORY	*21*
ON LINE	*157*
In-House	*141*
O/S	*26*
TOTAL ACTUAL PHOC STAFF	**167**

PHOC DIRECTOR	Total
ON-BD	6
VACANT	2
TOTAL DIRECTOR STAFF	**8**
Supervisory	**2**
On Line	**4**
In-House	6
O/S	0

PHOC OCSD	Total
ON-BD	11
VACANT	0
TOTAL OCSD STAFF	**11**
Supervisory	**1**
On Line	**10**
In-House	11
O/S	0

PHOC PSD	Total
ON-BD	10
VACANT	0
TOTAL PSD STAFF	**10**
Supervisory	**1**
On Line	**9**
In-House	5
O/S	5

PHOC PUD	Total
ON-BD	67
VACANT	7
TOTAL PUD STAFF	**74**
Supervisory	**6**
On Line	**61**
In-House	67
O/S	0

PHOC QAD	Total
ON-BD	39
VACANT	2
TOTAL QAD STAFF	**41**
Supervisory	**6**
On Line	**33**
In-House	23
O/S	16

PHOC REO	Total
ON-BD	34
VACANT	0
TOTAL REO STAFF	**34**
Supervisory	**4**
On Line	**30**
In-House	29
O/S	5

HUD-17-0235-C-000116

AMERICAN OVERSIGHT

OPERATIONS DIVISION

Chris Boguslaw is the Director of the Operations Division. The Operations Division has a total of 11 employees.

- Operations is responsible for providing support services to the Philadelphia Homeownership Center in the areas of staffing resources, procurement, budget, management plan, travel, funding, executive correspondence, FOIA, customer service, web applications, and ad hoc computer system design and support. Sensitive media issues and Congressional concerns are also managed.

- The FHA Resource Center, located in Indianapolis, Indiana, provides access to FHA and the Homeownership Centers nationally for customers and lenders. The Resource Center responds to requests for assistance from both the public and industry customers. Lenders with technical questions or first time homebuyers, looking for information on HUD homes and FHA insurance contact the Center at 1-800-CALLFHA (800-225-5342) or through e-mail answers@hud.gov. There is a databank available at all times for frequently asked questions (FAQ Site): hud.gov/answers.

HUD-17-0235-C-000117

AMERICAN OVERSIGHT

PROCESSING AND UNDERWRITING DIVISION

Andrew Cianci is the Director of the Processing and Underwriting Division (PUD) with four Underwriting/Insurance Branches and two Technical Support Branches.

- There are a total of 67 employees. There are two contractor companies who work within the PUD at the Philadelphia HOC.

- From FY 2008 to FY 2013, FHA experienced increased volumes of insurance endorsement applications and refinances to FHA as a result of FHA initiatives throughout the sub-prime mortgage / National Housing crises. Starting in FY 2014, FHA reduced its footprint in the housing market. Program Updates and Legislation have further modernized and reformed FHA's programs. In January 2015, FHA announced a reduction in annual Mortgage Insurance Premium (MIP) rates for most Title II forward mortgages with amortization terms greater than 15 years. This initiative increased FHA endorsements again.

HUD-17-0235-C-000118

AMERICAN OVERSIGHT

- The Processing and Underwriting Division is broken into two programmatic areas, Technical and Underwriting.

  1) The **Technical Branch** functions include Appraisal Quarterly Reviews, Appraiser Sanctions, Condominium processing by HUD Staff and the Contractor, processing Waivers and Partial Releases, responding to FOIAs, Congressional, and Complaint (203K, Lenders, Borrowers, Consultants, Appraisers) Correspondence.

  2) The **Underwriting Branch** functions include Post Endorsement Technical Reviews (PETRS), expert underwriting response to Direct Endorsement (DE) and Lender Insurance (LI) Lenders, review Lender Test Cases, process MIC Corrections, Address Changes, Case Cancellations, Siebel Service Requests, Telephone Inquires, Complaints, Federal Records Center Retention and Retrieval.

HUD-17-0235-C-000119

AMERICAN OVERSIGHT

PHILADELPHIA HOMEOWNERSHIP CENTER Total Endorsements

PHOC

REGION/FIELD OFFICE	FY2012	FY2013	FY2014	FY2015	FY 2016	FY 2017
REGION I						
Bangor	3,213	3,395	2,029	2,951	3,804	1,898
Boston	19,121	19,366	10,703	16,425	18,353	10,151
Burlington	914	980	683	985	1,101	578
Hartford	13,643	16,161	8,252	11,658	13,217	6,846
Manchester	5,066	5,549	3,151	5,030	5,678	2,849
Providence	4,711	5,178	3,119	4,640	5,513	3,058
REGIONAL SUBTOTAL	**46,668**	**50,629**	**27,937**	**41,689**	**47,666**	**25,380**
REGION II						
Albany	11,307	11,944	7,753	9,640	10,488	5,463
Buffalo	11,059	10,667	6,728	7,547	8,204	4,131
Camden	13,531	15,202	8,420	12,901	14,626	8,040
New York	20,823	21,232	12,733	17,369	18,727	10,986
Newark	20,694	21,182	11,418	18,595	20,136	11,224
REGIONAL SUBTOTAL	**77,414**	**80,227**	**47,052**	**66,052**	**72,181**	**39,844**
REGION III						
Baltimore	20,658	23,958	12,416	20,455	23,351	12,271
Charleston	3,950	4,023	2,693	3,237	3,874	2,004
Philadelphia	34	37,261	20,974	29,351	34,269	17,668
Pittsburgh	13,208	13,771	9,022	10,818	11,710	5,689
Richmond	24,860	29,559	16,207	22,953	26,856	13,134
Wash., DC	24,866	25,841	13,766	22,403	23,115	11,606
Wilmington	4,370	5,071	2,784	4,378	5,166	2,690
REGIONAL SUBTOTAL	**91,946**	**139,484**	**77,862**	**113,595**	**128,341**	**65,062**
REGION V						
Cincinnati	11,850	15,327	9,266	11,283	12,179	6,199
Cleveland	20,265	25,111	15,929	18,794	21,421	10,563
Columbus	13,886	18,790	10,754	13,233	14,381	7,102
Detroit	20,034	24,150	16,785	20,802	22,181	10,991
Flint	3,803	4,836	3,400	4,165	4,652	2,362
Grand Rapids	12,221	15,383	10,122	12,410	13,576	6,934
REGIONAL SUBTOTAL	**82,059**	**103,597**	**66,256**	**80,687**	**88,390**	**44,151**
PHILADELPHIA HOC Totals	**298,087**	**373,937**	**219,107**	**302,023**	**336,578**	**174,437**

FY2017 data is through 3/31/17

HUD-17-0235-C-000120

AMERICAN OVERSIGHT

PHILADELPHIA HOMEOWNERSHIP CENTER Total Insurance In Force

PHOC REGION/FIELD OFFICE	FY2012	FY2013	FY2014	FY2015	FY2016	FY2017
REGION I						
Bangor	20,545	20,523	20,334	20,479	21,229	21,675
Boston	83,351	85,200	86,223	85,752	88,344	90,423
Burlington	5,269	5,294	5,382	5,494	5,771	5,928
Hartford	85,809	88,871	90,366	91,822	94,786	96,469
Manchester	23,232	24,426	25,278	25,923	27,247	27,861
Providence	21,973	23,786	25,062	26,259	28,274	29,503
REGIONAL SUBTOTAL	**240,179**	**248,100**	**252,645**	**255,729**	**265,651**	**271,859**
REGION II						
Albany	89,654	90,783	90,915	91,270	92,466	93,034
Buffalo	88,976	89,726	89,140	88,394	87,592	87,171
Camden	90,086	92,514	91,934	92,836	96,108	98,148
New York	97,025	103,958	107,007	109,635	113,795	116,822
Newark	104,003	107,945	107,990	108,191	111,729	114,591
REGIONAL SUBTOTAL	**469,744**	**484,926**	**486,986**	**490,326**	**501,690**	**509,766**
REGION III						
Baltimore	130,934	134,387	134,121	135,379	140,186	142,844
Charleston	25,831	26,177	26,326	26,440	27,229	27,487
Philadelphia	217,951	225,150	228,470	232,248	239,283	243,438
Pittsburgh	86,076	88,135	89,495	90,603	92,198	92,861
Richmond	168,449	171,938	172,363	173,112	177,307	179,692
Wash., DC	130,865	129,354	127,282	124,476	125,533	126,622
Wilmington	28,202	29,281	29,678	30,455	31,952	32,676
REGIONAL SUBTOTAL	**788,308**	**804,422**	**807,735**	**812,713**	**833,688**	**845,620**
REGION V						
Cincinnati	87,732	87,787	88,582	88,617	89,591	90,452
Cleveland	143,691	147,511	150,717	152,699	156,386	158,313
Columbus	105,191	104,659	104,243	103,054	102,857	102,903
Detroit	118,424	120,830	123,300	123,666	125,963	127,120
Flint	29,433	29,439	30,146	30,417	31,164	31,608
Grand Rapids	81,850	83,187	84,870	85,149	86,181	87,052
REGIONAL SUBTOTAL	**566,321**	**573,413**	**581,858**	**583,602**	**592,142**	**597,448**
PHILADELPHIA HOC Totals	**2,064,552**	**2,110,861**	**2,129,224**	**2,142,370**	**2,193,171**	**2,224,693**

FY2017data is through 3/31/17.

HUD-17-0235-C-000121

AMERICAN OVERSIGHT

PHILADELPHIA HOMEOWNERSHIP CENTER TOTAL DEFAULTS

PHOC REGION/FIELD OFFICE	FY2012	FY2013	FY2014	FY2015	FY2016	FY2017
REGION I						
Bangor	2,135	2,071	1,939	1,671	1,312	1,151
Boston	6,954	6,635	6,031	5,343	4,771	4,319
Burlington	496	423	403	369	345	326
Hartford	9,332	8,405	8,487	7,290	6,065	5,556
Manchester	1,358	1,203	1,201	990	864	806
Providence	1,909	1,944	1,800	1,551	1,350	1,178
REGIONAL SUBTOTAL	**22,184**	**20,681**	**19,861**	**17,214**	**14,707**	**13,336**
REGION II						
Albany	9,184	9,367	9,305	7,997	6,695	5,949
Buffalo	6,691	6,964	6,974	6,051	5,029	4,413
Camden	16,383	15,999	13,557	11,845	10,452	9,658
New York	14,456	14,867	13,303	11,530	9,993	9,137
Newark	18,002	17,304	14,122	11,715	9,919	9,011
REGIONAL SUBTOTAL	**64,716**	**64,501**	**57,261**	**49,138**	**42,088**	**38,168**
REGION III						
Baltimore	14,956	14,755	12,473	10,546	9,450	8,646
Charleston	1,564	1,397	1,377	1,304	1,243	1,113
Philadelphia	20,273	21,000	20,407	17,399	15,131	14,153
Pittsburgh	4,840	5,182	5,442	5,049	4,408	4,436
Richmond	13,410	12,235	10,618	8,840	7,550	7,177
Wash., DC	9,244	8,565	7,055	5,822	5,546	5,149
Wilmington	3,473	3,254	2,814	2,359	2,141	2,018
REGIONAL SUBTOTAL	**67,760**	**66,388**	**60,186**	**51,319**	**45,469**	**42,692**
REGION V						
Cincinnati	10,260	8,185	7,356	6,073	5,039	4,521
Cleveland	16,104	14,086	12,706	10,927	9,190	8,405
Columbus	11,594	9,383	8,331	7,017	5,587	5,120
Detroit	13,631	9,851	8,406	6,635	5,103	4,451
Flint	3,896	3,023	3,058	2,387	1,727	1,537
Grand Rapids	7,527	5,840	5,680	4,273	3,230	2,905
REGIONAL SUBTOTAL	**63,012**	**50,368**	**45,537**	**37,312**	**29,876**	**26,939**
PHILADELPHIA HOC Totals	**214,582**	**187,676**	**182,845**	**154,983**	**132,140**	**121,135**

FY 2017 data is through 3/31/17

HUD-17-0235-C-000122

AMERICAN OVERSIGHT

PHILADELPHIA HOMEOWNERSHIP CENTER Total Default Percentages

PHOC

REGION/FIELD OFFICE	FY2012	FY2013	FY2014	FY2015	FY2016	FY2017
REGION I						
Bangor	10.39%	10.09%	9.54%	8.16%	6.18%	5.31%
Boston	8.34%	7.79%	6.99%	6.23%	5.40%	4.78%
Burlington	9.41%	7.99%	7.49%	6.72%	5.98%	5.50%
Hartford	10.88%	9.46%	9.39%	7.94%	6.40%	5.76%
Manchester	5.85%	4.93%	4.75%	3.82%	3.17%	2.89%
Providence	8.69%	8.17%	7.18%	5.91%	4.77%	3.99%
REGIONAL SUBTOTAL	**9.24%**	**8.34%**	**7.86%**	**6.73%**	**5.54%**	**4.91%**
REGION II						
Albany	10.24%	10.32%	10.23%	8.76%	7.24%	6.39%
Buffalo	7.52%	7.76%	7.82%	6.85%	5.74%	5.06%
Camden	18.19%	17.29%	14.75%	12.76%	10.88%	9.84%
New York	14.90%	14.30%	12.43%	10.52%	8.78%	7.82%
Newark	17.31%	16.03%	13.08%	10.83%	8.88%	7.86%
REGIONAL SUBTOTAL	**13.78%**	**13.30%**	**11.76%**	**10.02%**	**8.39%**	**7.49%**
REGION III						
Baltimore	11.42%	10.98%	9.30%	7.79%	6.74%	6.05%
Charleston	6.05%	5.34%	5.23%	4.93%	4.56%	4.05%
Philadelphia	9.30%	9.33%	8.93%	7.49%	6.32%	5.81%
Pittsburgh	5.62%	5.88%	6.08%	5.57%	4.78%	4.78%
Richmond	7.96%	7.12%	6.16%	5.11%	4.26%	3.99%
Wash., DC	7.06%	6.62%	5.54%	4.68%	4.42%	4.07%
Wilmington	12.31%	11.11%	9.48%	7.75%	6.70%	6.18%
REGIONAL SUBTOTAL	**8.60%**	**8.25%**	**7.45%**	**6.31%**	**5.45%**	**5.05%**
REGION V						
Cincinnati	11.69%	9.32%	8.30%	6.85%	5.62%	5.00%
Cleveland	11.21%	9.55%	8.43%	7.16%	5.88%	5.31%
Columbus	11.02%	8.97%	7.99%	6.81%	5.43%	4.98%
Detroit	11.51%	8.15%	6.82%	5.37%	4.05%	3.50%
Flint	13.24%	10.27%	10.14%	7.85%	5.54%	4.86%
Grand Rapids	9.20%	7.02%	6.69%	5.02%	3.75%	3.34%
REGIONAL SUBTOTAL	**11.13%**	**8.78%**	**7.83%**	**6.39%**	**5.05%**	**4.51%**
PHOC Totals	**10.54%**	**9.57%**	**8.59%**	**7.23%**	**6.03%**	**5.45%**

FY 2017 data is through 3/31/17

AMERICAN OVERSIGHT

PROGRAM SUPPORT DIVISION

Elizabeth Cahall is the Director of the Program Support Division (PSD). The PSD consists of 10 employees; 5 are out-stationed operating from offices located within the Philadelphia HOC jurisdiction. The Division Director is supported by two Branches, Outreach and Education and Nonprofit Support.

Primary functions of the Division are administration of the Non-Profit Program, Education and Outreach, and Support for other HOC Divisions.

- For the Non-Profit Program, staff approve and recertify Non-profit Agencies so they may participate in direct and discounted purchases of REO properties, act as an FHA Mortgagor and/or provide Secondary Financing. Staff monitor approved agencies to ensure compliance with HUD's guidelines and relevant Mortgagee Letters and provide training and technical assistance.

HUD-17-0235-C-000124

AMERICAN OVERSIGHT

- For the Education and Outreach Activities, staff provide support to partners, such as Making Home Affordable and other organizations, at clinics and events to assist homeowners in foreclosure prevention, coordinate with FPM Directors to support events in their local jurisdictions, coordinate and assist in PUD's lender trainings, and administers E&O funds to cover training, events, and outreach.

- PSD manages the national webinar contract and coordinates webinars. PSD publishes FHA Listserv notices working closely with HQ PSD and Program staff. PSD Staff coordinates the development of FAQs with Single Family Housing's Office of Program Development, Asset Management, Lender Activities and Program Compliance, and the FHA Resource Center FAQ Team.

HUD-17-0235-C-000125

AMERICAN OVERSIGHT

QUALITY ASSURANCE DIVISION

Andy DiPietro is the Director of the Quality Assurance Division (QAD) with three Branch Chiefs located in Philadelphia. There are 39 staff; 23 are located in Philadelphia and 16 are out-stationed.

The QAD's primary function is to protect the FHA Mortgage Insurance Fund from loss. This is accomplished by Reviewing Lenders and Monitoring for Compliance:

- QAD Staff monitors Lenders through desk reviews, on-site reviews, and by PUD and Lender Self Report Referrals. Lenders are targeted by HQ annually and reviewed for sufficiency on a quarterly basis. Monitors complete reviews by reviewing FHA loan files for compliance with FHA Regulations and Directives (Handbooks, Mortgagee Letters).

HUD-17-0235-C-000126

AMERICAN OVERSIGHT

- QAD issues Findings Letters to Lenders as a result of reviews. Corrective remedies available for deficiencies include the Indemnification of Loans and Principle reduction or refund.

- QAD works with OIG and AUSAs across the country on fraud and criminal cases involving FHA loans.

- QAD refers Lenders to the Mortgage Review Board when serious and additional sanctions of civil money penalties, suspension, or removal are warranted.

HUD-17-0235-C-000127

AMERICAN OVERSIGHT

REAL ESTATE OWNED DIVISION

Michael Curry is the Director of the Real Estate Owned Division (REO) with two Branch Chiefs and two Supervisory Housing Specialists. The REO Division has a total of 34 staff ; 5 are out-stationed.

REO's primary function is the direct oversight of the Management and Marketing Contractors (M&Ms) covering the 15 states and the District of Columbia that are within the Philadelphia HOC's jurisdiction.

Management and Marketing Contracts

- Management and Marketing (M&M) Contractors manage and market single-family properties owned by, or in the custody of the Department. HUD-owned houses are often referred to as HUD Homes. These are homes that had an FHA-insured mortgage and the homeowners defaulted. The lender then deeded the home to the Secretary of HUD in exchange for an insurance claim payment.

HUD-17-0235-C-000128

AMERICAN OVERSIGHT

❖ ***Field Service Manager (FSM)***

Field Service Managers (FSMs) are companies that provide property preservation and protection services consisting of, but not limited to, inspecting the property, securing the property, performing cosmetic enhancements/repairs, and providing on-going maintenance. Properties acquired by HUD will be assigned to FSMs.

❖ ***Asset Manager (AM)***

The Asset Managers (AMs) are responsible for the marketing and sale of REO property.

❖

The Department's HUD Home centralized property website enables everyone (Brokers, Buyers, Mortgagees, local governments and nonprofit organizations) to search for properties, bid, register Broker Name and Address Identifier (NAIDS), get contractor information, and more, making this site HUD's one stop shop for the HUD HOME Program. *See the following REO reports for PHOC Inventories, Sales, and Acquisitions.*

AMERICAN OVERSIGHT

PHILADELPHIA HOMEOWNERSHIP CENTER End of Year REO Inventory

PHOC	REO Cumulative Current Monthly Inventory					
REGION/FIELD OFFICE	FY2012	FY2013	FY2014	FY2015	FY2016	FY2017
REGION I						
Bangor	56	68	68	97	178	135
Boston	237	143	47	116	179	216
Burlington	10	12	10	33	33	27
Hartford	271	299	241	593	774	749
Manchester	109	91	41	110	120	140
Providence	62	58	47	58	105	93
REGIONAL SUBTOTAL	**745**	**671**	**454**	**1,007**	**1,389**	**1,360**
REGION II						
Albany	38	59	61	278	573	516
Buffalo	15	37	61	141	317	248
Camden	99	95	166	366	625	567
New York	26	32	24	43	94	97
Newark	92	76	93	184	347	346
REGIONAL SUBTOTAL	**270**	**299**	**405**	**1,012**	**1,956**	**1,774**
REGION III						
Baltimore	417	418	329	689	718	558
Charleston	173	145	76	129	188	177
Philadelphia	666	586	363	817	908	698
Pittsburgh	207	174	108	255	331	232
Richmond	783	851	621	791	761	468
Wash., DC	8	2	3	5	2	7
Wilmington	87	56	35	51	76	60
REGIONAL SUBTOTAL	**2,341**	**2,232**	**1,535**	**2,737**	**2,984**	**2,200**
REGION V						
Cincinnati	458	794	285	452	309	210
Cleveland	698	920	464	926	672	384
Columbus	560	665	301	522	371	199
Detroit	1,563	1,286	402	623	397	272
Flint	415	486	161	287	252	137
Grand Rapids	974	835	295	632	443	221
REGIONAL SUBTOTAL	**4,668**	**4,986**	**1,908**	**3,442**	**2,444**	**1,423**
PHILADELPHIA HOC Totals	**8,024**	**8,188**	**4,302**	**8,198**	**8,773**	**6,757**

FY 2017 data is through 3/31/17.

HUD-17-0235-C-000130

AMERICAN OVERSIGHT

PHILADELPHIA HOMEOWNERSHIP CENTER Total REO Sales						
PHOC						
REGION/FIELD OFFICE	FY2012	FY2013	FY2014	FY2015	FY2016	FY2017
REGION I						
Bangor	75	114	134	125	158	105
Boston	429	474	212	144	190	125
Burlington	13	12	16	15	45	21
Hartford	636	699	694	738	991	718
Manchester	189	275	151	102	173	84
Providence	195	138	109	133	95	62
REGIONAL SUBTOTAL	**1,537**	**1,712**	**1,316**	**1,257**	**1,652**	**1,115**
REGION II						
Albany	145	120	122	183	457	381
Buffalo	112	111	97	170	389	282
Camden	163	185	220	409	573	502
New York	82	31	36	33	70	62
Newark	163	172	126	176	304	228
REGIONAL SUBTOTAL	**665**	**619**	**601**	**971**	**1,793**	**1,455**
REGION III						
Baltimore	1,126	1,202	902	1,277	1,474	851
Charleston	316	431	247	173	231	165
Philadelphia	1,197	1,388	1,001	1,181	1,753	872
Pittsburgh	516	496	304	340	531	335
Richmond	2,410	2,466	2,229	1,855	1,801	942
Wash., DC	24	14	3	4	5	4
Wilmington	212	177	104	145	127	89
REGIONAL SUBTOTAL	**5,801**	**6,174**	**4,790**	**4,975**	**5,922**	**3,258**
REGION V						
Cincinnati	1,665	1,906	1,521	1,281	1,132	425
Cleveland	2,513	2,528	1,874	2,062	2,382	935
Columbus	1,854	2,388	1,364	1,253	1,240	475
Detroit	4,848	4,414	2,243	1,430	1,573	524
Flint	1,281	1,316	807	652	743	307
Grand Rapids	2,701	2,851	1,428	1,392	1,354	536
REGIONAL SUBTOTAL	**14,862**	**15,403**	**9,237**	**8,070**	**8,424**	**3,202**
PHILADELPHIA HOC Totals	**22,865**	**22,110**	**15,944**	**15,273**	**17,791**	**9,030**

FY 2017 data is through 3/31/17.

HUD-17-0235-C-000131

AMERICAN OVERSIGHT

PHILADELPHIA HOMEOWNERSHIP CENTER REO Acquisitions

PHOC

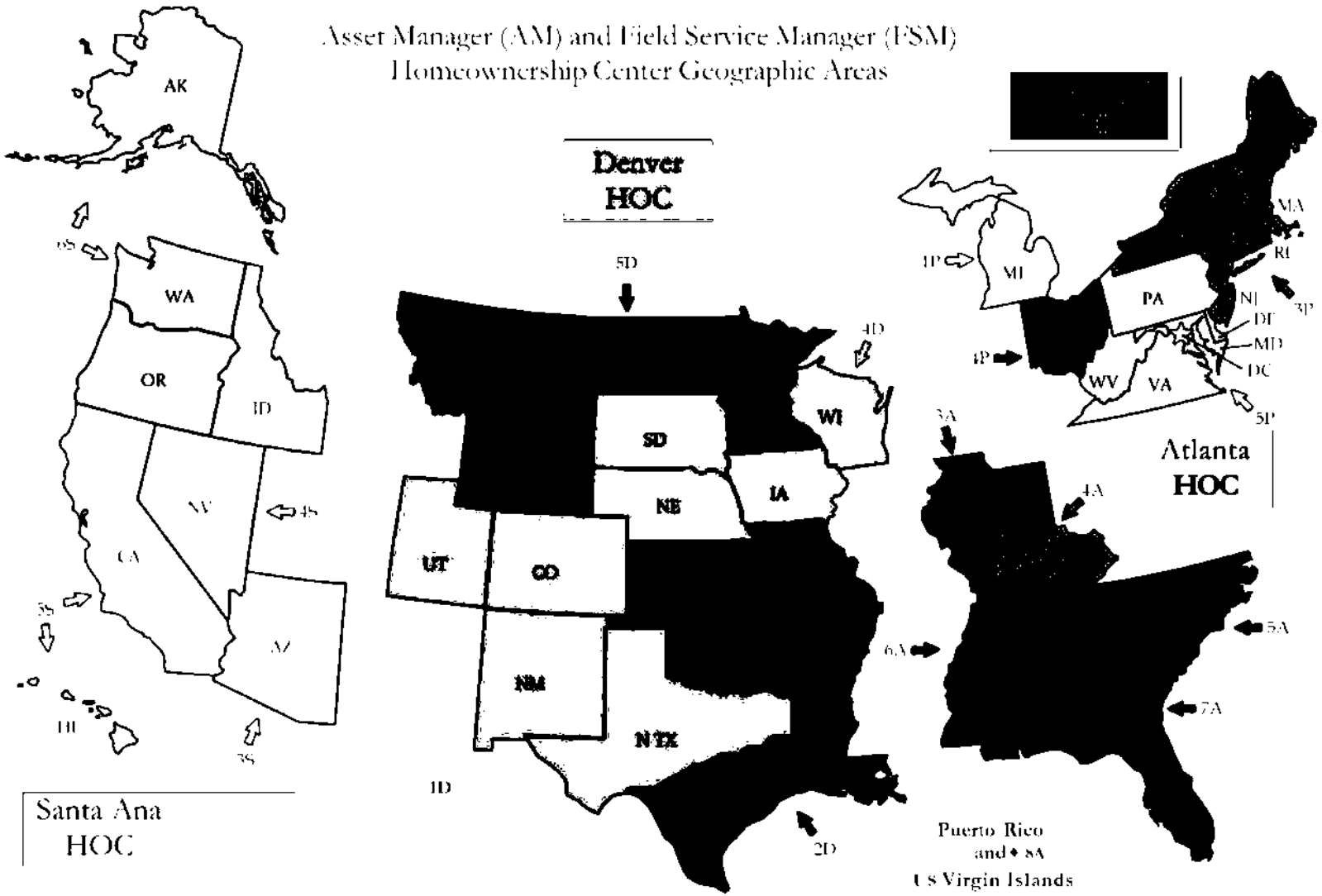
REGION/FIELD OFFICE	FY2012	FY2013	FY2014	FY2015	FY2016	FY2017
REGION I						
Bangor	36	130	140	170	247	72
Boston	110	396	128	218	265	169
Burlington	1	16	14	42	49	17
Hartford	177	736	664	1,134	1,334	728
Manchester	67	260	115	183	208	107
Providence	33	139	106	149	149	63
REGIONAL SUBTOTAL	**424**	**1,677**	**1,167**	**1,896**	**2,252**	**1,156**
REGION II						
Albany	42	145	129	417	770	365
Buffalo	37	135	125	263	574	244
Camden	41	188	296	629	855	464
New York	7	39	33	55	122	72
Newark	40	165	152	281	492	245
REGIONAL SUBTOTAL	**167**	**672**	**735**	**1,645**	**2,813**	**1,390**
REGION III						
Baltimore	259	1,215	846	1,668	1,550	720
Charleston	85	412	191	233	295	157
Philadelphia	264	1,317	829	1,680	1,918	728
Pittsburgh	110	465	258	510	636	244
Richmond	551	2,582	2,069	2,071	1,823	666
Wash., DC	5	8	4	6	3	8
Wilmington	29	156	91	163	155	72
REGIONAL SUBTOTAL	**1,303**	**6,155**	**4,288**	**6,331**	**6,380**	**2,595**
REGION V						
Cincinnati	427	2,252	1,061	1,474	1,014	350
Cleveland	661	2,790	1,474	2,554	2,180	671
Columbus	577	2,514	1,041	1,501	1,127	322
Detroit	951	4,180	1,412	1,696	1,386	423
Flint	297	1,398	507	783	725	206
Grand Rapids	599	2,747	929	1,740	1,221	328
REGIONAL SUBTOTAL	**3,512**	**15,881**	**6,424**	**9,748**	**7,653**	**2,300**
PHILADELPHIA HOC Totals	**5,406**	**24,385**	**12,614**	**19,620**	**19,098**	**7,441**

FY 2017 data is through 3/31/17.

HUD-17-0235-C-000132

AMERICAN OVERSIGHT

Asset Manager (AM) and Field Service Manager (FSM) Homeownership Center Geographic Areas



for Areas 1P, 4P, and 5P (effective 6/2016)
PHOC AM Contractor BLB Resources, Inc. for Area 3P (effective 11/4/16)
PHOC FSM Contractor for All Areas: BLM

HUD-17-0235-C-000133

AMERICAN OVERSIGHT

Highlights for FYTD 2017 ending March 31, 2017

- The Philadelphia Homeownership Center (PHOC) had the responsibility of overseeing 174,437 Endorsements in our geographic jurisdiction for FYTD 2017 (as of 3/31/17). Of these endorsements, 92,804 were to 1st time homebuyers which represents 84% of all PHOC's purchase endorsements (110,157). Also, 29,622 of the 1st time homebuyers were minorities.

- To ensure proper lender review and compliance, PHOC's QAD and PUD provided in-depth lender monitoring/oversight conducting 1,726 Post Endorsement Technical Reviews (PETRs), completing 15 QAD lender reviews, 141 OIG referrals, 136 referrals from the Processing and Underwriting Division (PUD) and reviewing 627 lender reports from the Neighborhood Watch System, 25 from Claims, and 211 Random Loans. PHOC executed a total of 342 Indemnification Agreements with a total potential savings of $24.1 million dollars.

HUD-17-0235-C-000134

AMERICAN OVERSIGHT

Highlights for FYTD 2017 ending March 31,2017 continued

- PHOC PUD conducted 953 appraisal reviews resulting in 340 appraiser enforcement actions.

- PHOC responded to approximately a 41,222 customer service inquiries from lenders, potential borrowers, non-profits, potential REO purchasers and other FHA partners related to FHA and Single Family issues.

- In addition, PHOC was responsible for the oversight of the sale of 9,030 REO properties and 7,441 acquisitions.

HUD-17-0235-C-000135

AMERICAN OVERSIGHT

Highlights for FYTD 2017 ending March 31, 2017 continued

In addition to the highlighted "normal" workload above, PHOC was involved and participated in the following special projects:

❖ Resource Center, FAQ's and FHA Listserv support

- PHOC continues to provide the national support and oversight for these comprehensive customer service tools that have become the way that FHA communicates nationally.

- To put this into perspective, the Single Family Call Center (along with Single Family Staff) were responsible for responding to approximately 363,000 customer service inquiries.

- We were also responsible for sending out approximately 37 list serve announcements (of which we currently have approximately 168,000 active subscribers and we currently have approximately 1,950 FAQs. These list-serve announcements and FAQs are the primary communication vehicle that is relied upon by our FHA community and partners.

- In September, 2016, a national training webinar was conducted on the FHA Call Center for Lenders. In addition, an internal training was conducted nationally for all Field Policy and Management Customer Service Representatives.

HUD-17-0235-C-000136

Highlights for FYTD 2017 ending 3/31/17 continued

❖ Special Workgroup Support

- PHOC participated in on-going cross collaboration initiatives (i.e. HECM Foreclosure Prevention and Dedicating Opportunities to Overcome Homelessness Initiative).

❖ Single Family Handbook Support

- Throughout FY 2016, PHOC Management and Staff conducted four FHA Appraisals Live training in Philadelphia, Pittsburgh, Boston, Detroit and a Live FHA Underwriting Training in Detroit. One FHA Lender Roundtable was conducted in Philadelphia in September 2016.

❖ Industry Outreach

- October 2016, MBA Annual Conference and Expo 2016, Boston, MA. HOC management answered questions and provided information from the HUD Booth at the event hosting 2,000 attendees of some of the largest lenders, as well as government agencies, title companies, realtors, appraisers and various service companies. The HOC Director was also a panelist on "Rebuilding the Affordable Lending Ecosystem".

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AMERICAN OVERSIGHT

Highlights for FYTD 2017 ending 3/31/17 - Industry Outreach continued

- October 24, 2016, BLB's Local Listing Broker Outreach and Training, Newark, NJ. REO's Housing Program Officer kicked off the training sponsored by the new Marketing and Management Contractor, BLB Resources, Inc. for Area 3P. The CEO and key staff from BLB presented the training by invitation to 200 new and existing brokers.

- November 14-15, 2016, Pennsylvania Housing Alliance's 12th Annual Homes Within Reach Conference, Harrisburg, PA. HOC Senior Housing Program Officer served as a session moderator on a panel for "New Directions – Breaking Down Silos, Bridging Divides". The conference hosts service providers, housing professionals, and community builders serving Pennsylvania's communities.

- March 20-23, 2017, 34th Regional Conference of Mortgage Bankers, Atlantic City, NJ. HOC Director and PUD Director participated in sessions and provided information from the HUD Booth at this Annual Field Event Trade Show.

HUD-17-0235-C-000138

AMERICAN OVERSIGHT

Highlights for FYTD 2017 ending 3/31/17 - Industry Outreach continued

- April 3-4, 2017, New York MBA Great by Choice Annual Convention, Albany, NY. HOC Director made a presentation on FHA Updates.

- April 30 – May 2, 2017, MBA Secondary Mortgage Conference and Expo, New York, NY. HOC Director and HQ participants attended sessions and meetings with lender groups at this National MBA conference.

HUD-17-0235-C-000139

AMERICAN OVERSIGHT

PHOC Involvement in Single Family/Housing Initiatives and Committees

- FY 17 Initiatives
  - Volunteers and Point of Contact for Single Family Services related to to Disaster Recoveries
  - HECM Foreclosure Prevention Pilot Workgroup (with the Philadelphia Regional Office, National Corporation on Aging, National Foundation of Debt Management) and other notable partners
  - Dedicating Opportunities to Overcome Homelessness Initiative (the HUD and Interagency Council for Homeless initiative in 10 cities including Philadelphia)

HUD-17-0235-C-000140

AMERICAN OVERSIGHT

PHOC Involvement in Single Family/Housing Initiatives and Committees

- FY 17 Committees
  - FHA Single Family Policy Handbook Review and Rollout and Industry Training
  - Escalation Review – PUD and QAD
  - Single Family Risk Management
  - Policy Development
  - FHA Resource Center, FAQs and FHA Information (Listserv) Support
  - National Reporting and Web Based Certification Support

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AMERICAN OVERSIGHT

The ***PHOC Executive Overview*** is an internal Executive Report prepared and updated by the Philadelphia HOC Director's Office. This report is for the use of and provided by the PHOC Director for HUD management and reviews, OIG, or special visitors and guests to the PHOC. The content or data provided may change per need or interest. For questions or data sources cited in the *Report*, please contact Julie Shaffer, Anthony Triolo, Christopher Boguslaw, or Camille Holland at 215-861-7238.

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HUD-17-0235-C-000142

FHA HOMEOWNERSHIP

AMERICAN OVERSIGHT

FHA Resource Center
FPM Webinar
September 15th, 2016

HUD-17-0235-C-000143

AMERICAN OVERSIGHT

Introduction

Paul Scott - Deputy Director
Office of Field Policy and Management

Julie Shaffer – Director
Philadelphia Homeownership Center

HUD-17-0235-C-000144

FHA HOMEOWNERSHIP

AMERICAN OVERSIGHT

Webinar Agenda

I. FHA Resource Center – Single Point of contact for Single Family questions
II. How the Single Family FHA Resource Center Operates
III. Single referral options for misrouted contacts
IV. Types of Questions best handled by the FHA Resource Center
V. FHA Resource Center benefits for Single Family.
VI. Redirecting clients contacting FHA with single family inquires to the FHA Resource Center.
    a. Phone 1-800-CALLFHA - 8 am to 8 pm EST
    b. Email – answers@hud.gov 24 / 7
    c. Self Service – FHA FAQ website- www.hud.gov/answers 24/ 7

HUD-17-0235-C-000145

AMERICAN OVERSIGHT

Webinar Agenda (Continued)

VII. Self Service – FHA FAQ website – www.hud.gov/answers

a. Approximately 2000 Frequently Asked Questions.
b. Demonstration on how to use the FHA FAQ website
c. Overview of the development process FHA FAQ's

VIII. CRM application utilized for capturing client's inquiry.

a. Ticket – Service Request Record.
b. Contacts – List of clients
c. Responding to Inquiries in the CRM
d. Escalation of Service Requests to HQ and the HOCs
e. Resolving Tickets

IX. Questions.

HUD-17-0235-C-000146

AMERICAN OVERSIGHT

FHA Resource Center

Single point of contact for Single Family inquiries

FHA Resource Center Concept

- Decision by the agency to move forward with a innovative concept for a centralized location to obtain customer service.
- Prior to the development of the FHA Resource Center there were a large number of HUD / FHA offices throughout the country responding to client inquiries.
- The inquiries now go in through a centralized platform to be responded to with FAQ's / Knowledge Base Articles or if needed these inquiries can be transferred to Subject Matter Experts in the over 40 different divisions in the HOCs & Headquarters offices.

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FHA Resource Center

Single Point of contact for Single Family Questions

- All inquires routed to a single location with the Resource Center handling common questions (about 70%) and escalating case specific or policy interpretation questions (about 30%) to specific program area experts for resolution.

Referral Option	Point of Contact	Hours Available	Comment
Telephone	1-800-CALL FHA	8:00 AM to 8:00 PM Eastern	• Voice Mail available after hours or during extended wait periods • Audio FAQs available after hours
Email	answers@hud.gov	24/7/365	
FAQ Site	www.hud.gov/answers	24/7/365*	• Includes web mail option if client cannot find information they seek

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AMERICAN OVERSIGHT

FHA Resource Center - Single Point of Contact

- Volume of activities at the FHA Resource Center since 2009
  - Over 5.8 million service request inquiries
  - Over 1.7 million contacts into the FHA Resource Center

Resource Center Volume and Performance Snapshot

			Resource Center Volume Data															
	Month/Year	Work Days In Period	Incoming Calls		Incoming Email		Incoming Web Mail		Incoming Case Processing		Incoming Written Correspondence		Mail Fulfillment		Total Paid Contacts		Spanish Language Volume	% Spanish
			Total	Daily Avg.	Total	Daily Avg.	Total	Daily Avg.	Total	Daily Avg.	Total	Daily Avg.	Total	Daily Avg.	Total	Daily Avg.		
1	July '16	20	48,436	2,386	7,336	367	0	0	10,450	523	7	0	229	11	66,458	3,323	532	1.10%
9	2009 Totals/Averages	197	662,860	3,365	71,063	361	15,759	80	N/A	N/A	N/A	N/A	6,315	32	755,997	3,838	538	0.75%
12	2010 Totals Averages	250	729,057	2,916	86,418	346	10,026	40	N A	N A	N A	N A	7,722	31	833,222	3,333	347	0.57%
12	**2011 Totals/Averages**	253	**631,738**	**2,497**	**79,614**	315	**4,181**	17	**N/A**	**N/A**	**N/A**	**N/A**	**10,502**	**42**	**726,035**	**2,870**	**379**	**0.72%**
12	2012 Totals Averages	250	667,285	2,669	64,239	257	2,186	9	N A	N A	1	0	11,152	45	744,863	2,979	445	0.79%
12	2013 Totals Averages	251	620,981	2,474	82,072	327	2,464	10	62,763	250	45	0	9,444	38	777,769	3,099	485	0.93%
12	2014 Totals Averages	250	510,266	2,041	80,120	320	741	3	85,966	344	36	0	6,821	27	683,950	2,736	443	1.04%
12	2015 Totals Averages	251	603,415	2,404	96,757	385	96	0	150,894	601	75	0	4,636	18	855,873	3,410	512	1.02%
7	**2016 Totals/Averages**	147	**345,871**	**2,353**	**55,632**	378	1	0	**73,775**	502	**69**	**0**	**1,705**	**12**	**539,653**	**3,671**	**515**	**1.04%**
88	Life of Contract Totals/Averages	1,849	4,771,473	2,581	615,915	333	35,453	19	373,398	446	226	0	58,297	32	5,854,762	3,166	440	0.86%

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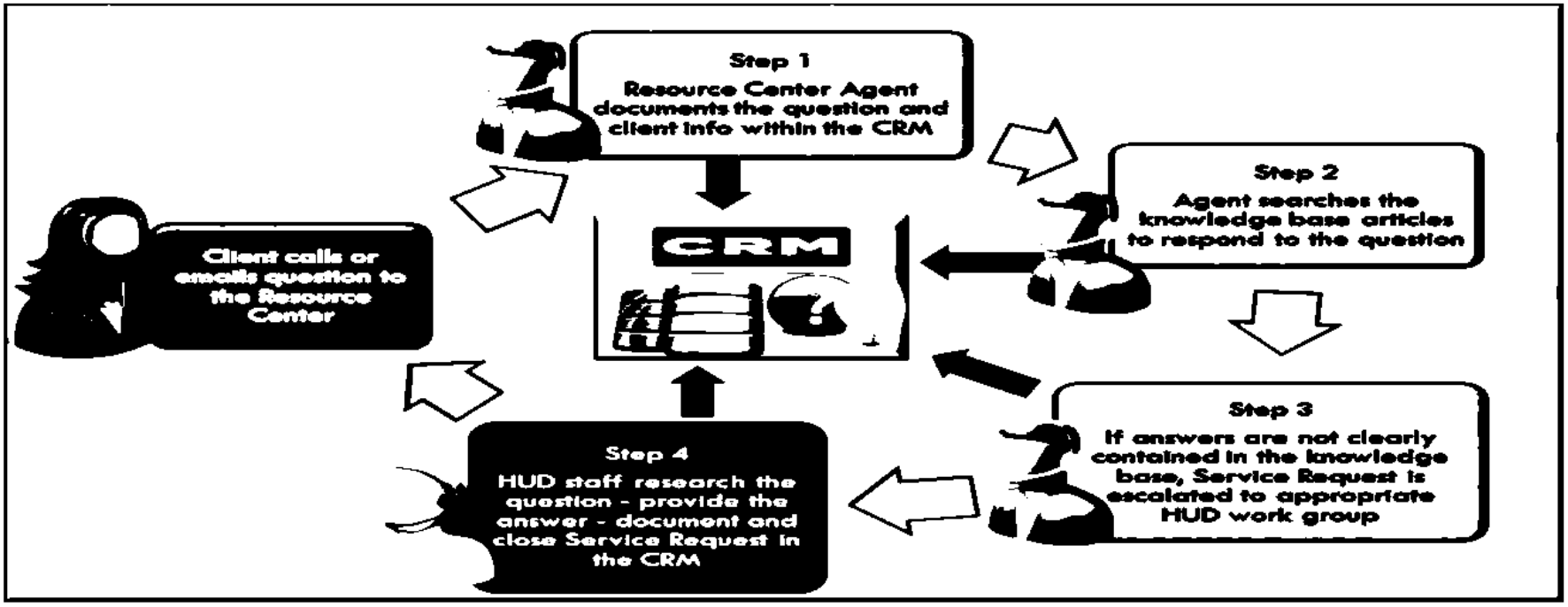
How the Single Family FHA Resource Center Operates

- Critical Aspects of the service request work flow include:
  - Capture of all relevant client information
  - Documentation of response to client's question – either through identification of specific knowledge base articles used or HUD staff description of policy clarifications or case specific determinations.



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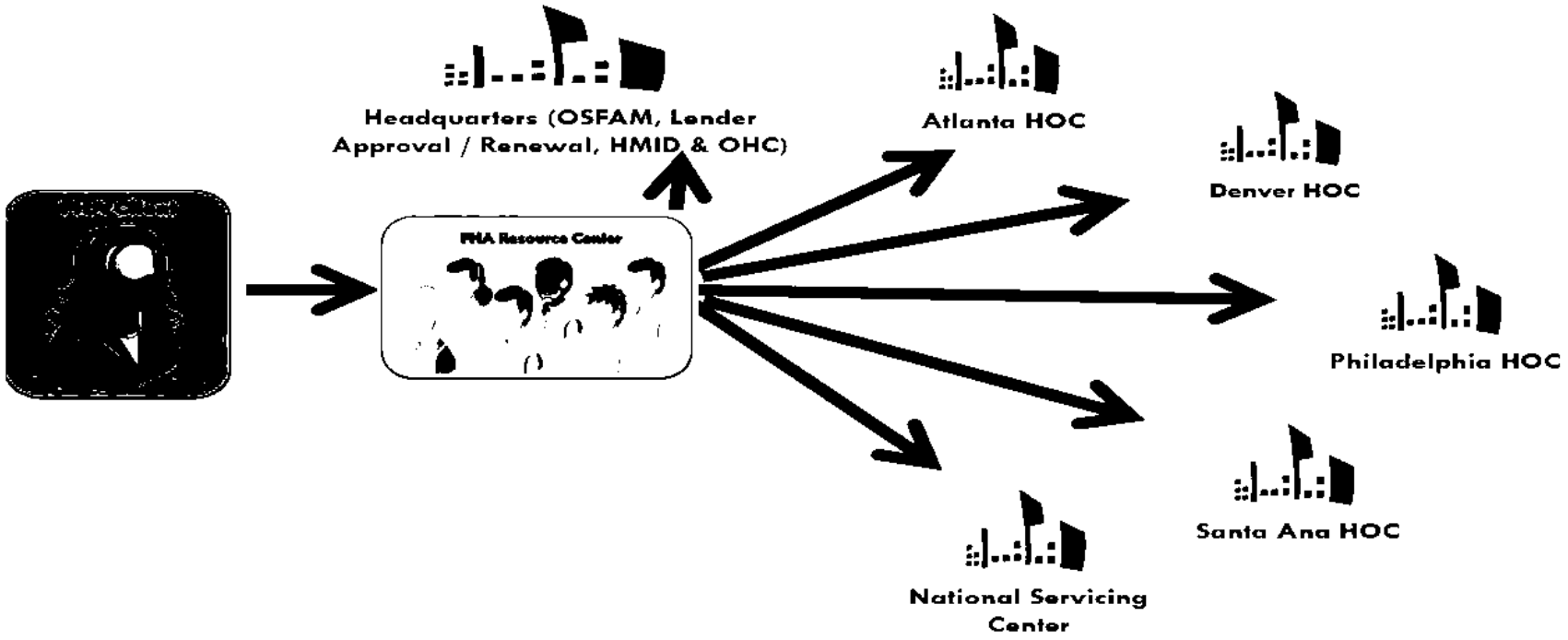
How the Single Family FHA Resource Center Operates

- All inquires routed to a single location with the Resource Center handling common questions (about 70%) and escalating case specific or policy interpretation questions (about 30%) to specific program area experts for resolution.



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How the Single Family FHA Resource Center Operates

Expected Response Times for Clients

Inquiry Type	Resource Center Response Time	HUD Staff Response Time *(if live escalation available)*	HUD Staff Response Time *(if no live escalation available)*
Live Telephone Call	15 seconds or less	30 seconds or less	Within two business days
Email – Web Mail – Voice Mail	Within one business day	N/A	Within two business days

HUD-17-0235-C-000152

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Single referral options for misrouted contacts

Redirecting clients contacting FPM with single family inquiries to the FHA Resource Center

Referral Option	Point of Contact	*Hours Available*	*Comment*
Telephone	1-800-CALL FHA	8:00 AM to 8:00 PM Eastern	• Voice Mail available after hours or during extended wait periods • Audio FAQs available after hours
Email	answers@hud.gov	24/7/365	
FAQ Site	www.hud.gov/answers	24/7/365*	• Includes web mail option if client cannot find information they seek

HUD-17-0235-C-000153

AMERICAN OVERSIGHT

Single referral options for misrouted contacts

Redirecting clients contacting FPM with single family inquiries to the FHA Resource Center

When clients contact FPM on questions regarding the Single Family FHA Programs we recommend the following options for your constituents to obtain the highest quality customer service:

1.) Advise your client to contact 1-800-CALLFHA. They will be able to immediately speak to a customer service representative to receive assistance with their inquiry.

2.) If your client would like to communicate by email they can send their email inquiry into answers@hud.gov to receive a response to their inquiry.

HUD-17-0235-C-000154

AMERICAN OVERSIGHT

Single referral options for misrouted contacts

Redirecting clients contacting FPM with single family inquiries to the FHA Resource Center

When FPM employees receive email inquiries regarding the Single Family FHA Programs we recommend the following option for your constituents to obtain the highest quality customer service:

1.) Forward the email you received from your client to our answers@hud.gov email account. This will allow the client to receive a response to their inquiry from our FHA Resource Center team.

2.) You will receive an auto response email with the assignment of a service request number that you can share with the client.

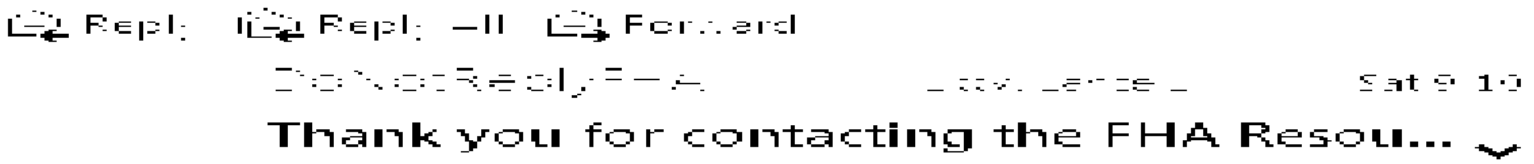
HUD-17-0235-C-000155

AMERICAN OVERSIGHT

Single referral options for misrouted contacts

Redirecting clients contacting FPM with single family inquiries to the FHA Resource Center

Sample Auto Response Email



Thank you for contacting the FHA Resource Center,

Your email has been received and we are currently reviewing your request. Please allow up to 2 business days to receive a response to your inquiry.

Your reference number is CAS-5922251-P3Q6B0. Please use this number for future reference.

HUD-17-0235-C-000156

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Types of Questions best handled by the FHA Resource Center

- Questions regarding the underwriting of a FHA loan.
- Inquires on the FHA Appraisal and MPS's – MPR's. Minimum Property Standards / Minimum Property Requirements
- Questions on HUD REO Owned Properties.
- FHA Condominium Approval Process Inquiries.
- Questions on the Loss Mitigation Process
- Housing Counseling Requirements and Locations.
- Inquires on the HECM – Reverse Mortgage Program.
- Status questions with the FHA Connection system.
- Mortgage Insurance Premium requirement inquiries.

HUD-17-0235-C-000157

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Types of Questions best handled by the FHA Resource Center (Continued)

- Inquires on the HUD Non Profit Approval Requirements.
- Questions on the FHA 203K Mortgage Rehabilitation Program.
- Inquiries on the Lender Approval and Lender Recertification approval process.
- Energy Efficiency Mortgage program questions.
- Property Flipping requirements for FHA Mortgages.
- Questions on the Electronic Appraisal Delivery process.
- Inquires on New Construction requirements for FHA loans.
- Manufactured home property requirements for FHA financing.

HUD-17-0235-C-000158

AMERICAN OVERSIGHT

Types of Questions best handled by the FHA Resource Center

Top 25 Knowledge Base Articles/FAQs

Rank	Article/Frequently Asked Question Title	Number of Hits
1	How can FHA help me buy a home?	9158
2	Does FHA require collections to be paid off for a borrower to be eligible for FHA financing?	5683
3	What are the guidelines for borrowers with a previous foreclosure or deed-in-lieu of foreclosure?	4323
4	How does a Mortgagee determine the monthly payment on a student loan?	3774
5	Where can I find the guidelines regarding gift funds?	3375
6	Are loan amounts restricted when the purchase involves an identity of interest?	3373
7	Where can I find an overview of the FHA Prohibition on Property Flipping guidelines?	3205
8	What are the minimum distances allowed by FHA between a well and a septic tank?	3204
9	Must deferred obligations be included in the borrower's liabilities?	3029
10	How does a bankruptcy affect a borrower's eligibility for an FHA mortgage?	2920
11	Does FHA allow cash out refinances?	2668
12	When must a lender downgrade and manually underwrite a mortgage with an Accept risk classification?	2661
13	Can a person have more than one FHA loan?	2354
14	How are disputed credit accounts considered when using the TOTAL Scorecard?	2351
15	What types of transactions are exempt from the FHA property flipping rule?	2243
16	What is required to verify assets in a bank account?	2186
17	Can a non-occupant co-borrower be added to an FHA mortgage loan to help qualify an occupant borrower?	2148
18	How do I obtain a payoff or subordination of a second lien held by HUD?	2136
19	How do I find the FHA Case Number for my FHA loan?	2086
20	What are the basic eligibility requirements for FHA financing?	2019
21	Where can I find employment documentation requirements?	2012
22	What are the requirements for considering rental income from other real estate?	1933
23	Are properties having a well acceptable for FHA financing?	1864
24	How are debts paid by another person considered?	1842
25	What is an FHA Simple Refinance and what are the requirements?	1838

HUD-17-0235-C-000159

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FHA Resource Center benefits for Single Family

- Access to information on every part of the Single Family organization
- Not just Single Family – Can respond or accurately to referral inquiries on other HUD programs like Rental housing, Public Housing, Community Planning And Development, Fair Housing and Equal Opportunity (FHEO), FHA Mortgage Insurance Refunds, Single Family Loan Sale program, HUD Mortgage Insurance Programs for Hospitals. National Servicing Center, Title 1 Mortgage Loan programs, many more.
- A coordinated approach to the communication of policy changes and the delivery of information to our clients
- Policy changes / updates are immediately developed into Frequently Asked Questions.

HUD-17-0235-C-000160

AMERICAN OVERSIGHT

Self Service – FHA FAQ website – www.hud.gov/answers

FHA Knowledge Base - Frequently Asked Questions

- The FHA Knowledge Base is on an internet site shared with the pubic.
- The FHA FAQ website is updated real time – changes appear immediately.
- Goal is to develop a more robust FAQ website to promote self service.
- Our clients and program participants can independently search for answers to their inquiries at their convenience.
- Approximately 2,000 Frequently Asked Questions – Mostly Single Family FAQ's.

HUD-17-0235-C-000161

Self Service – FHA FAQ website – www.hud.gov/answers

Home Page – Bulletin Board

HUD.GOV
U.S. Department of Housing and Urban Development
Secretary Julian Castro

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HUD > FHAFAQ

Print Friendly Version

Federal Housing Administration (FHA)

Frequently Asked Questions

----- FHA RESOURCE CENTER BULLETIN BOARD -----

Keep up to Date with Breaking FHA News - Join the FHA Info List Serv

Posted August 25th, 2016

Reminder: Guidance for FHA-approved Mortgage Servicers regarding Presidentially-Declared Major Disaster Areas

Today, the Federal Housing Administration (FHA) is issuing this reminder of the recent Presidentially-Declared Major Disaster Areas (PDMDA) in the State of Louisiana due to damage caused by severe storms and flooding. As a reminder that mortgages secured by properties in a PDMDA are subject to a 90-Day moratorium on foreclosures following the disaster. HUD provides mortgagees an automatic 20-Day extension from the date of the moratorium expiration date to commence or recommence foreclosure action or evaluate the borrower under HUD's Loss Mitigation Program. See Presidentially-Declared Major Disaster Areas, Section II.A.2.c.(i) in the *Single Family Housing Policy Handbook* 4000.1 (SF Handbook)

Appraisal/Property Analysis
Closing and Insuring
Condo Project Approval
Consumer Information
Credit Underwriting
FHA System Support
Forward Servicing
HUD-Owned Properties
Lender Approval/Eligibility

FAQ HOME | KNOWLEDGE BASE | SUBMIT A QUESTION

Advanced Search

Welcome to our Support Center. Everything you've ever wanted to know about our products and services is available here via browse or search.

Knowledge Base
Browse or search the Knowledge Base for a wide variety of solutions

Downloads
Browse our library of documents and files.

AMERICAN OVERSIGHT

HUD-17-0235-C-000162

Self Service – FHA FAQ website – www.hud.gov/answers

Public Facing - External FHA FAQ Website Homepage

U.S. Department of Housing and Urban Development

- Appraisal/Property Analysis
- Closing and Insuring
- Condo Project Approval
- Consumer Information
- Credit Underwriting
- FHA System Support
- Forward Servicing
- HUD Owned Properties
- Lender Approval/Eligibility
- Misrouted Contacts
- Partner Approval/Eligibility
- Quality Control/Compliance
- Rehabilitation Programs
- Reverse Mortgage Programs

FAQ HOME KNOWLEDGEBASE SUBMIT A QUESTION

Advanced Search

Welcome to our Support Center. Everything you've ever wanted to know about our products and services is available here via browse or search.

Knowledge Base
Browse or search the Knowledge Base for a wide variety of solutions

Downloads
Browse our library of documents and files.

Submit Feedback
Tell us what you think of our online support and how we can improve it

Contact Us
Find out how to contact a service representative via phone or postal mail.

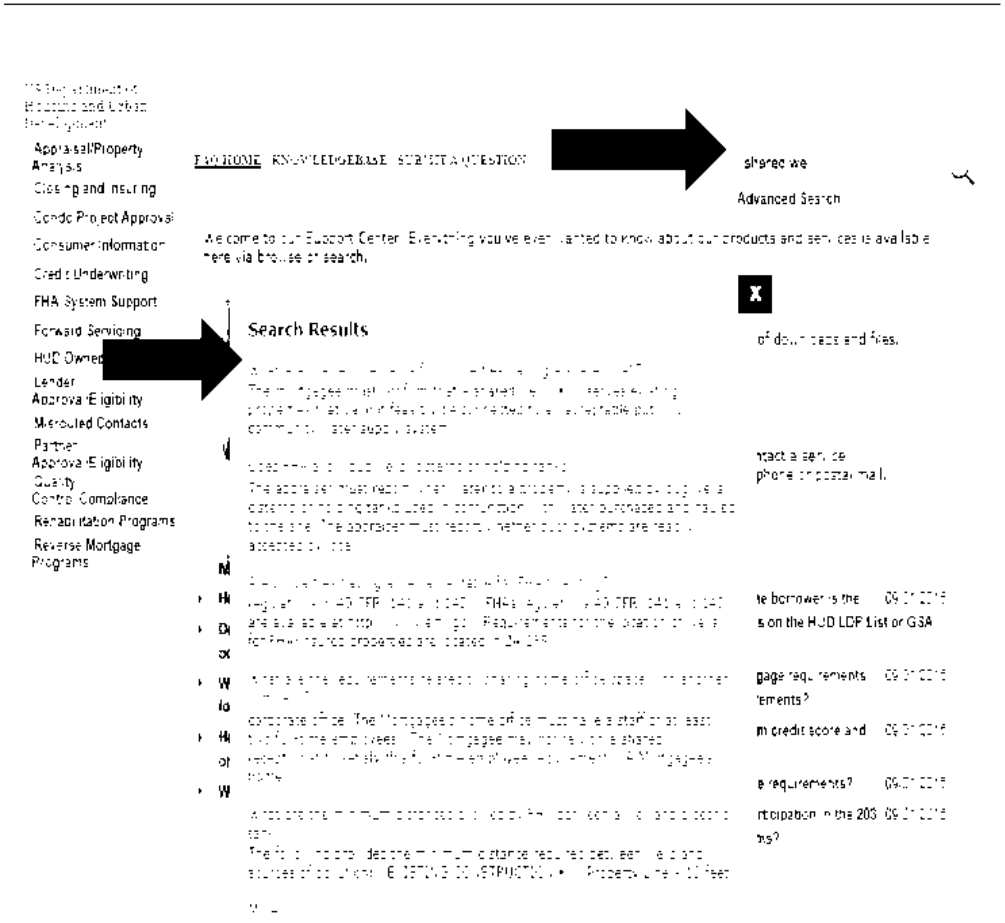
Most Popular Topics	Viewed
How can FHA help me buy a home?	9424
Does FHA require collections to be paid off for a borrower to be eligible for FHA financing?	8825
What are the guidelines for borrowers with a previous foreclosure or deed-in-lieu of foreclosure?	4481
How does a Mortgagee determine the monthly payment on a student loan?	3971
Where can I find the guidelines regarding gift funds?	3555

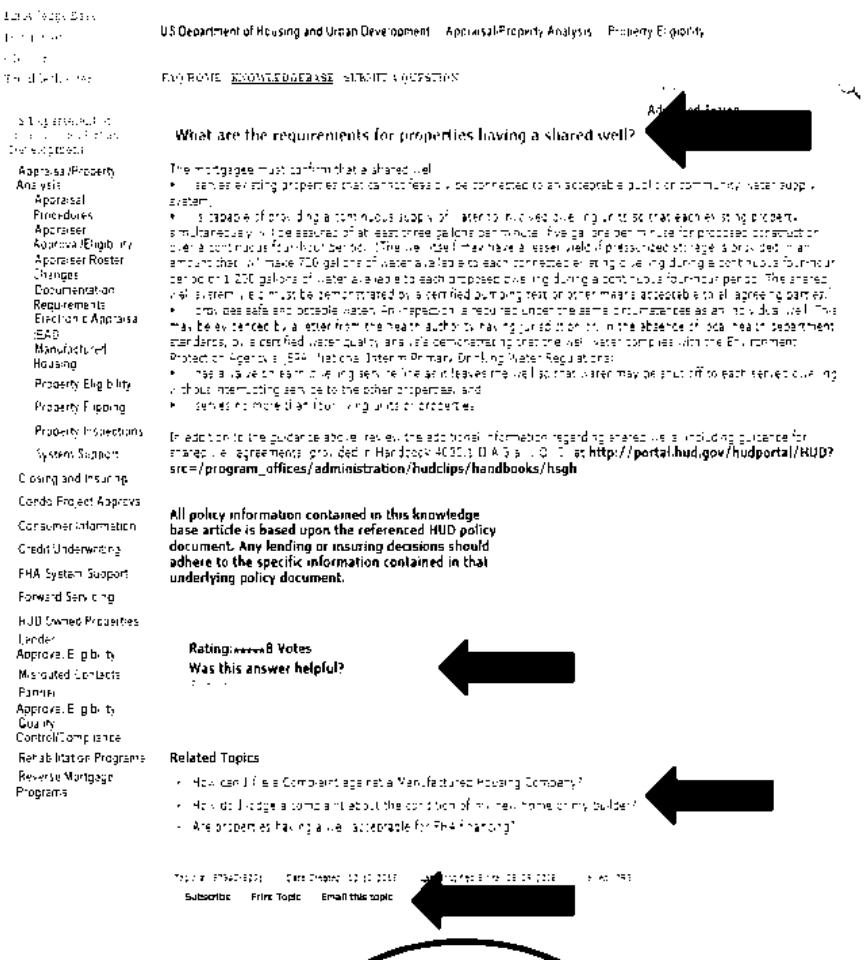
Most Recent Topics	
Can a person living outside the U.S. be a non-occupying co-borrower?	09/01/2016
Can a person have more than one FHA loan?	09/01/2016
Can a person get an FHA insured loan in the name of a business?	09/01/2016
What is Back to Work and when does it expire?	09/01/2016
Can a non-occupant co-borrower be added to an FHA mortgage loan to help qualify an occupant borrower?	09/01/2016

FHA HOMEOWNERSHIP

Self Service – FHA FAQ website – www.hud.gov/answers

Public Facing –External FHA FAQ Website – Keyword Search





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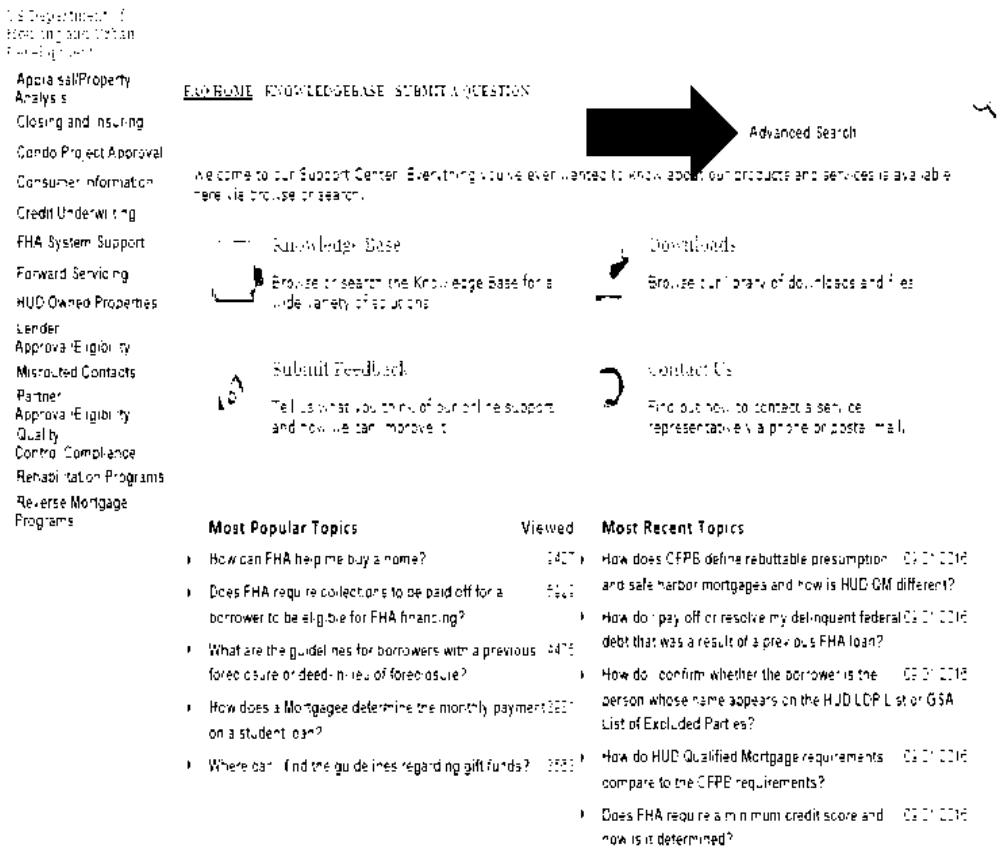
HUD-17-0235-C-000164

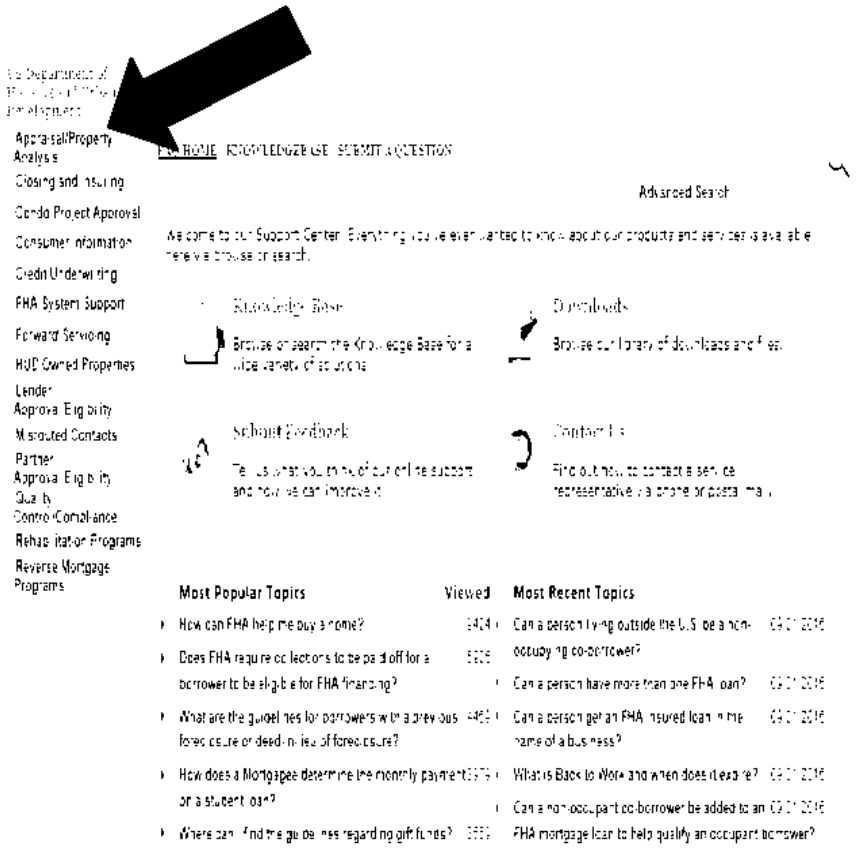
Self Service – FHA FAQ website – www.hud.gov/answers

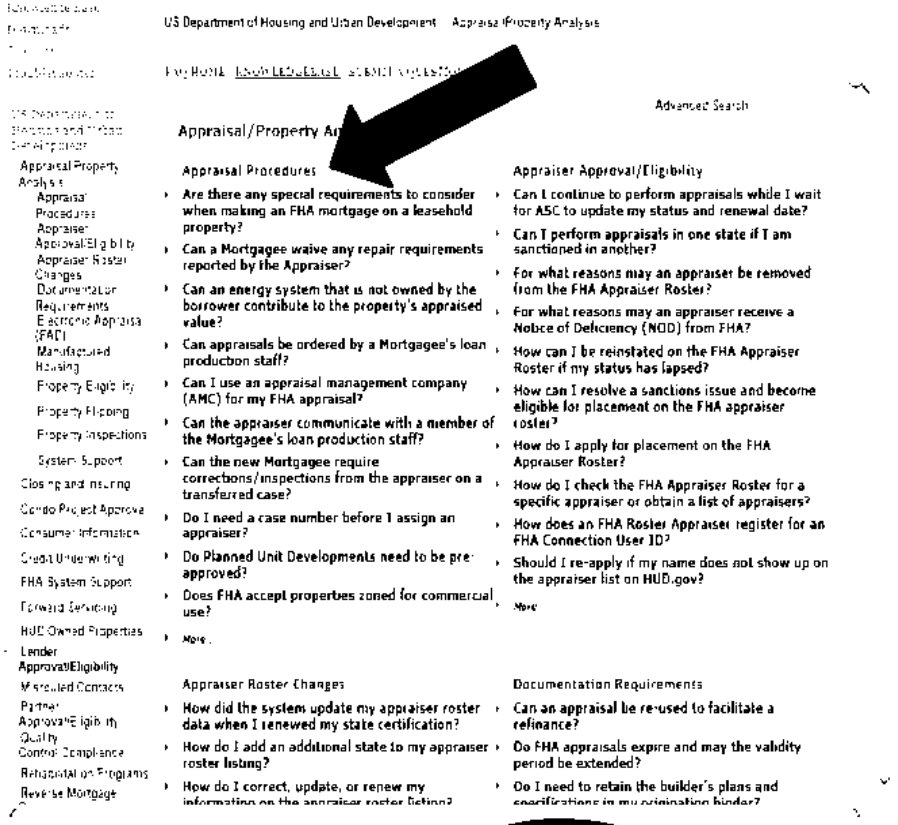
Public Facing –External FHA FAQ Website – Advanced Search



Self Service – FHA FAQ website – www.hud.gov/answers

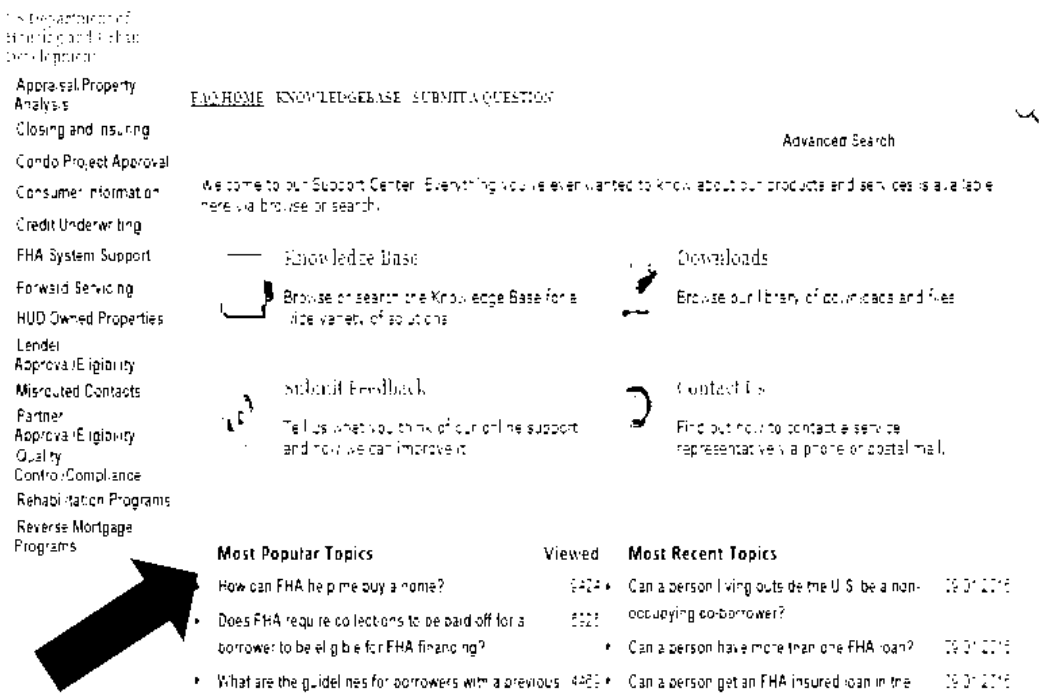
Public Facing - External FHA FAQ Website - Categories

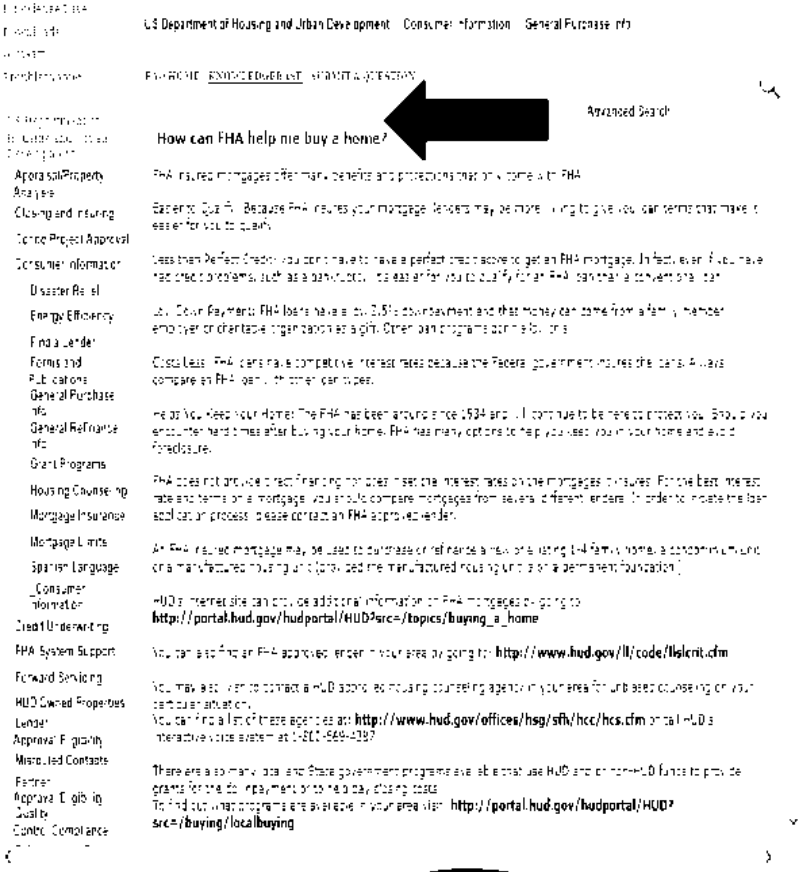




Self Service – FHA FAQ website – www.hud.gov/answers

Public Facing – External FHA FAQ Website – Most Popular Topics





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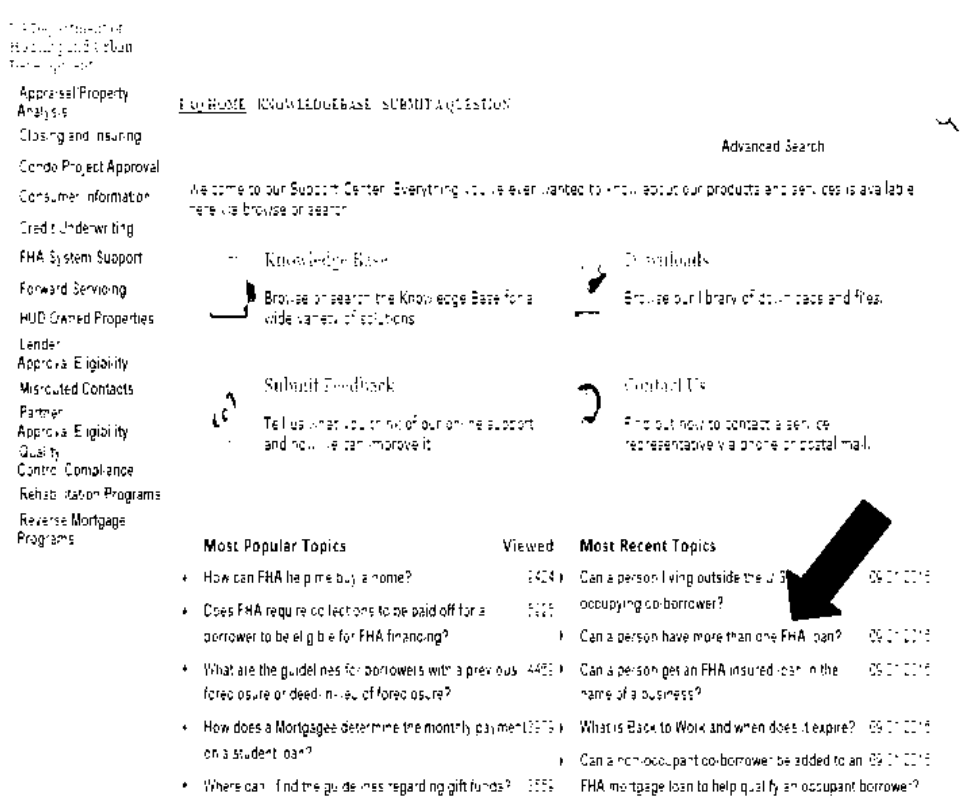
Self Service – FHA FAQ website – www.hud.gov/answers

Public Facing –External FHA FAQ Website - Most Recent Topics



- Appraisal Property Analysis
- Closing and Insuring
- Condo Project Approval
- Consumer Information
- Credit Underwriting
- FHA System Support
- Forward Servicing
- HUD Owned Properties
- Lender Approval Eligibility
- Mistreated Contacts
- Partner Approval Eligibility
- Quality Control Compliance
- Rehabilitation Programs
- Reverse Mortgage Programs

FAQ HOME KNOWLEDGEBASE SUBMIT A QUESTION

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Browse or search the Knowledge Base for a wide variety of solutions

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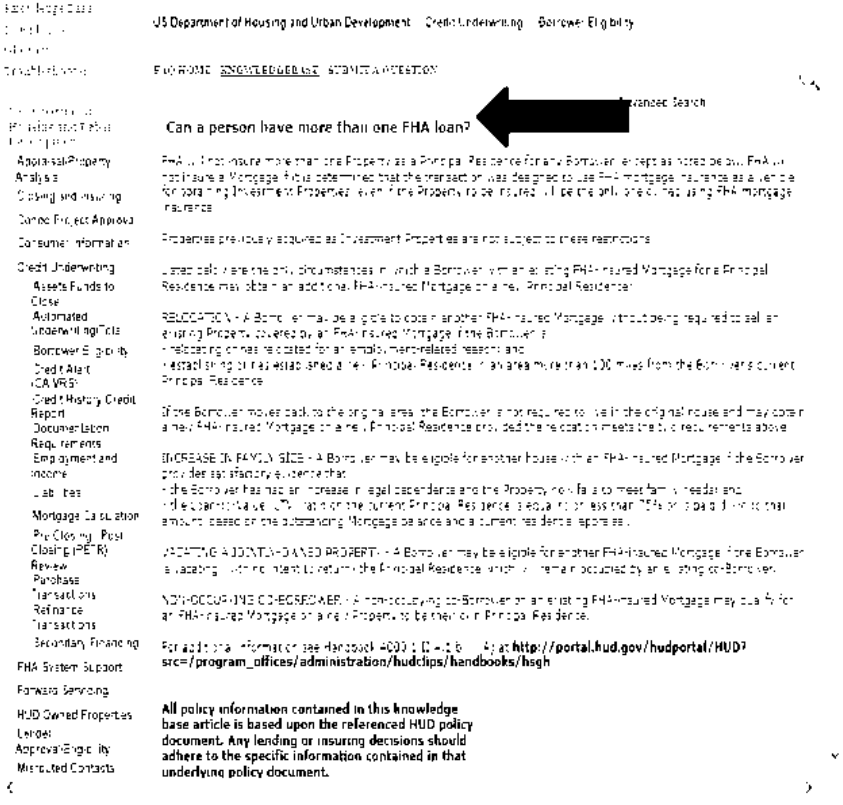
Tell us what you think of our online support and how we can improve it.

Contact Us
Find out how to contact a service representative via phone or postal mail.

Most Popular Topics	Viewed	Most Recent Topics	
How can FHA help me buy a home?	8424	Can a person living outside the U.S.	09/01/2016
Does FHA require collections to be paid off for a borrower to be eligible for FHA financing?	5926	occupying co-borrower?	
What are the guidelines for borrowers with a previous foreclosure or deed-in-lieu of foreclosure?	4483	Can a person have more than one FHA loan?	09/01/2016
How does a Mortgagee determine the monthly payment on a student loan?	3979	Can a person get an FHA insured loan in the name of a business?	09/01/2016
Where can I find the guidelines regarding gift funds?	3556	What is Back to Work and when does it expire?	09/01/2016
		Can a non-occupant co-borrower be added to an FHA mortgage loan to help qualify an occupant borrower?	09/01/2016



- Appraisal Property Analysis
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  - Automated Underwriting Tools
  - Borrower Eligibility
  - Credit Alert (CAIVRS)
  - Credit History Credit Report
  - Documentation Requirements
  - Employment and Income
  - Liabilities
  - Mortgage Calculation
  - Pre-Closing Post Closing (PCPC) Review
  - Purchase Transactions
  - Refinance Transactions
  - Secondary Financing
- FHA System Support
- Forward Servicing
- HUD Owned Properties
- Lender Approval Eligibility
- Mistreated Contacts

U.S. Department of Housing and Urban Development > Credit Underwriting > Borrower Eligibility

FAQ HOME KNOWLEDGEBASE SUBMIT A QUESTION

Advanced Search

Can a person have more than one FHA loan?

FHA will insure more than one Property as a Principal Residence for any Borrower, except as noted below. FHA will not insure a Mortgage if it is determined that the transaction was designed to use FHA mortgage insurance as an inducement for operating investment Properties, even if the Property to be insured will be the only one financed using FHA mortgage insurance.

Properties previously acquired as Investment Properties are not subject to these restrictions.

Listed below are the only circumstances in which a Borrower with an existing FHA-insured Mortgage for a Principal Residence may obtain an additional FHA-insured Mortgage on a new Principal Residence:

RELOCATION - A Borrower may be eligible to obtain another FHA-insured Mortgage without being required to sell an existing Property covered by an FHA-insured Mortgage if the Borrower is
- relocating or has relocated for an employment-related reason; and
- has established a new Principal Residence that is at least 100 miles from the Borrower's current Principal Residence.

If the Borrower moves back to the original area, the Borrower is not required to live in the original house and may obtain a new FHA-insured Mortgage on a new Principal Residence provided the relocation meets the above requirements.

INCREASE IN FAMILY SIZE - A Borrower may be eligible for another house with an FHA-insured Mortgage if the Borrower provides satisfactory evidence that:
- the Borrower has had an increase in legal dependents and the Property now fails to meet family needs; and
- the current value of the equity in the current Principal Residence is equal to or less than 75% of the total amount based on the outstanding Mortgage balance and a current residence appraisal.

RELOCATING A JOINTLY-OWNED PROPERTY - A Borrower may be eligible for another FHA-insured Mortgage if the Borrower is vacating with the intent to return the Principal Residence which will remain occupied by an existing co-Borrower.

NON-OCCUPYING CO-BORROWER - A non-occupying co-Borrower on an existing FHA-insured Mortgage may qualify for an FHA-insured Mortgage on a new Property to be their own Principal Residence.

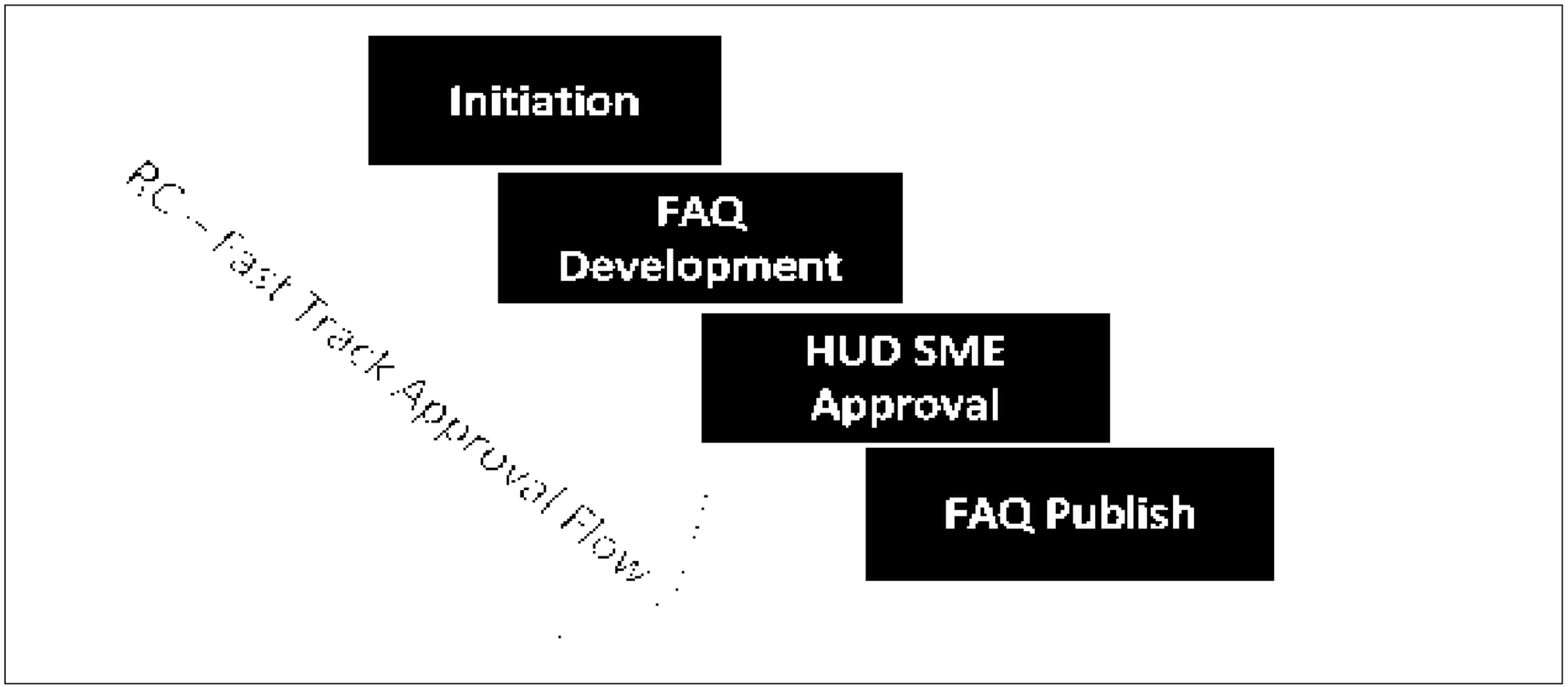
For additional information see Handbook 4000.1 Chapter [illegible] at **http://portal.hud.gov/hudportal/HUD?src=/program_offices/administration/hudclips/handbooks/hsgh**

All policy information contained in this knowledge base article is based upon the referenced HUD policy document. Any lending or insuring decisions should adhere to the specific information contained in that underlying policy document.

HUD-17-0235-C-000168

Self Service – FHA FAQ website – www.hud.gov/answers

Overview of the development Process for the FHA FAQ's



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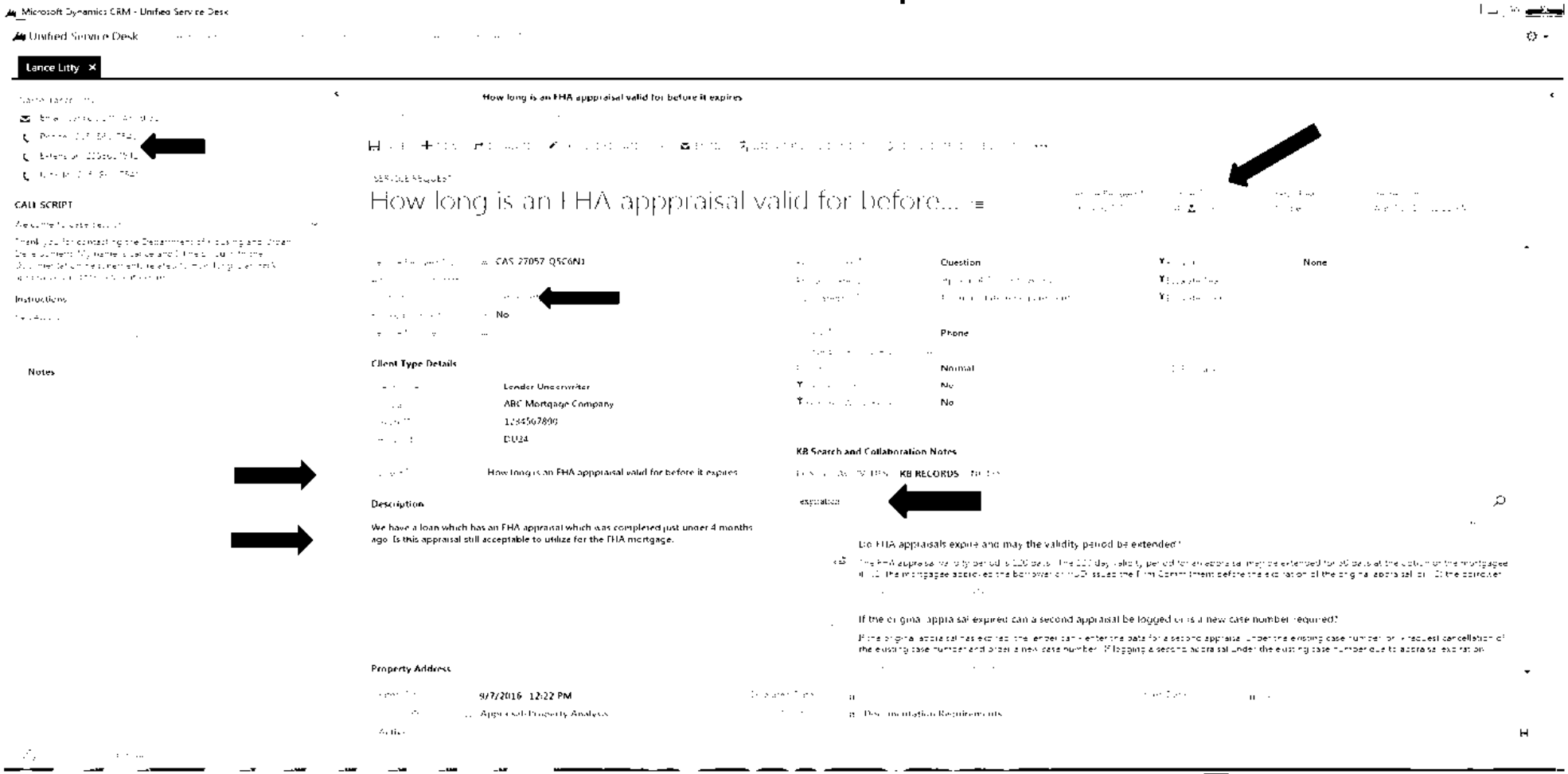
HUD-17-0235-C-000169

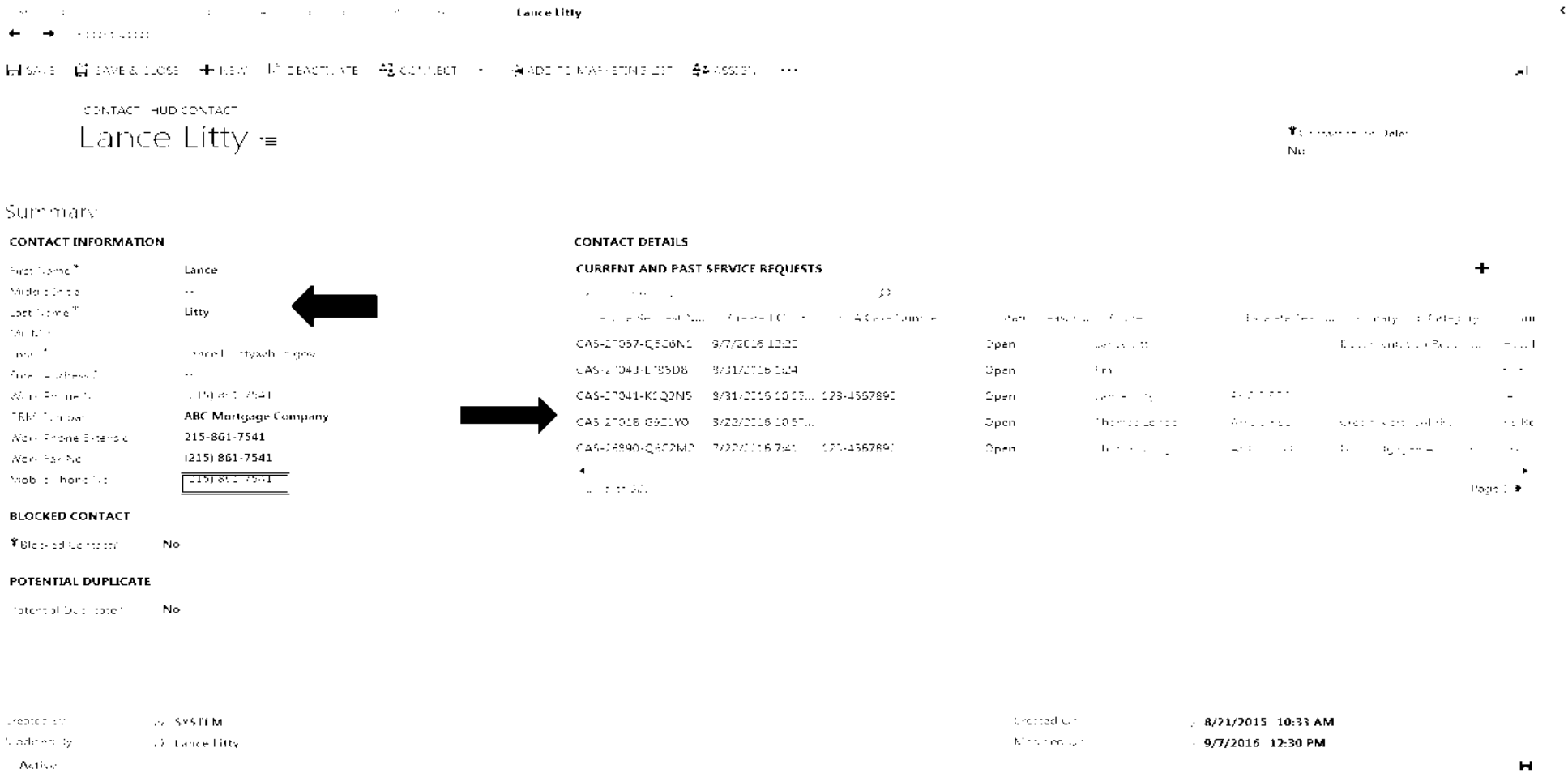
CRM Application – USD – Unified Service Desk

Ticket – Service Request



CRM Application – USD – Unified Service Desk

Contacts – Clients



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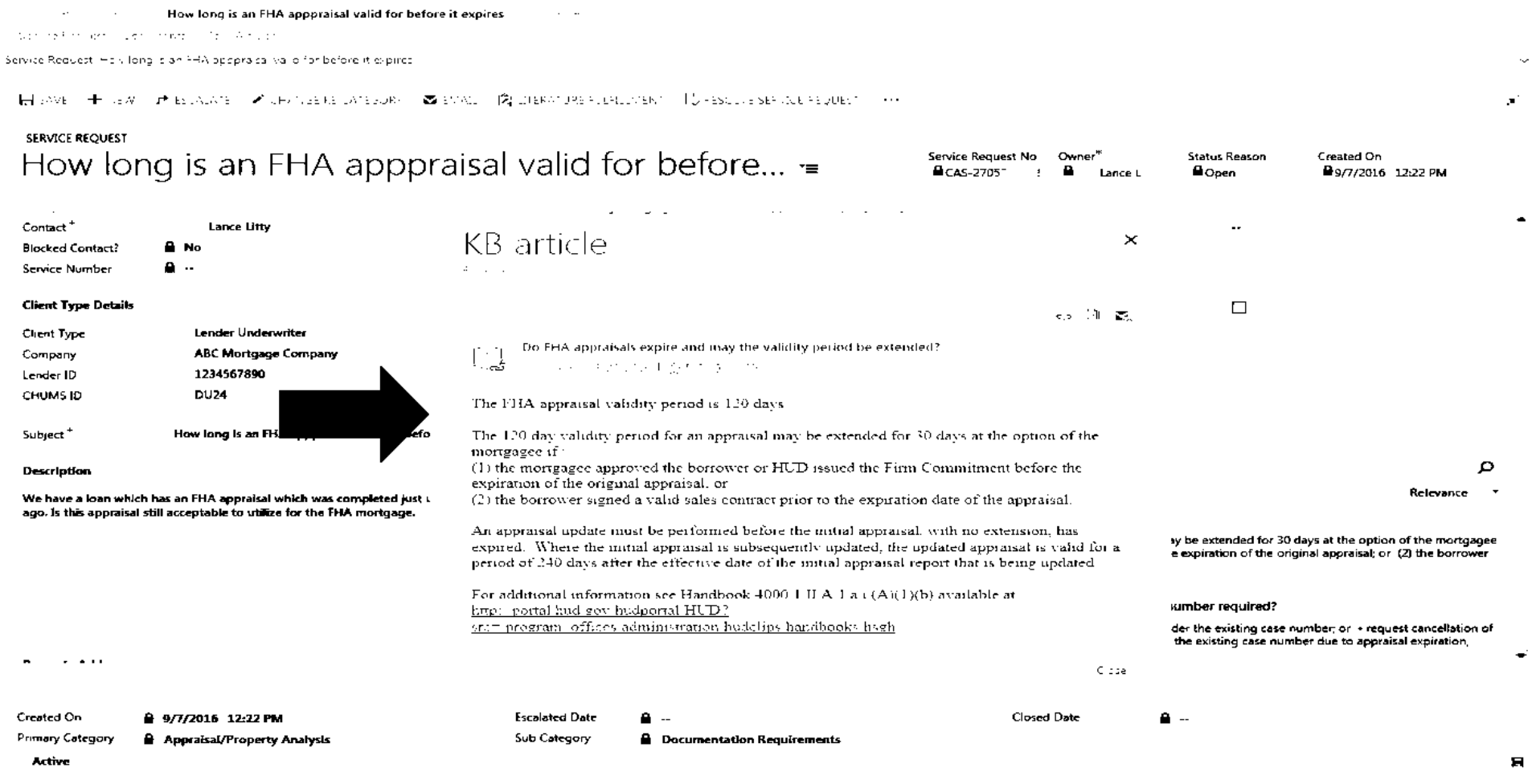
CRM Application – USD – Unified Service Desk

Look up of FHA FAQ's in USD - Unified Service Desk



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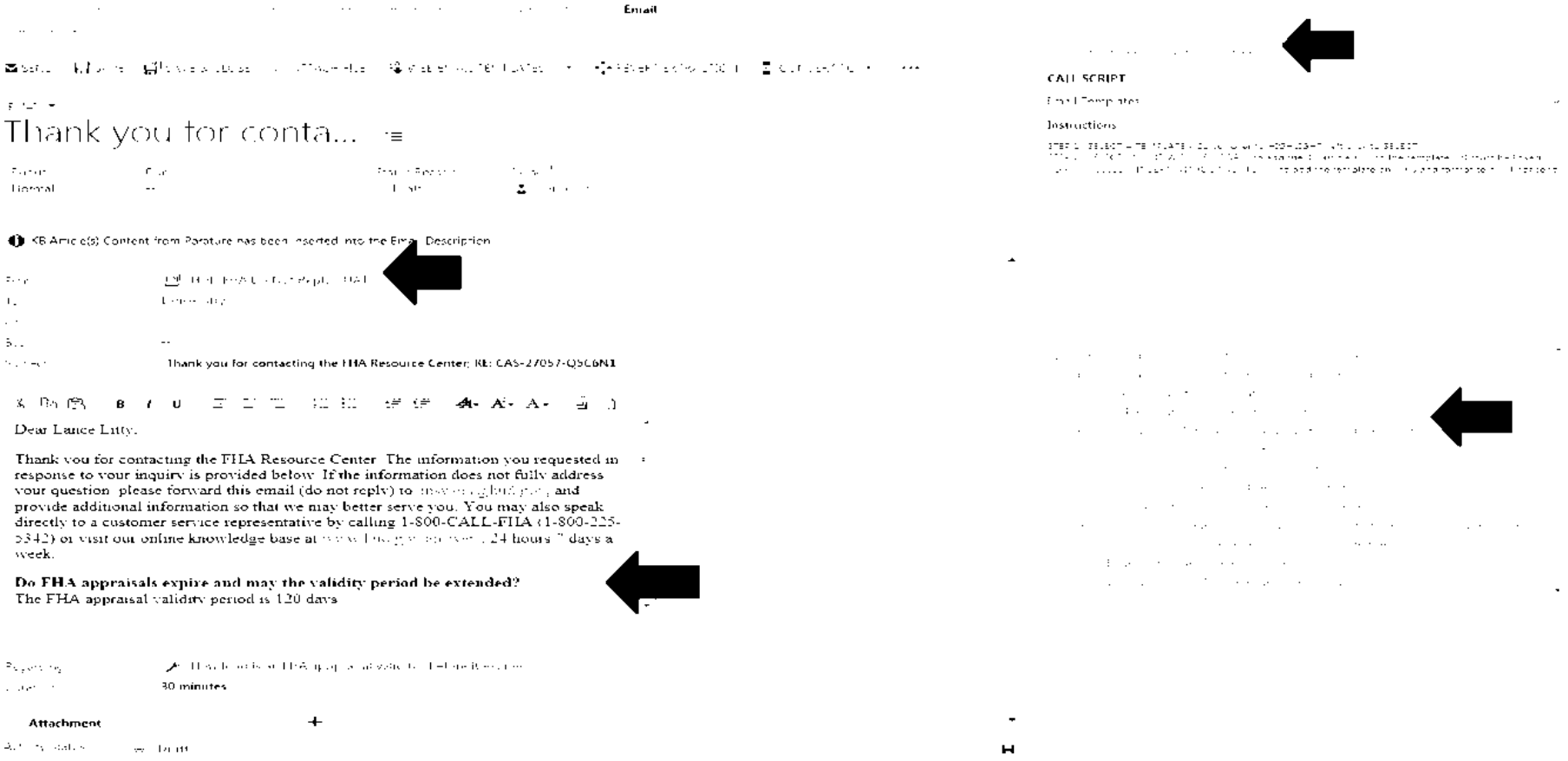
CRM Application – USD – Unified Service Desk

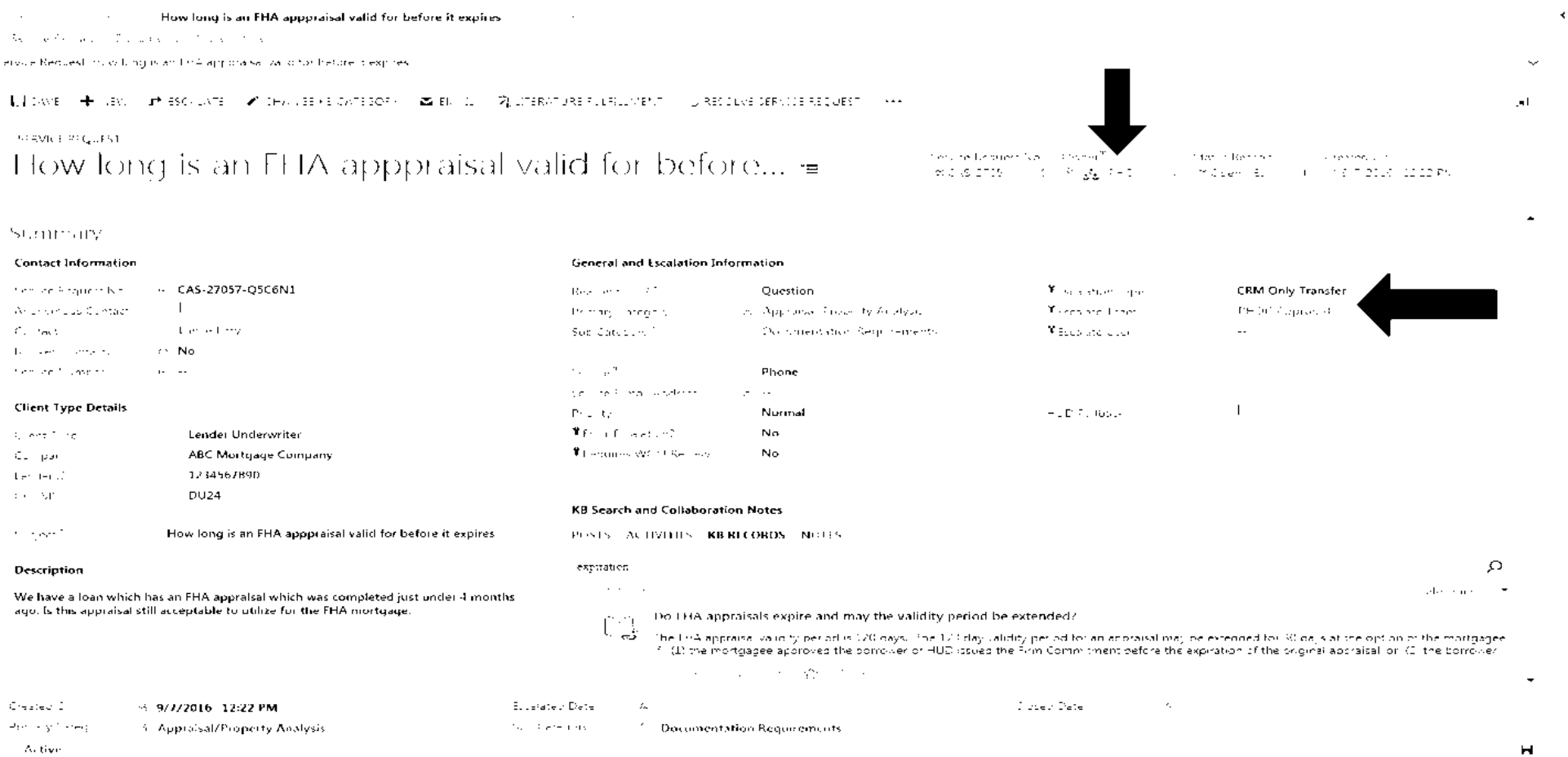
Emailing Client from USD Application - Unified Service Desk



HUD-17-0235-C-000173

CRM Application – USD – Unified Service Desk

Escalating Service Requests to Queues from USD Application - Unified Service Desk



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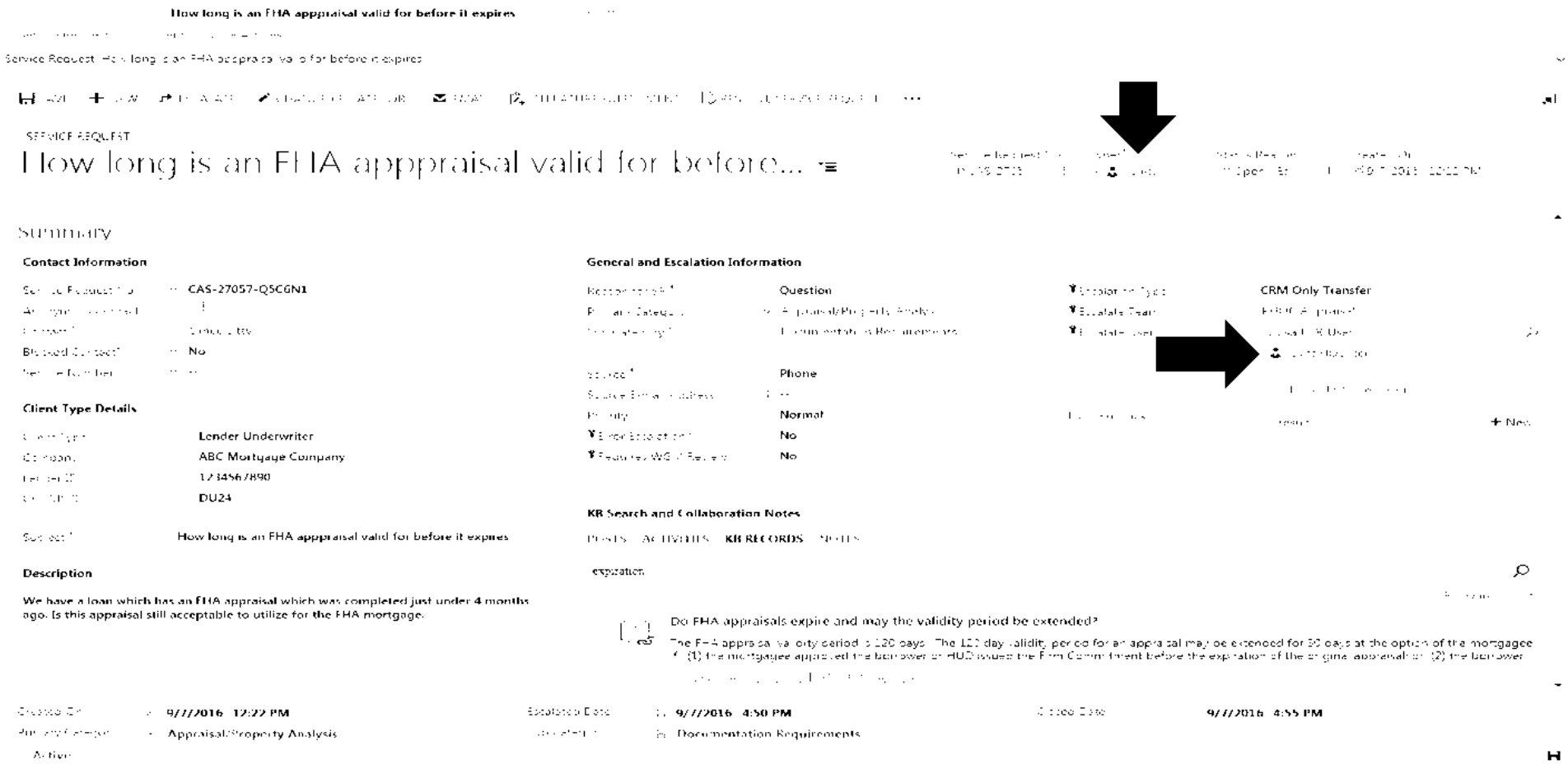
CRM Application – USD – Unified Service Desk

Assigning Service Requests to users from USD Application - Unified Service Desk



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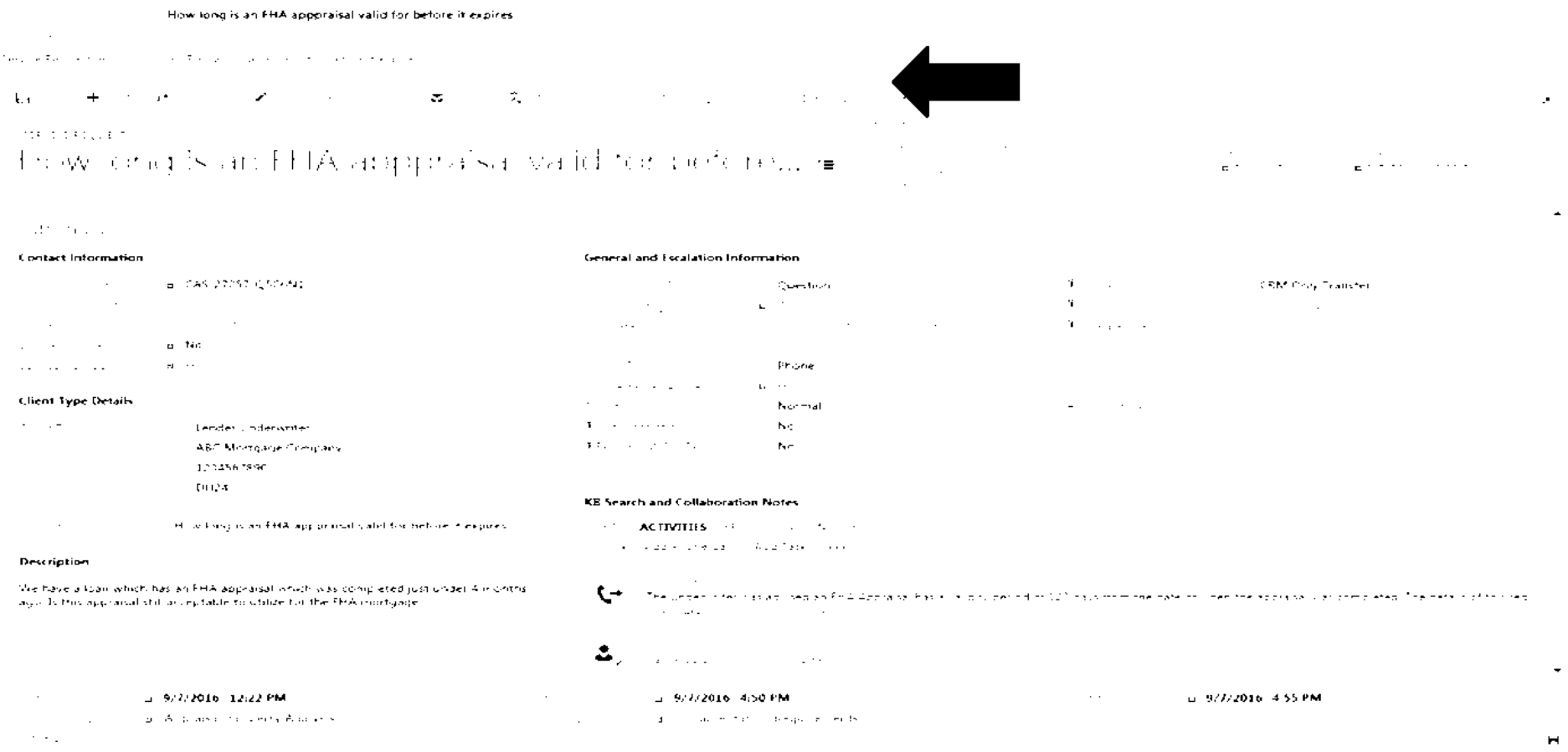
CRM Application – USD – Unified Service Desk

Resolving Service Requests in USD Application - Unified Service Desk



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HUD-17-0233-C-000177

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Update on FHA Mortgage Programs

New York MBA

April 2017

Presenter:

Julie Shaffer

Director, Philadelphia Homeownership Center

U.S. Department of Housing and Urban Development (HUD)

HUD-17-0235-C-000178

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FHA Makes Dreams Come True for 41 Million Americans

- Since 1934, FHA has made financing for homeownership available to American of all income levels and across all geographic regions.
- FHA has helped 41+ million Americans realize homeownership, stabilized communities and helped to build wealth across the country.
- FHA is the largest insurer of mortgages in the world, providing lenders the confidence to make loans to credit worthy borrowers.
- FHA is a product of choice for young families: over the past 20 years 60 to 70 percent of first-time FHA homebuyers were 35 years old or younger.
- FHA also plays a critical role in supporting minority homeownership.
- Minority borrowers typically have less generational wealth, making FHA an important program to lessen long-term wealth inequality.

HUD-17-0235-C-000179

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FHA Accomplishments in FY 2016

- Endorsed 1,258,063 single family loans for $245 billion
- Averages: credit score - 680, loan amount - $195,068.
- 70 percent purchase and 30 percent refinancing.
- 82.1 percent of purchase loans were for first-time homebuyers.
- 11 percent of borrowers were African-American and 17.5 percent were Hispanic.
- FHA helped 48,868 additional senior homeowners age in place through the HECM program.

HUD-17-0235-C-000180

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FHA Lender Characteristics in FY 2016

- 2,430 FHA-approved lenders originated Single Family forward mortgages including: 1,124 bank lenders, 1,154 non-bank lenders, 121 government lenders and 31 other lenders.
- 1,447 lenders underwrote 10 or more loans.
- Non-bank lenders accounted for 83 percent of FHA endorsements and bank lenders account for 16 percent.
- FHA received 185 lender applications for approval.
- 85 were approved, including: 44 bank lenders, 39 non-bank lenders, 2 other lenders and no government lenders.

HUD-17-0235-C-000181

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Affordable Features of FHA Loans

- Down payment requirement: Only 3.5 percent.
- Government downpayment assistance or a gift from family or one's employer can cover 3.5 percent.
- Streamline Refinance opportunity.
- Permit Non-Occupying Co-borrower.
- Competitive interest rate availability.
- Assumable.
- Effective permanent loss mitigation requirements that lenders help borrowers to avoid foreclosure.

HUD-17-0235-C-000182

Last Reviewed: 9/15/16

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203(k) – Purchase or Refinance with Rehabilitation

- Purchase and rehabilitate with one low-cost loan.
- Renovation funds are escrowed so work can be done after closing.
- Modernize, add rooms, new heating or roof, energy improvements, or other real property needs.
- Limited 203(k) for non-structural work up to $35,000; no consultant required.
- Loan amount is based on as-rehabilitated value.

HUD-17-0235-C-000183

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FHA Funds Energy Improvements

- 203(k) can fund energy improvements.
- Solar, wind, and Energy Efficient Mortgage Improvements can be financed in standard FHA Purchase or Refinance loans and may increase a base loan above statutory maximums.
- Energy Efficient Homes (EEH) are entitled to higher ratios of debt-to-income in view of presumed utility cost savings.
- Property Improvement (Title I) Program is a stand-alone loan product that can finance energy improvements:
  - Unlike home equity loans and HELOCs, there are no Loan-to-Value ratios or credit score restrictions.
  - No lien is required if the loan is under $7,500.
  - Maximum loan amount is $25,000 May be up to a 20 year term.

HUD-17-0235-C-000184

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New York State Endorsement and First-Time Homebuyer Trends

Fiscal Year	FHA Originations	First Time Homebuyers
2013	41,220	19,445
2014	26,611	15,777
2015	37,075	19,962
2016	38,378	22,638

HUD-17-0235-C-000185

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SF Handbook Overview

FHA's *Single Family Housing Policy Handbook* 4000.1 (SF Handbook) is a consolidated, consistent, and comprehensive single source for FHA Single Family Housing Policy:

- **Consolidated:** Eventually, all SF Mortgagee Letters, Housing Notices, Handbooks, and other policy documents will be consolidated into a single source.
- **Consistent:** Consistent format and terms throughout the SF Handbook support easier use – a key to FHA's Access to Credit strategy.
- **Comprehensive:** The SF Handbook will cover all Single Family Housing policy.

HUD-17-0235-C-000186

SF Handbook Pre-Recorded Webinars

- Series of eight updated, pre-recorded training webinars launched on June 30, 2016.
- Covers the SF Handbook's entire *Origination Through Endorsement section for Title II forward mortgages.*
- Access the pre-recorded webinars on the Single Family Housing Self-Paced, Pre-Recorded Training page.

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HUD-17-0235-C-000187

Last Reviewed: 7/5/16

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Quality Assurance Framework

FHA wants to:

- Provide clear rules of the road.
- Encourage responsible behavior.

So lenders can:

- Originate loans with confidence.
- Focus on the quality of their processes and lend to all qualified borrowers.

HUD-17-0235-C-000188

LAST REVIEWED: 4/11/16

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Condominium Project Approval Owner Occupancy Requirements

- October 26, 2016, Mortgagee Letter 2016-15 implements condominium project approval owner occupancy requirements.
- Specific conditions where Existing Projects can be approved when owner occupancy is as low as 35 percent.
- Goal is to make it easier to originate condominium unit mortgages while protecting the Mutual Mortgage Insurance Fund.

HUD-17-0235-C-000189

Condominium Project Approval Temporary Provisions

- August 24, 2016, Mortgagee Letter 2016-13 extended temporary condominium project approval policy provisions, without changes, **until August 31, 2017.**
- Supports the continuation of FHA's ability to insure mortgages in condominium projects and avoid market disruption.
- Condo Project Approval proposed rule published in *Federal Register* on September 28, 2016.

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203(k) Consultant Fees

- Amended and raised the 203(k) Consultant Draw Inspection Fee from $100 to a $350 limit on August 10, 2016.

- First step in addressing concerns about fee amounts not being adequate compensation for work.

- September 7, 2016, *Federal Register* notice solicits public comments on proposed changes to the entire fee schedule.

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Loan-Level and Lender-Level Certifications

- Final Form 92900-A, *HUD/VA Addendum to Uniform Residential Loan Application* (Loan-Level Certification):
  - Published via Mortgagee Letter on March 15, 2016.
  - Effective for use with case numbers assigned on or after August 1, 2016.
- Lender Initial and Annual Certifications (Lender-Level Certifications):
  - Finals were implemented in LEAP; mortgagees required to certify to the revised statements at next annual certification on or after August 1, 2016

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Student Loans

- Reduced by 50% the percentage used to calculate the monthly obligation (2% to 1%); or actual provided payment amortizes loans.

- Same calculation applied for all student loan scenarios.

- Separates out student loans from other deferred obligations.

HUD-17-0235-C-000193

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Making it Easier to Do Business with FHA

- FHA SF Handbook – create a single authoritative source for FHA SF policy.
- Implement broader use of e-Signature policy.
- Business Transformation – implement new capabilities and moving some systems to a new HUD technology platform:
  - **Electronic Appraisal Delivery Portal:** improving access to data earlier in the process to improve risk management and to minimize paper.
  - **Lender Electronic Assessment Portal:** enabling FHA to better identify, mitigate, and manage counterparty risk; automate manual processes; and replace antiquated technology.
  - **Leverage industry data standards** where possible.

HUD-17-0235-C-000194

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Technology and Business Transformation Strategies and Goals

- FHA's Business Transformation goals are to:
  - Increase operational efficiencies and replace legacy infrastructure;
  - Enhance processes and tools throughout the organization and for stakeholders;
  - Improve risk management capabilities; and
  - Make it easier to do business with FHA.

HUD-17-0235-C-000195

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The FHA Resource Center

- Knowledge Base: ***www.hud.gov/answers*** ***— 1600+ Qs and As*** addressing 90 percent of our phone calls ***and*** announcements of policy changes and training opportunities.
- Email: **answers@hud.gov**
- Phone: Monday-Friday, 8:00 AM – 8:00 PM (Eastern)
  Toll Free: **(800) CALL-FHA** or (800) 225-5342
- *Single Family Housing News* (FHA INFO) emails: Frequent email notifications of new policies and training opportunities for anyone who signs up.

HUD-17-0235-C-000196

Actuarial Review of the Federal Housing Administration Mutual Mortgage Insurance Fund HECM Loans For Fiscal Year 2016

November 15, 2016

Prepared for

U.S. Department of Housing and Urban Development

By

Integrated Financial Engineering, Inc.

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Integrated Financial Engineering

Phone: (301) 309-6560
Fax: (301) 309-6562
info@ifegroup.com

November 15, 2016

The Honorable Golding, Edward
Principal Deputy Assistant Secretary for Housing – Federal Housing Commissioner
U.S. Department of Housing and Urban Development
451 Seventh Street, SW, Room 9100
Washington, DC 20410

Dear Dr. Golding:

IFE Group has completed and, along with this letter, is submitting the fiscal year 2016 Actuarial Review of the Mutual Mortgage Insurance Fund Home Equity Conversion Mortgages (the HECM Fund).

(b)(5) Deliberative Privilege

The financial estimates presented in this Review require projections of events as long as 74 years into the future. These projections are dependent upon the validity and robustness of the underlying model and assumptions about the future economic environment and loan characteristics. These assumptions include economic forecasted by Moody's Analytics and the assumptions concerning compositions of future endorsements projected by FHA. To the extent that actual events deviate from these or other assumptions, the actual results may differ, perhaps significantly, from our current projections. The models used for this Review are, by nature, large and complex. We applied an extensive validation process to assure that the results reported in this Review are accurate and reliable.

The full actuarial report explains these projections and the reasons for the changes since last year's actuarial review.

Very truly yours,

Tyler T. Yang, Ph.D.
Chairman and CEO
Integrated Financial Engineering, Inc.

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Actuarial Review of the
Federal Housing Administration
Mutual Mortgage Insurance Fund
HECM Loans
for Fiscal Year 2016

I have reviewed the "Actuarial Review of the Federal Housing Administration Mutual Mortgage Insurance Fund, HECM Loans, for Fiscal Year 2016". The purpose of my review was to determine the soundness of the methodology used, the appropriateness of the underlying assumptions applied, and the reasonableness of the resulting estimates derived in the Review.

The Review was based upon data and information prepared by the Federal Housing Administration (FHA). I have relied upon the FHA for the accuracy and completeness of this data. In addition, I also relied upon the reasonableness of the assumptions used in the economic projections prepared by Moody's Analytics, from which the base case used in the Review was derived.

It is my opinion that on an overall basis the methodology and underlying assumptions used in the Review are reasonable and appropriate in the circumstances. In my opinion the estimates in the Review lie within a reasonable range of probable values as of this time although the actual experience in the future will not unfold as projected.

Phelim Boyle, Ph.D., FCIA
Fellow of the Canadian Institute of Actuaries
November 15, 2016

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Appendix B. HECM Loan Performance Projections

Appendix C. HECM Cash Flow Analysis

Appendix D. HECM Tax and Insurance Default Model

Appendix E. HECM Volume Model

Appendix F. Stochastic Processes of Economic Variables

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Executive Summary

The U.S. Department of Housing and Urban Development (HUD), Federal Housing Administration (FHA), provides reverse mortgage insurance through the Home Equity Conversion Mortgage (HECM) program. HECMs enable senior homeowners to obtain additional income by accessing the equity in their homes. The program began as a pilot program in 1989 and became permanent in 1998. Between 2003 and 2008, the number of HECM endorsements grew because of increasingly widespread product awareness, lower interest rates, higher home values, and higher FHA loan limits. Prior to fiscal year (FY) 2009, the HECM program was part of the General Insurance (GI) Fund. The Federal Housing Administration Modernization Act within the Housing and Economic Recovery Act of 2008 (HERA)[1] moved all new HECM program endorsements into the Mutual Mortgage Insurance (MMI) Fund effective in FY 2009.

At the beginning of 2014, the HECM Standard and HECM Saver programs were replaced with HECMs that reduced the initial and total allowable drawdowns in order to strengthen the financial condition of the program.[2] Also in 2014, FHA allowed a Non-Borrowing Spouse to be younger than 62[3] years of age and implemented corresponding principal limit factors for those younger ages.[4] In 2015, FHA introduced the Life Expectancy Set-Aside (LESA) Growth Rate and related requirements to address tax and insurance defaults; additional guidance on HECM "Due and Payable" policies and timing requirements; and permissible loss mitigation options when property charges are not paid.

The National Housing Act requires an independent annual actuarial study of FHA's MMI Fund.[5] Accordingly, an actuarial review must be conducted on HECM loans within the MMI Fund. This document reports the estimated economic values of the FY 2016 through FY 2023 MMI HECM portfolios. A fiscal year's MMI HECM portfolio is defined as the loans that survive to the end of the fiscal year and were endorsed in FY 2009 or later. In addition to the initial capital resources, the economic value of the portfolio depends on the net present value of the future cash flows from the surviving portfolio of loans existing at the start of the valuation forecast (the end of the fiscal year under review).

IFE Group's projections indicate that, as of the end of FY 2016, the HECM portion of the MMI fund has an economic value of (b)(5) Deliberative Privilege

(b)(5) Deliberative Privilege

[1] HERA was passed by the United States Congress on July 24, 2008 and signed by President George W. Bush on July 30, 2008.
[2] Mortgagee Letter 2013-27, September 3, 2013: Changes to the Home Equity Conversion Mortgage Program Requirements.
[3] Mortgage Letter 2014-07, April 25th, 2014: Home Equity Conversion Mortgage (HECM) Program: Non-Borrowing Spouse.
[4] Principal Limit Factors following Mortgagee Letter 2014-12 provided PLFs for a non-borrowing spouse and also revised PLFs for borrowers 62 and above.
[5] HERA moved the requirement from the 1990 National Affordable Housing Act (NAHA) to the Federal Housing Administration operations within the National Housing Act, 12 USC 1708(a)(4).

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(b)(5) Deliberative Privilege

[6] Details of these items are provided in Section II of this Review.

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Appendix A

HECM Base Termination Model

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Appendix A. HECM Base Termination Model

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Appendix B

HECM Loan Performance Projections

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Appendix C

HECM Cash Flow Analysis

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HECM Tax and Insurance Default Model

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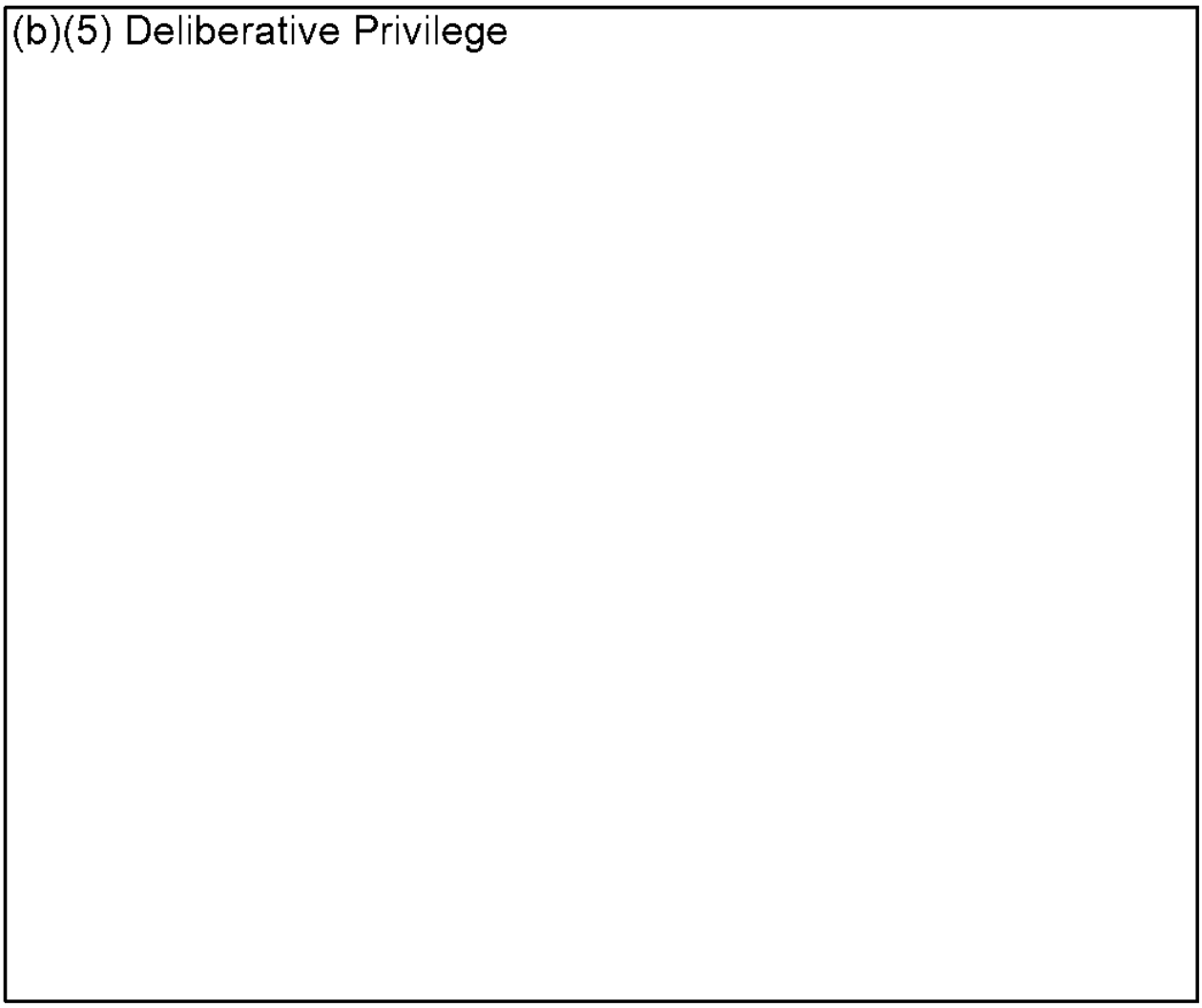

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Appendix E
HECM Volume Model

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Appendix F

Stochastic Processes of Economic Variables

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Actuarial Review of the Federal Housing Administration Mutual Mortgage Insurance Fund Forward Loans for Fiscal Year 2016

November 15, 2016

Prepared for

U.S. Department of Housing and Urban Development

By

Integrated Financial Engineering, Inc.

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November 15, 2016

The Honorable Golding, Edward
Principal Deputy Assistant Secretary for Housing – Federal Housing Commissioner
U.S. Department of Housing and Urban Development
451 Seventh Street, SW, Room 9100
Washington, DC 20410

Dear Dr. Golding:

IFE Group has completed and, along with this letter, is submitting the fiscal year 2016 Actuarial Review of the Mutual Mortgage Insurance Fund Forward Loans (the Fund).

We estimate that the Fund's economic value as of the end of fiscal year 2016 was (b)(5) Deliber

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The financial estimates presented in this Review require projections of events more than 30 years into the future. These projections are dependent upon the validity and robustness of the underlying model and assumptions about the future economic environment and loan characteristics. These assumptions include economic forecasted by Moody's Analytics and the assumptions concerning compositions of future endorsement portfolios projected by FHA. To the extent that actual events deviate from these or other assumptions, the actual results may differ, perhaps significantly, from our current projections. The models used for this Review are, by nature, large and complex. We applied an extensive validation process to assure that the results reported in this Review are accurate and reliable.

The full actuarial report explains these projections and the sources for the changes since last year's actuarial review.

Very truly yours,

Tyler T. Yang, Ph.D.
Chairman and CEO
Integrated Financial Engineering, Inc.

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Actuarial Review of the
Federal Housing Administration
Mutual Mortgage Insurance Fund
Forward Loans
for Fiscal Year 2016

I have reviewed the "Actuarial Review of the Federal Housing Administration Mutual Mortgage Insurance Fund, Forward Loans, for Fiscal Year 2016". The purpose of my review was to determine the soundness of the methodology used, the appropriateness of the underlying assumptions applied, and the reasonableness of the resulting estimates derived in the Review.

The Review was based upon data and information prepared by the Federal Housing Administration (FHA). I have relied upon the FHA for the accuracy and completeness of this data. In addition, I also relied upon the reasonableness of the assumptions used in the economic projections prepared by Moody's Analytics, from which the base case used in the Review was derived.

It is my opinion that on an overall basis the methodology and underlying assumptions used in the Review are reasonable and appropriate in the circumstances. In my opinion the estimates in the Review lie within a reasonable range of probable values as of this time although the actual experience in the future will not unfold as projected.

Phelim Boyle, Ph.D., FCIA
Fellow of the Canadian Institute of Actuaries
November 15, 2016

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Executive Summary

The 1990 Cranston-Gonzalez National Affordable Housing Act (NAHA) requires an independent actuarial analysis of the economic net worth of the Federal Housing Administration's (FHA's) Mutual Mortgage Insurance Fund. Enacted on July 30, 2008, the Housing and Economic Recovery Act of 2008 (HERA) moved the requirement for an independent actuarial review into 12 USC 1708(a)(4). This report presents the results of IFE Group's independent analysis for fiscal year (FY) 2016.

HERA also moved several additional programs into the Mutual Mortgage Insurance Fund. One of them, Home Equity Conversion Mortgages (HECMs, which are reverse mortgages) is analyzed separately and is excluded from this Review. ***In the remainder of this Review, the term "the Fund" refers to the MMI Fund excluding HECMs.***

The primary purpose of this Actuarial Review is to estimate:

- the *economic value* of the Fund, defined as the existing capital resources, or total assets less total liabilities of the Fund, plus the net present value (NPV) of the current books of business, and

- the *total insurance-in-force (IIF)* of the Fund.

We use a stochastic method to estimate the net present value of expected future cash flows. In the FY 2011 and previous Reviews, the net present value of the cash flows was computed using a single, deterministic path of house prices and interest rates. Starting with the FY 2012 Review, instead of a single path, we generated 100 equally likely paths to conduct a Monte Carlo simulation, and computed the net present value of the cash flows for each of the paths. Then we averaged these 100 numbers to obtain our estimate of the expected net present value of the future cash flows under our simulation procedure. This is our baseline estimate.

Based on our stochastic simulation analysis, we estimate that the economic value of the Fund as of the end of FY 2016 is (b)(5) Deliberative Privilege

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Appendix A. Econometric Analysis of Mortgage Status Transitions and Terminations – provides a technical description of our econometric models of default, claim and prepayment for individual mortgage product types.

Appendix B. Cash Flow Analysis – provides a technical description of our cash flow model.

Appendix C. Data for Loan Performance Simulations explains the procedures used to transform the raw data into the data used to simulate future mortgage and Fund performance.

Appendix D. Economic Forecasts – describes the forecast of future economic factors that affect the performance of the Fund and the alternative economic scenarios underlying the selected sensitivity analyses.

Appendix E. Loss Severity Model – provides a technical description of our econometric model of FHA mortgage loss severity rates.

Appendix F. FHA Volume Model – explains our econometric model used to project future FHA loan volumes.

Appendix G. Stochastic Simulation – provides a technical description of the econometric model developed to project house price appreciation, and interest and unemployment rate changes into the future.

Appendix H. Historical and Projected Loan Termination Rates – contains historical and projected claim and prepayment rates.

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Appendix A

Econometric Analysis of

Mortgage Status

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Appendix A: Econometric Analysis of Mortgage Status Transitions and Terminations

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Exhibit A-1: Loan Status Transitions Framework

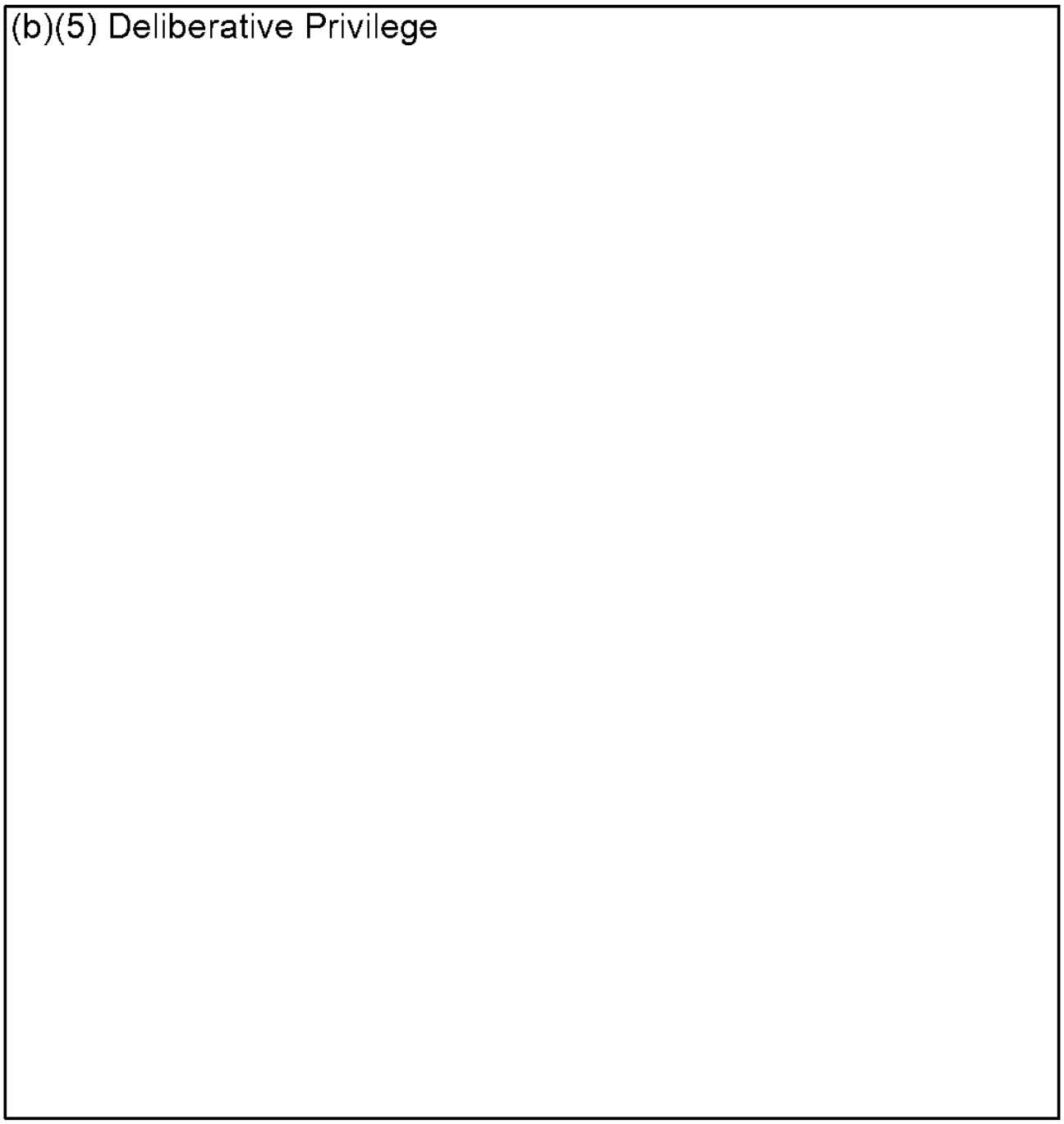

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Exhibit A-2: Examples of Loan Transition Types

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Exhibit A-4: Streamline Refinance Dynamic Simulation

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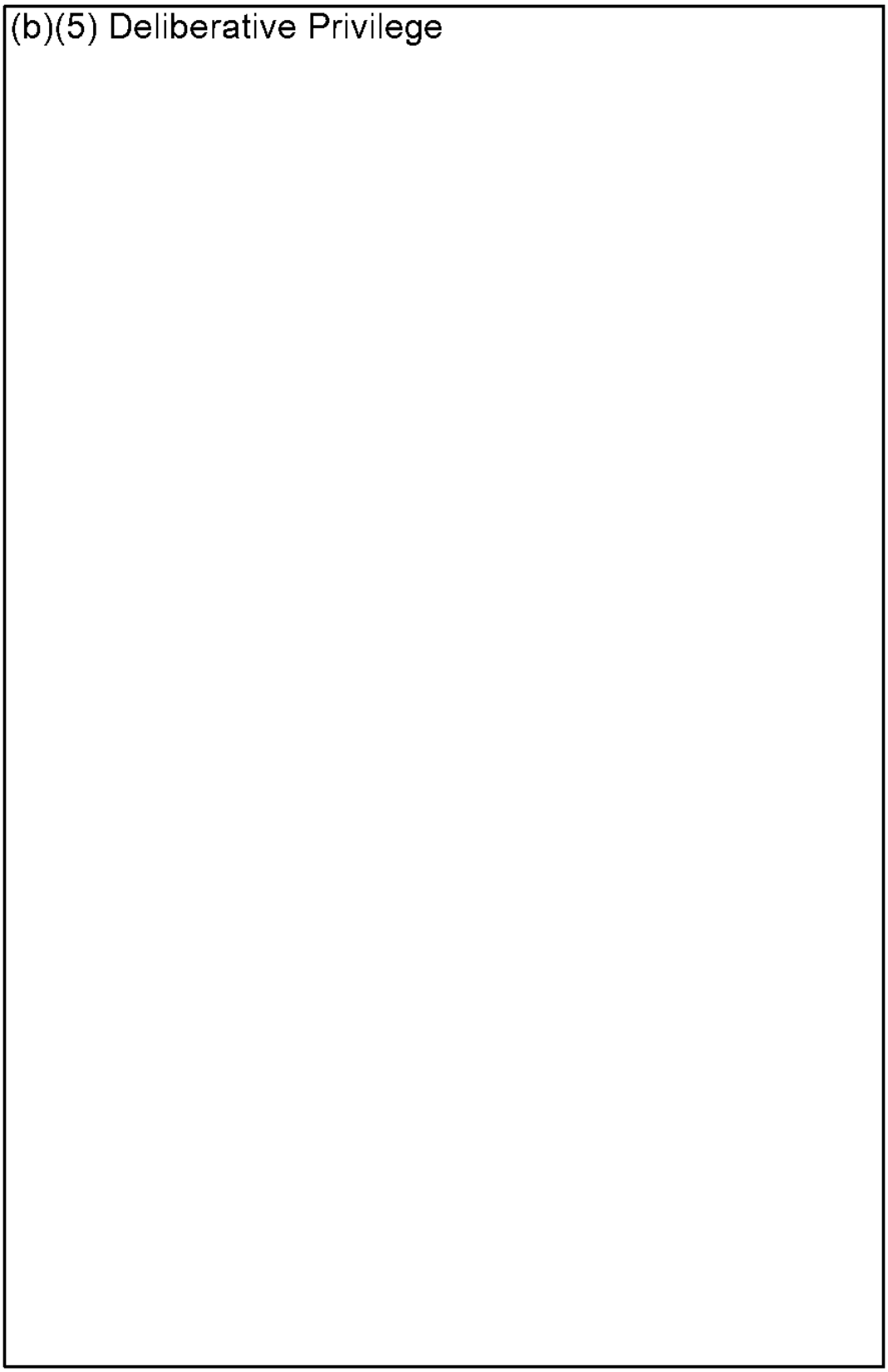

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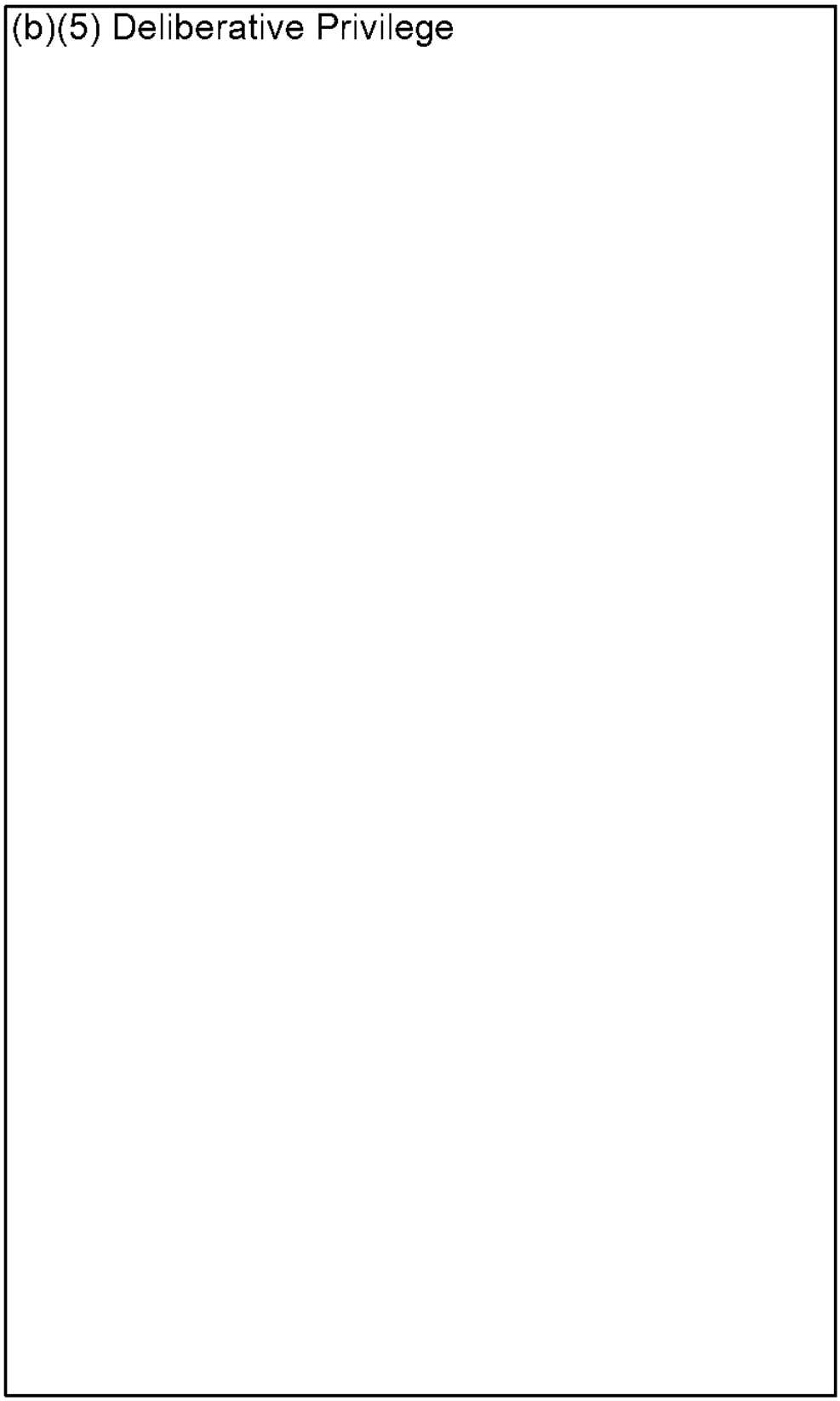

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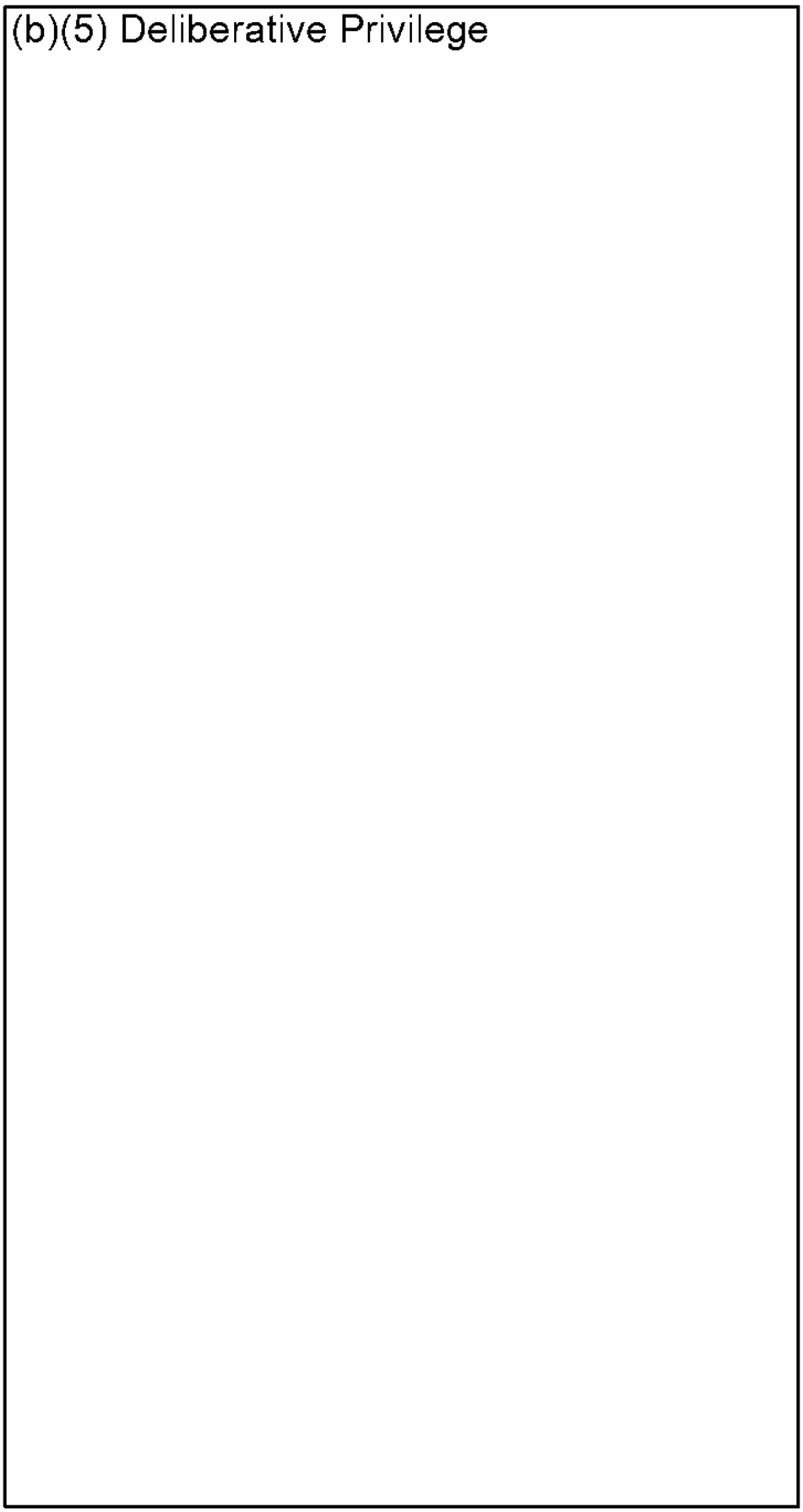

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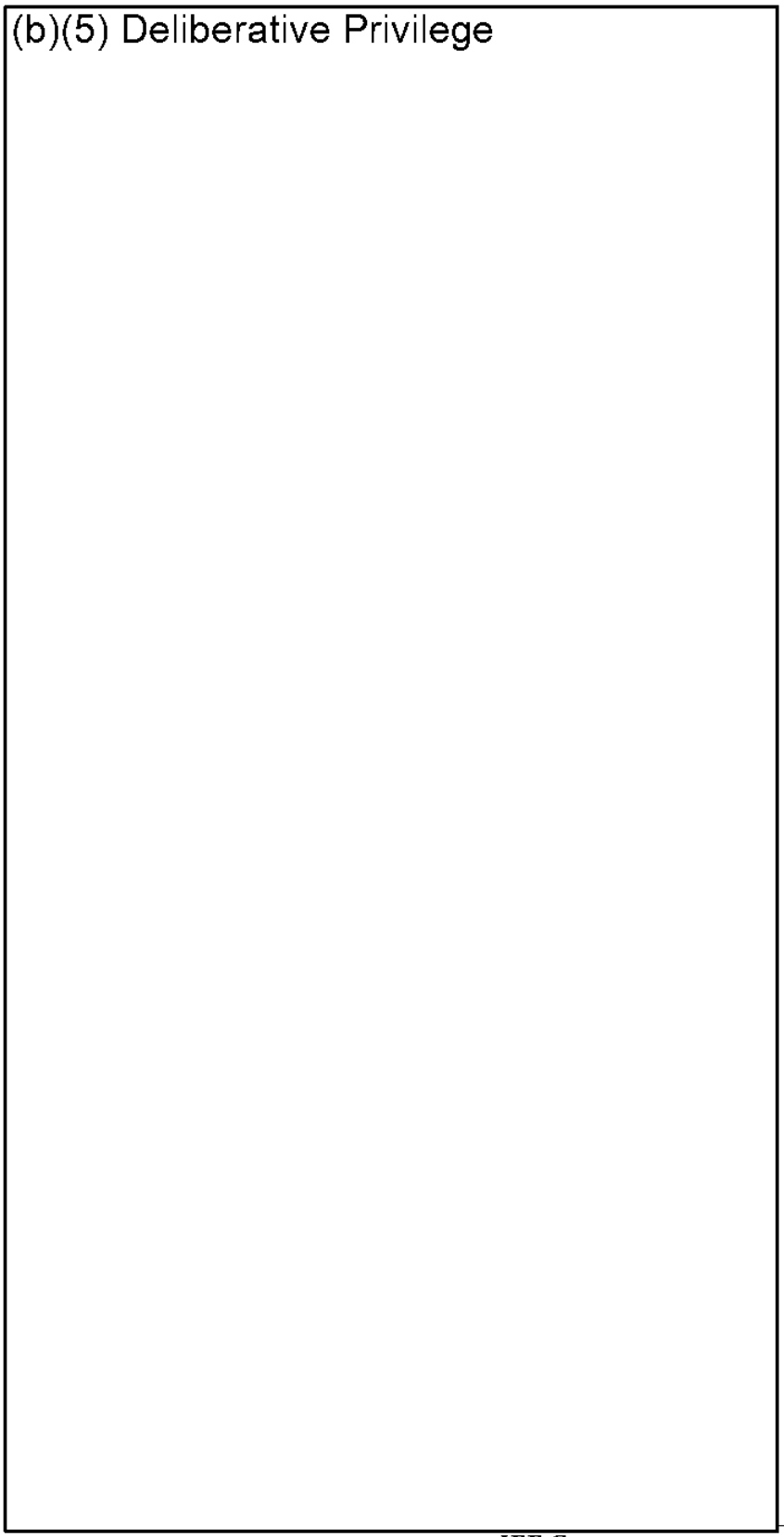

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Appendix B

Cash Flow Analysis

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Appendix B: Cash Flow Analysis

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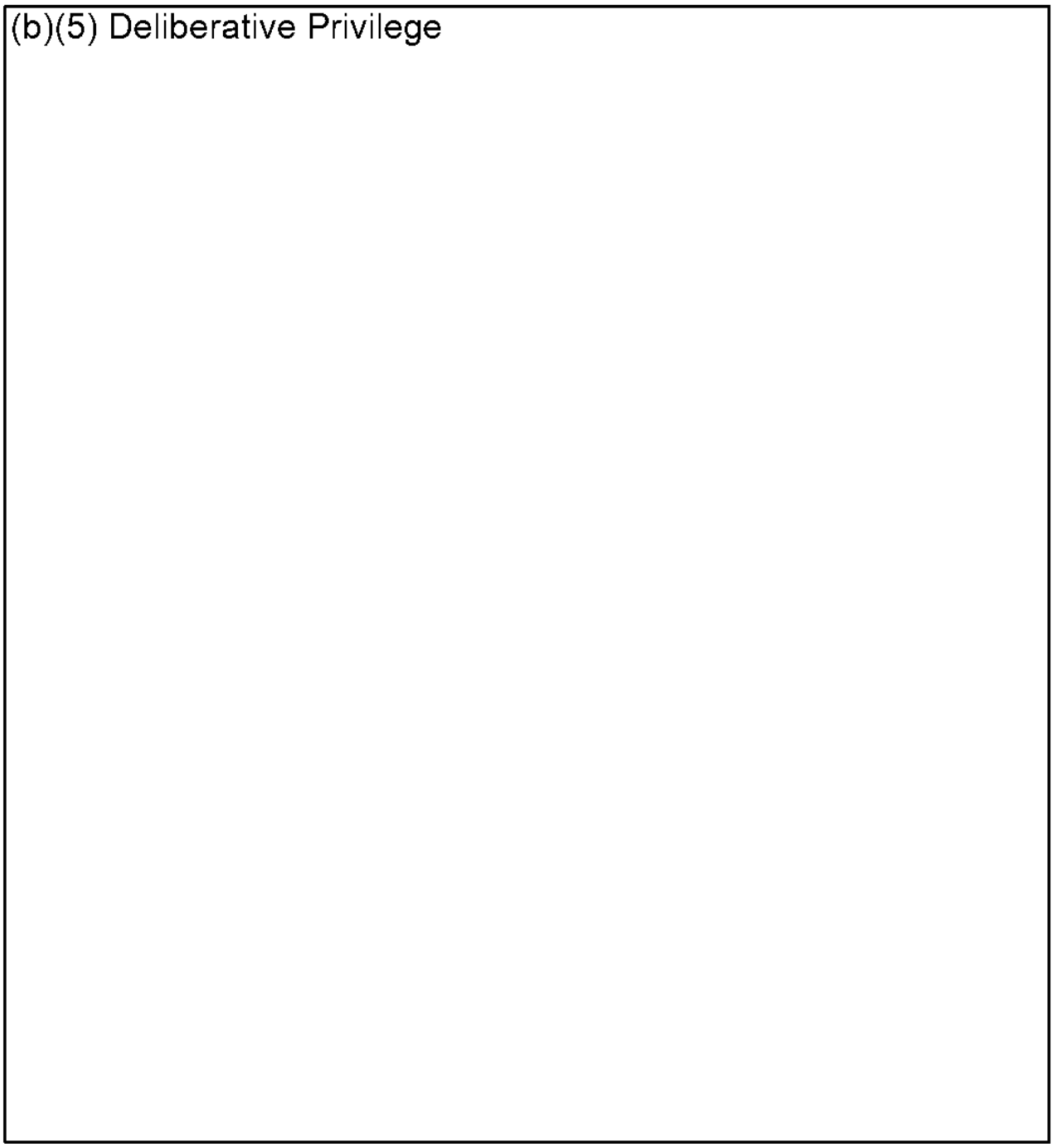

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Appendix C

Data for Loan Performance Simulations

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Appendix D

Economic Forecasts

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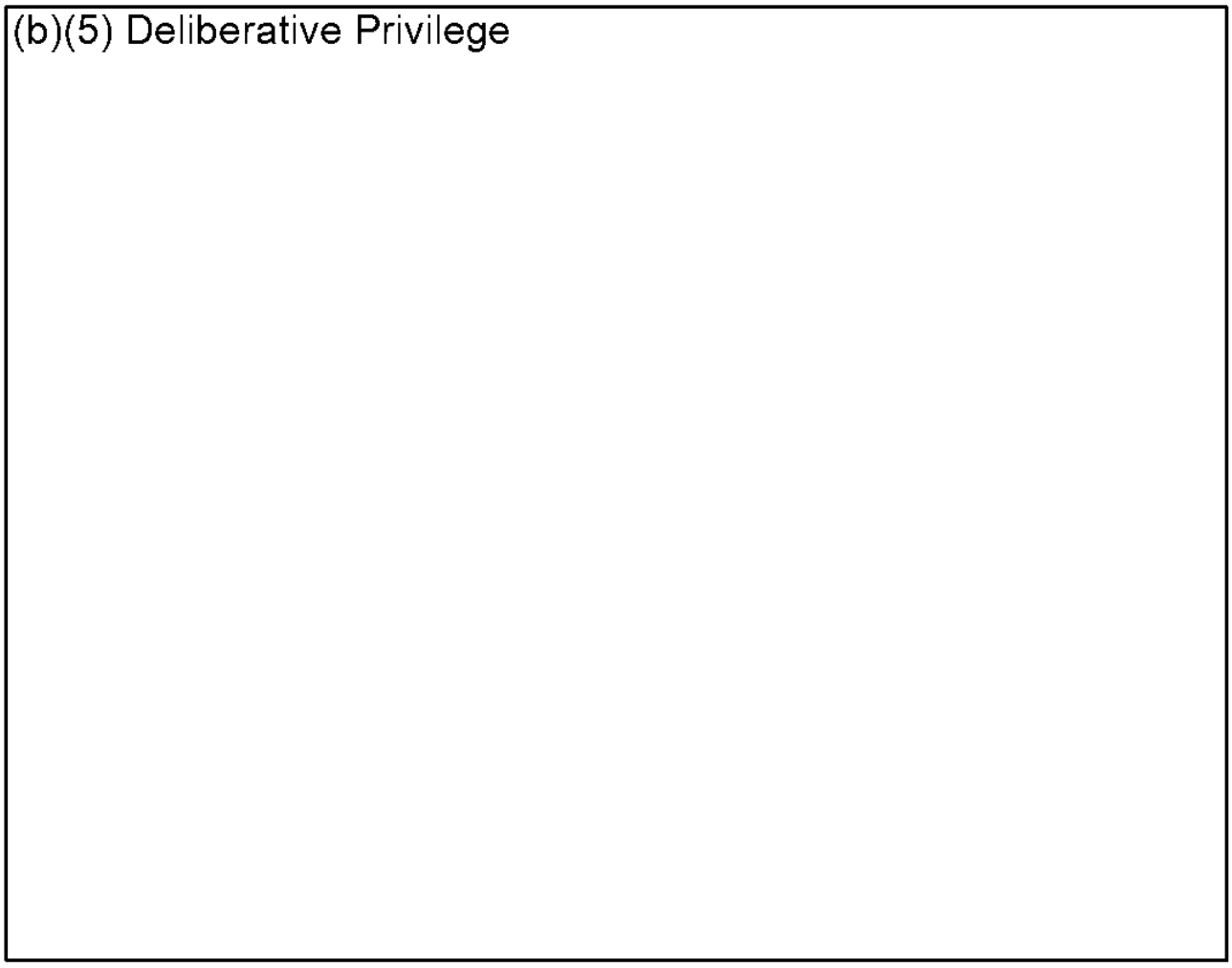

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Appendix E

Loss Severity Model

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Appendix F

FHA Volume Model

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Appendix G

Stochastic Models

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Appendix H

Econometric Results

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AMERICAN OVERSIGHT

From: Wolfe, Lisa A
Sent: Tuesday, June 06, 2017 12:10 PM
To: Iber, Robert G; Larson, Jennifer L
Cc: Rader, Brad E; DeFelice, Joseph J; Solivan, Elvis; SOKOLOW, ARDEN A; WISE, BRETT W; Edge, Marilyn M; Dunn, Tracey; Brown, Brenda J; Ellis, Lisa C; Anastasi, Carolyn M; Ott, Richard M; Nichols, Delton
Subject: FYI: HUD FOLLOW-UP on Essex Village REAC Inspection

Bob/Jen – Here's the information that was initially shipped to the Congressman's staffers. I worked with Delton and the multifamily team to craft this REAC 101 primarily to educate members of the media unfamiliar with our REAC Inspection process. For the Essex Village inquiries, I also included the guidelines for what happens when a multifamily property fails an inspection. We have been aligning our follow-ups with where we are in the process of that checklist.

I'll also send over the info we sent to the press last week. I'll work with Brenda and Carolyn to create an updated version for your use tomorrow afternoon. I will also do a pull of media clips—there have been many. Please let me know if there is anything else I can do to help. Again, many thanks to all for the support you have provided to me on the many, many media inquiries. Much appreciated…
Lisa

Lisa A. Wolfe
Regional Public Affairs Officer
Office of Field Policy and Management
U.S. Department of Housing and Urban Development
The Wanamaker Building, 100 Penn Square East
Philadelphia, PA 19107
Office: (215) 430-6640

From: Wolfe, Lisa A
Sent: Wednesday, May 24, 2017 2:01 PM
To: 'eldon.burton@mail.house.gov' <eldon.burton@mail.house.gov>; 'sylvia.murphy@mail.house.gov' <sylvia.murphy@mail.house.gov>
Cc: Dunn, Tracey <Tracey.Dunn@hud.gov>; Ott, Richard M <richard.m.ott@hud.gov>; Brown, Brenda J <brenda.j.brown@hud.gov>; Schmidt, Carrie S <Carrie.S.Schmidt@hud.gov>
Subject: HUD FOLLOW-UP on Essex Village REAC Inspection

Good afternoon Elton and Sylvia -- I am the Mid-Atlantic Regional Public Affairs Officer that handles media inquiries for the Commonwealth of Virginia. I also support the work of the Richmond Field Office in the various program areas to benefit those we serve. Like Tracey, I was on yesterday's call regarding the work that is underway to resolve the issues at Essex Village. To clarify some of the points we discussed, I thought it might be helpful to provide some information to you about the REAC Inspection process, Essex Village's most recent inspection and the Notice outlining the agency's process when a property receives a failing score.

PART 1: INSPECTION PROCESS
As part of our oversight of both public housing (owned/managed by public housing authorities) and multifamily housing (privately-owned w/HUD oversight), we have a number of inspections and reviews. Here's some information about

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REAC—Real Estate Assessment Center. You'll see on the "About REAC" page, there are number of types of inspections. In this case we are talking about the physical inspection of a property.

Real Estate Assessment Center (REAC)
Nearly 4 million American families live in rental housing that is owned, insured or subsidized by HUD. To ensure that these families have housing that is decent, safe and sanitary and in good repair, REAC conducts approximately 20,000 physical inspections on properties each year.

About REAC
http://portal.hud.gov/hudportal/HUD?src=/program_offices/public_indian_housing/reac/aboutreac

REAC at a Glance (first entry)
http://portal.hud.gov/hudportal/HUD?src=/program_offices/public_indian_housing/reac/atglance

Scoring notice
http://portal.hud.gov/hudportal/documents/huddoc?id=pass4.0scoringnoticefr.PDF

Here's the reference to the letters after the scores in the Description:
Examples of overall scores are: 95c; 67b*; 84a*; 100b; 78a; and 43c*. The asterisk indicates that Health and Safety (H&S) deficiencies were found with respect to smoke detectors. The lower-case letter indicates whether or not other kinds of H&S deficiencies were observed, as follows:
- The letter "a" is given if no health and safety deficiencies were observed.
- The lower-case letter "b" is given if one or more non-life threatening H&S deficiencies, but no exigent/fire safety H&S deficiencies were observed.
- The lower-case letter "c" is given if one or more exigent/fire safety (calling for immediate attention or remedy) H&S deficiencies were observed.
* Indicates that Health and Safety (H&S) deficiencies were found with respect to malfunctioning smoke detectors.

Ratings determine the frequency of inspections:
- Standard 1 Performing Property: score of 90 or more, inspection is every three years
- Standard 2 Performing Property: score of 80 – 89, inspection is every two years
- Standard 3 Performing Property: score of less than 80, inspection is every year

Please keep in mind that the goal of our REAC inspection process is to review how the property is being maintained—to ensure that all HUD assisted properties provide decent safe and sanitary housing for tenants.

PART 2: ESSEX VILLAGE APARTMENTS INSPECTION
ESSEX VILLAGE 800021812 46c* 1/19/2017 after appeal, raised to a 51c*. Past two inspections: 75b 12/3/2015 72c* 12/1/2014
https://portal.hud.gov/hudportal/documents/huddoc?id=virginia.pdf

The most recent inspection was completed on January 11, 2017 and the report was given to Essex Village and HUD on January 19. REAC reports are not releasable until 120 days to allow time for appeals. The final REAC report will be available beginning May 19, and subject to any FOIA exemptions. Please note the most recent inspection is the first time Essex Village has received a failing score. The lower-case letter "c" is given if one or more exigent/fire safety (calling for immediate attention or remedy) Health and Safety deficiencies were observed. The asterisk indicates that Health and Safety deficiencies were found with respect to smoke detectors.

PART 3: NOTICE FOR FAILING SCORE
The following Notice defines what occurs when a property receives a failing score—which is 59: https://portal.hud.gov/hudportal/documents/huddoc?id=15-02hsgn.pdf

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This Notice may be of interest to the Congressman; it outlines our process and the owner's responsibilities when a property receives a failing score. Please let me know if you have any questions. Thanks!
Lisa

Lisa A. Wolfe
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The Wanamaker Building, 100 Penn Square East
Philadelphia, PA 19107
Office: (215) 430-6640

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From: Wolfe, Lisa A
Sent: Wednesday, June 07, 2017 4:26 PM
To: Monfort, Ashley
Subject: HUD FOLLOW-UP Essex Village

Ashley – Here are my answers to your questions:

- The property profile says 26 residential units were sampled. That means 26 buildings out of the 46 were looked at by an inspector, correct? **NO, it means that 26 residential units were sampled and inspected. That's 26 of the 496 units at the property. REAC Inspections are a sampling of the units/apartments and building exteriors.**
- Are different units inspected each year? **YES, it is a random sampling.**
- The inspection reports show that inoperable smoke detectors, infestations and inoperable water heaters were issues for years. **NO, that is not the case. Because the units inspected vary from year to year, the findings are for different units—not issues that go unresolved—but there are certain types of deficiencies we do see year after year. This property has a pattern of deferred maintenance over several years and HUD field office personnel monitor such patterns.**
- Were there follow ups to makes sure these issues were fixed? **YES, the lower-case letter "c" is given if one or more exigent/fire safety (calling for immediate attention or remedy) Health and Safety deficiencies were observed. The asterisk indicates that Health and Safety deficiencies were found with respect to smoke detectors. Any Health and Safety deficiencies must be immediately resolved.**
- And even if there was, it seems the issues persisted and became worse. I'm wondering what happened to the accountability? **First, you should be aware that it is always more challenging to maintain an older property than a new one. Essex Village was built in 1981. REAC Inspections are designed to identify issues that need to be addressed. The frequency of the inspection is determined by the score—lower scoring properties are inspected more frequently. In this case, Essex Village scored in the 70s the past two inspections to the failing score—so it was never a stellar performer—it was a Standard 3 Performer.**
- Were the REAC reports for 2015 and 2016 ever located? **SORRY, just checked. The reports were never "missing" not sure how you got that impression. The last inspection was conducted on 11/24/2015 with a score of 75 and the one prior was on 12/05/2013 with a score of 76. The frequency of inspections was changed from every two years to every year for properties in the 70s. They are available by FOIA.**
- While the 2016 report is not available (there isn't a 2016 report) I see a drastic change in the score from 2014 to 2017. And I've been told Essex Village was given a passing score until 2017 AFTER the county started issuing violations as well. **NO, that is not true. We were not made aware of Henrico County's code violations until we received a letter of concern from Henrico County Supervisor Frank Thornton dated February 2, 2017. That was the first communication we received on the many issues the County was hoping we could address in a concerted effort. The REAC Inspection at Essex Village was conducted on January 11, 2017.**
- Why the sudden change in results? A different inspector or a more thorough look because the county started noticing issues as well? **NO, the score reflected the deterioration of the property.**

Please let me know if you want to submit a FOIA for the other inspections. We can get that underway for you.
Lisa

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From: Bregon, Nelson R
Sent: Thursday, June 08, 2017 8:53 AM
To: Greenwood, Sheila M; Kasper, Maren M; Kurtz, R. Hunter; Charles, Genger M; Clemmensen, Craig T; Golrick, Janet M; Brown, Jereon M
Cc: DeFelice, Joseph J; Ott, Richard M; Schmidt, Carrie S
Subject: HEADS UP -

HEADS UP: In our Richmond, VA Field Office we have a freshman Congressman who is rather aggressive in his opinions, and an ex-Colonel police officer (who is referred still as "the Colonel.") pursuing 3 MF properties over property conditions and health and safety matters. See below:

From: Ott, Richard M
Sent: Thursday, June 08, 2017 8:44 AM
To: Bregon, Nelson R <Nelson.R.Bregon@hud.gov>
Subject: FW: Today's HUD News Briefing

Mr. Bregon: So that you are aware, Richmond has been on fire with media and press inquiries, as well as related FOIAs. We have a freshman Congressman who is rather aggressive in his opinions, and an ex-Colonel police officer (who is referred still as "the Colonel.") pursuing 3 MF properties over property conditions and health and safety matters. It has been quite a show. All is being managed by our key individuals in MF (most notably Bob Iber) and our PAO Wolfe. Jerry Brown is well informed each day. Just for your awareness at this time. We may need to get Joe or me down there depending how the next several days go. The owner has 60 days to cure the weaknesses. Oy…. Rich

From: Davis, Anne
Sent: Thursday, June 08, 2017 8:26 AM
To: DeFelice, Joseph J <Joseph.J.DeFelice@hud.gov>; Solivan, Elvis <Elvis.Solivan1@hud.gov>; Banks, Antoinette P <Antoinette.P.Banks@hud.gov>; Downs, Sharon <sharon.downs@hud.gov>; Lamberg, Catherine D <Catherine.D.Lamberg@hud.gov>; Legette, Ronnie J <Ronnie.J.Legette@hud.gov>; Ott, Richard M <richard.m.ott@hud.gov>; Rader, Brad E <brad.e.rader@hud.gov>; Schmidt, Carrie S <Carrie.S.Schmidt@hud.gov>; Brown, Brenda J <brenda.j.brown@hud.gov>; Punter, Carolyn K <Carolyn.Punter@hud.gov>; Parker, Judith <Judith.Parker@hud.gov>; Ellis, Lisa C <Lisa.C.Ellis@hud.gov>
Cc: Holman, Virginia F <virginia.f.holman@hud.gov>; Mares, Steven J <Steven.J.Mares@hud.gov>; Schmiegelow, Toni D <Toni.D.Schmiegelow@hud.gov>; Paikin, Steven M <Steven.M.Paikin@hud.gov>; Wolfe, Lisa A <Lisa.A.Wolfe@hud.gov>; Dunn, Tracey <Tracey.Dunn@hud.gov>; Edwards, Nika V <Nika.V.Edwards@hud.gov>; Anastasi, Carolyn M <carolyn.m.anastasi@hud.gov>
Subject: Today's HUD News Briefing

The following items in today's HUD News Briefing are of specific interest to the HUD Richmond Office:

[VA] Congressman McEachin requests HUD to 'cease business with PK Management (WWBT-TV, VA) (6/7/2017 6:48 PM, Megan Woo)
Congressman Donald McEachin is requesting the Department of Housing and Urban Development to "cease business" with PK Management due to the conditions at Essex Village Apartments in Henrico, as well as other PK Management properties. Congressman McEachin says he "asked regional representatives for plans to address his constituents' concerns and HUD's relationship with the management company." This comes after requests sent to HUD regarding Essex Village. "PK Management is not meeting the spirit of its obligation to provide safe, sanitary housing. My

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constituents are being forced to live with sewage backups, dangerous structural issues, rodents and other vermin," said Congressman Donald McEachin. "Enough is enough – we need to stop wasting taxpayer dollars with this company, which has appeared to mismanage properties across the country. Essex Village should ideally be closed. In any event, residents need expedited access to vouchers that will empower them to move to decent homes." [Editorial note: VIDEO at source]

[VA] Congressman calls for HUD to end business with company that manages uninhabitable properties (WTVR-TV, VA) (6/7/2017 6:47 PM, Vernon Freeman Jr.)
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[Editorial note: VIDEO at source]

Here is the link where you may read today's HUD News Briefing in full: http://www.techmis.com/hud/todaysbrief.pdf.

Anne Davis, Sr. Management Analyst
US Dept. of Housing & Urban Development
Richmond Field Office
600 E. Broad Street, Richmond, VA 23219
804-822-4802/800-842-2610, ext. 4802

Please do not print this e-mail unless necessary

AMERICAN OVERSIGHT

From: Ott, Richard M
Sent: Thursday, June 08, 2017 8:58 AM
To: DeFelice, Joseph J; Solivan, Elvis
Subject: FW: HEADS UP -

Ack….I tried to brief up Nelson regarding Richmond, and he forwarded to everyone in order to brief them. Sorry…I didn't mean to start this spotlight!!

From: Bregon, Nelson R
Sent: Thursday, June 08, 2017 8:53 AM
To: Greenwood, Sheila M <Sheila.M.Greenwood1@hud.gov>; Kasper, Maren M <Maren.M.Kasper@hud.gov>; Kurtz, R. Hunter <Robert.H.Kurtz@hud.gov>; Charles, Genger M <Genger.M.Charles@hud.gov>; Clemmensen, Craig T <Craig.T.Clemmensen@hud.gov>; Golrick, Janet M <Janet.M.Golrick@hud.gov>; Brown, Jereon M <Jereon.M.Brown@hud.gov>
Cc: DeFelice, Joseph J <Joseph.J.DeFelice@hud.gov>; Ott, Richard M <richard.m.ott@hud.gov>; Schmidt, Carrie S <Carrie.S.Schmidt@hud.gov>
Subject: HEADS UP -

HEADS UP: In our Richmond, VA Field Office we have a freshman Congressman who is rather aggressive in his opinions, and an ex-Colonel police officer (who is referred still as "the Colonel.") pursuing 3 MF properties over property conditions and health and safety matters. See below:

> **From:** Ott, Richard M
> **Sent:** Thursday, June 08, 2017 8:44 AM
> **To:** Bregon, Nelson R <Nelson.R.Bregon@hud.gov>
> **Subject:** FW: Today's HUD News Briefing
>
> Mr. Bregon: So that you are aware, Richmond has been on fire with media and press inquiries, as well as related FOIAs. We have a freshman Congressman who is rather aggressive in his opinions, and an ex-Colonel police officer (who is referred still as "the Colonel.") pursuing 3 MF properties over property conditions and health and safety matters. It has been quite a show. All is being managed by our key individuals in MF (most notably Bob Iber) and our PAO Wolfe. Jerry Brown is well informed each day. Just for your awareness at this time. We may need to get Joe or me down there depending how the next several days go. The owner has 60 days to cure the weaknesses. Oy…. Rich
>
> **From:** Davis, Anne
> **Sent:** Thursday, June 08, 2017 8:26 AM
> **To:** DeFelice, Joseph J <Joseph.J.DeFelice@hud.gov>; Solivan, Elvis <Elvis.Solivan1@hud.gov>; Banks, Antoinette P <Antoinette.P.Banks@hud.gov>; Downs, Sharon <sharon.downs@hud.gov>; Lamberg, Catherine D <Catherine.D.Lamberg@hud.gov>; Legette, Ronnie J <Ronnie.J.Legette@hud.gov>; Ott, Richard M <richard.m.ott@hud.gov>; Rader, Brad E <brad.e.rader@hud.gov>; Schmidt, Carrie S <Carrie.S.Schmidt@hud.gov>; Brown, Brenda J <brenda.j.brown@hud.gov>; Punter, Carolyn K <Carolyn.Punter@hud.gov>; Parker, Judith <Judith.Parker@hud.gov>; Ellis, Lisa C <Lisa.C.Ellis@hud.gov>
> **Cc:** Holman, Virginia F <virginia.f.holman@hud.gov>; Mares, Steven J <Steven.J.Mares@hud.gov>; Schmiegelow, Toni D <Toni.D.Schmiegelow@hud.gov>; Paikin, Steven M <Steven.M.Paikin@hud.gov>; Wolfe, Lisa A <Lisa.A.Wolfe@hud.gov>; Dunn, Tracey <Tracey.Dunn@hud.gov>; Edwards, Nika V <Nika.V.Edwards@hud.gov>;

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Anastasi, Carolyn M <carolyn.m.anastasi@hud.gov>
Subject: Today's HUD News Briefing

The following items in today's HUD News Briefing are of specific interest to the HUD Richmond Office:

[VA] Congressman McEachin requests HUD to 'cease business with PK Management (WWBT-TV, VA) (6/7/2017 6:48 PM, Megan Woo)
Congressman Donald McEachin is requesting the Department of Housing and Urban Development to "cease business" with PK Management due to the conditions at Essex Village Apartments in Henrico, as well as other PK Management properties. Congressman McEachin says he "asked regional representatives for plans to address his constituents' concerns and HUD's relationship with the management company." This comes after requests sent to HUD regarding Essex Village. "PK Management is not meeting the spirit of its obligation to provide safe, sanitary housing. My constituents are being forced to live with sewage backups, dangerous structural issues, rodents and other vermin," said Congressman Donald McEachin. "Enough is enough – we need to stop wasting taxpayer dollars with this company, which has appeared to mismanage properties across the country. Essex Village should ideally be closed. In any event, residents need expedited access to vouchers that will empower them to move to decent homes." [Editorial note: VIDEO at source]

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[Editorial note: VIDEO at source]

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Anne Davis, Sr. Management Analyst
US Dept. of Housing & Urban Development
Richmond Field Office
600 E. Broad Street, Richmond, VA 23219
804-822-4802/800-842-2610, ext. 4802

AMERICAN OVERSIGHT

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From: (b)(6)
Sent: Friday, June 09, 2017 2:13 PM
To: Ott, Richard M; Edwards, Nika V; DeFelice, Joseph J
Cc: Secretary Carson
Subject: My 2 Bedroom unit at Brinkley Hill in Ft. Washington (Townhomes) available under Section 811.

Hello Mr. Defelice,

Please help me, Ms. Payne HUD - Baltimore office, passed me to Ms. Fadlemola in D.C. HUD office (Neither of these women are doing anything to help with the issue of my unit at Brinkley Hill in Ft. Washington under Section 811 being available.

These two women have passed be back and forth since May 2013, and I have the emails to prove it.

Can you have someone from the Regional HUD Office call Ms. Sylvester, Director Housing Policy and Programs to see if my unit is available. Her number is (b)(6)

My disability of anxiety (Reasonable Accomodation) was ignored by Ms. Sylvester, but really I just have to find a Female social worker, and I found a nice lady named Ms. Nab Brittingham at MDOD who is helping me.

My present unit has water damage and mold smells and I suffer from headaches daily. I just suffered a mild heart attack from emotional stress on May 5, 2017.

Gratefully,
(b)(6)

--- On Fri, 6/9/17, (b)(6) wrote:

> From (b)(6)
> Subject: Brinkley Hill in Ft. Washington (Townhomes) available under Section 811.
> To: (b)(6) "Belinda
> JFadlelmola" <Belinda.J.Fadlelmola@hud.gov>
> Cc: secretary.carson@hud.gov, patriciar.sylvester@maryland.gov,
> shalonda.manuel@maryland.gov, karen.ashby@maryland.gov,
> melody.c.taylor-blancher@hud.gov, "Carol BPayne"
> <carol.b.payne@hud.gov>, "MarvinTurner" <Marvin.Turner@hud.gov>
> Date: Friday, June 9, 2017, 11:28 AM
> Hello Ms. Fadlelmola,
>
> As I spoke with Ms. Payne she was going to determine if a "Unit was
> available at Brinkley Hill. My disability wouldn't allow me to agree
> to a Male Social Worker coordinating my move as recommended by Ms.
> Sylvester, at MDOD. That's been the biggest issue.
>
> My Independent Now case manager (Ms.
> Deborah Jackson) died, and I won't have panic attacks dealing with
> females opposed to males. My Doctor (b)(6) sent 3 letters of
> "Reasonable Accomodations" which have been ignored by Ms. Sylvester.

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>
> But really, all I need is a female
> social worker which is like looking for a needle in the haystack, lol.
>
> Where I live at now suffers from "Water damage" and I am living with
> headaches from mold.
>
> On May 7, 2017 I just suffered a Mild
> Heart attack and I have to avoid emotional distress
>
> Can you please check to see if my (2)
> Bedroom at Brinkley Hill which I was approved is available? Ms.
> Shalonda Manuel, is very nice she can help you. I will forward the
> email to you that confirmed my Approval for Brinkley Hill (2 Bedroom).
>
> Thanks so much for caring, I remember
> you so sweet
>
> (b)(6)
>
>
>
> ---
> On Fri, 6/9/17, Fadlelmola, Belinda J
> <Belinda.J.Fadlelmola@hud.gov>
> wrote:
>
> Subject: HUD DC FIELD OFFICE CUSTOMER SERVICE CONTACT
> To: (b)(6)
> (b)(6)
> Cc: "Payne, Carol B" <carol.b.payne@hud.gov>, "Turner, Marvin"
> <Marvin.Turner@hud.gov>
> Date: Friday, June 9, 2017, 9:20 AM
>
>
>
>
>
>
>
>
>
>
> (b)(6)
>
> I am on the staff of
> Marvin Turner, Director, HUD DC
> Office, who is the
> counterpart of Ms. Carol Payne,
> Director, HUD Baltimore
> Office.
>
> I'm reaching out
> to inform you that I will be your POC, at this time, to obtain any
> information you desire to share related to your housing issues. The

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> information I receive
> will be shared with the
> appropriate program official for
> further action; be advised, I will not be the decision-maker
> regarding your concerns.
>
> You may email me at
> Belinda.J.Fadlelmola@hud.gov;
> or call at 202-275-6280.
>
> I'm in the
> office on Tuesday, Wednesday, and
> Thursday until 5pm.
> However, I'm in the office today;
> you are
> welcome to reach out.
>
> I look forward to
> hearing from you.
>
>
>
> Sincerely,
>
>
> BELINDA J
> FADLELMOLA
> Senior Mgmt
> Analyst
> DC WebManager, FOIA
> Liaison,
> Congressional and
> Community Liaison
> Senior Customer
> Service Project Manager
> U.S. DEPARTMENT OF
> HOUSING AND URBAN DEVELOPMENT
> HUD National Capital
> Area Office
> 820 First Street,
> NE Suite 300
> Washington, DC
> 20002
> 202-275-6280
> (voice)
> 202-275-6381
> (fax)
> Belinda.J.Fadlelmola@hud.gov
>
>
>
>
>

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>

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From: (b)(6)
Sent: Friday, June 09, 2017 2:42 PM
To: Ott, Richard M; Edwards, Nika V; DeFelice, Joseph J
Cc: Taylor, Melody C; Secretary Carson
Subject: HUD Office - DC Wild Goose Chase for Disabled Elderly since 2014, Ms. Belinda Fadlelmola and Ms. Payne (Awful) caused my facing Eviction, Anxiety and Poverty since February 17, 2014, Evidence belowFw: RE: HOW DO YOU OBTAIN TENANT BASED SUBDIZIED VOUCHERS.

Dear Mr. Defelice,

See the below nonsense by Ms. Fadlelmola trying to get me to purchase a house on social security income.
Regards (b)(6)

--- On Mon, 2/17/14, Fadlelmola, Belinda J <Belinda.J.Fadlelmola@hud.gov> wrote:

> From: Fadlelmola, Belinda J <Belinda.J.Fadlelmola@hud.gov>
> Subject: RE: HOW DO YOU OBTAIN TENANT BASED SUBDIZIED VOUCHERS.
> To: (b)(6)
> Date: Monday, February 17, 2014, 6:05 PM
> #yiv9920369924
> #yiv9920369924 --
>
> _filtered #yiv9920369924 {font-family:Calibri;panose-1:2 15
> 5 2 2 2 4 3 2 4;}
> _filtered #yiv9920369924 {font-family:Tahoma;panose-1:2 11
> 6 4 3 5 4 4 2 4;}
> _filtered #yiv9920369924 {panose-1:2 4 6 2 6 3 10 2 3 4;}
> #yiv9920369924
> #yiv9920369924 p.yiv9920369924MsoNormal, #yiv9920369924
> li.yiv9920369924MsoNormal, #yiv9920369924 div.yiv9920369924MsoNormal
> {margin:0in;margin-bottom:.0001pt;font-size:11.0pt;}
> #yiv9920369924 a:link, #yiv9920369924
> span.yiv9920369924MsoHyperlink
> {color:blue;text-decoration:underline;}
> #yiv9920369924 a:visited, #yiv9920369924
> span.yiv9920369924MsoHyperlinkFollowed
> {color:purple;text-decoration:underline;}
> #yiv9920369924 p.yiv9920369924MsoPlainText, #yiv9920369924
> li.yiv9920369924MsoPlainText, #yiv9920369924
> div.yiv9920369924MsoPlainText
> {margin:0in;margin-bottom:.0001pt;font-size:12.0pt;}
> #yiv9920369924 p.yiv9920369924MsoAcetate, #yiv9920369924
> li.yiv9920369924MsoAcetate, #yiv9920369924 div.yiv9920369924MsoAcetate
> {margin:0in;margin-bottom:.0001pt;font-size:8.0pt;}
> #yiv9920369924 span.yiv9920369924PlainTextChar
> {}
> #yiv9920369924 span.yiv9920369924BalloonTextChar
> {}
> #yiv9920369924 .yiv9920369924MsoChpDefault

AMERICAN OVERSIGHT

> {}
> _filtered #yiv9920369924 {margin:1.0in 1.0in 1.0in 1.0in;}
> #yiv9920369924 div.yiv9920369924WordSection1
> {}
> #yiv9920369924 Today was a holiday so our offices were closed; please
> refer to the email I sent to you to contact the Maryland Housing
> Search Organization. I provided complete instructions. I have
> communicated with you today on my own time; and I have provided you
> with information that will get you started on the road of obtaining
> housing if you would please follow the directions that I have
> provided. All you need to do is call the number that I have provided
> and the Maryland Housing Search intake person will provide you a
> listing of subsidized available units based on the needs and
> specifications that you provide. I believe that is has much
> comprehensive assistance that anyone could possibly provide to you.
> The listing provided by the Maryland Housing Search organization
> includes HUD housing units. Enjoy your week. Belinda J.
> FadlelmolaSR Mgmt
> Analyst, FOIA & Faith-BasedLiaison, Lead Customer Svc RepU.S. Dept.
> of HUD-DC Office820 First Street, NE Suite 300Washington, DC
> 20002(202) 275-6280
> (voice)(202)
> 275-6381 (fax)belinda.j.fadlelmola@hud.gov -----Original
> Message-----
> From (b)(6)
> [mailt
> Sent:
> Monday, February 17, 2014 4:44 PM
> To:
> Fadlelmola, Belinda J
> Subject: HOW DO YOU
> OBTAIN TENANT BASED SUBDIZIED VOUCHERS. Hello Ms Fadlelmola, I tried
> calling you. I hope when you respond you will be productive for me
> and tell me how to, where to go, etc. You are not effective when you
> tell me about things that don't apply to me. I am not interested in a
> home. I know the vouchers are not being allowed, so you can help with
> this; Specific question:HOW DO YOU OBTAIN TENANT BASED SUBDIZIED
> VOUCHERS, are they for people like me.
> 58 years
> olddisabledlow income. -- If you
> can't suggest HUD programs for me, lead me in the right direction then
> don't respond because you really have not been helpful when nothing
> doesn't pan out. It's like having a friend, that can't talk, can't
> walk, can't laugh, can't see, can't understand, but they are with you
> for what? I call my case manager who never answers. Another circle
> of denial. I am very tired and I don't mean to be upset, but
> commuication with you and several people for 2 weeks have not got me
> any closer to escaping homelessness.
> ----------On Mon, 2/17/14,
> Fadlelmola, Belinda J <Belinda.J.Fadlelmola@hud.gov>
> wrote: Subject: RE: Eligibility
> Requirements for (b)(6) To: (b)(6)
> (b)(6) Date: Monday, February 17, 2014, 1:07 PM

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> (b)(6) Homes may be only
> obtained if you
> already have a Housing Choice Voucher from one of the housing
> authorities. Since Prince George's County is not allowing for new
> vouchers you will be unable to select a "house". At this time, you
> will be only able to select an apartment whereby a voucher is
> provided for the unit that you will be applying for. As you can
> see there are two types of subsidized eligible vouchers: Housing
> Choice and Tenant/Project Based. At this time, only tenant/project
> based subsidized vouchers are available. Belinda J.
> Fadlelmola SR Mgmt
> Analyst, FOIA & Faith-Based Liaison, Lead Customer Svc Rep U.S. Dept.
> of HUD-DC Office
> 820 First Street,
> NE Suite 300
> Washington, DC
> 20002 (202)
> 275-6280 (voice)
> (202) 275-6381 (fax) belinda.j.fadlelmola@hud.gov -----Original
> Message----- From: (b)(6)
> Sent: Sunday, February 16, 2014 8:09 PM
> To: Fadlelmola, Belinda J Subject: RE: Eligibility Requirements for
(b)(6) I will call you. But, I have 2 specific
> questions. Is this list from HUD do they have homes that are
> subdized?
> ---------- On Sun, 2/16/14,
> Fadlelmola, Belinda J <Belinda.J.Fadlelmola@hud.gov> wrote: Subject:
> RE: Eligibility Requirements for (b)(6) To:
> (b)(6) Date: Sunday,
> February 16, 2014, 9:43 AM
> #yiv1406766375 #yiv1406766375 -- _filtered
> #yiv1406766375
> {font-family:Calibri;panose-1:2 15 5 2 2 2 4 3 2 4;} _filtered
> #yiv1406766375
> {font-family:Tahoma;panose-1:2 11 6 4 3 5 4 4 2 4;} _filtered
> #yiv1406766375
> {panose-1:2 4 6 2 6 3 10 2 3 4;} #yiv1406766375 #yiv1406766375
> p.yiv1406766375MsoNormal,
> #yiv1406766375 li.yiv1406766375MsoNormal, #yiv1406766375
> div.yiv1406766375MsoNormal
> {margin:0in;margin-bottom:.0001pt;font-size:11.0pt;} #yiv1406766375
> a:link,
> #yiv1406766375
> span.yiv1406766375MsoHyperlink
> {color:blue;text-decoration:underline;} #yiv1406766375 a:visited,
> #yiv1406766375 span.yiv1406766375MsoHyperlinkFollowed
> {color:purple;text-decoration:underline;} #yiv1406766375
> p.yiv1406766375MsoPlainText, #yiv1406766375
> li.yiv1406766375MsoPlainText, #yiv1406766375
> div.yiv1406766375MsoPlainText
> {margin:0in;margin-bottom:.0001pt;font-size:12.0pt;} #yiv1406766375
> p.yiv1406766375MsoAcetate, #yiv1406766375 li.yiv1406766375MsoAcetate,

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> #yiv1406766375 div.yiv1406766375MsoAcetate
> {margin:0in;margin-bottom:.0001pt;font-size:8.0pt;} #yiv1406766375
> span.yiv1406766375PlainTextChar {} #yiv1406766375
> span.yiv1406766375BalloonTextChar {} #yiv1406766375
> .yiv1406766375MsoChpDefault {} _filtered
> #yiv1406766375 {margin:1.0in 1.0in 1.0in 1.0in;} #yiv1406766375
> div.yiv1406766375WordSection1 {} #yiv1406766375 (b)(6)
> (b)(6) I did not see our original email; however, below is the
> picture of MARYLAND HOUSING SEARCH.ORG where you can contact the
> organization and request a listing of available units based on your
> specifications and needs. You can inform the intake person that you
> desire a subsidized apartment as a disabled person.
> The intake person will provide available units and/or open waiting
> lists. The illustration below is Annapolis, selected Advanced and
> finally Selected Eligible Disabled. The list will provide
> apartments that will be subsidized. If you do not want to do the
> manual search call them at 1.877.428.8844 and they will gladly give
> you the information over the phone and mail you the list.If our
> office can be of further assistance, do not hesitate to call whereby
> we can assist you further.
> GOOGLE:
> Maryland housing
> search and you will
> be taken to the website. Belinda J. FadlelmolaSR Mgmt
> Analyst, FOIA & Faith-BasedLiaison, Lead Customer Svc RepU.S. Dept.
> of HUD-DC Office820 First Street, NE Suite 300Washington, DC
> 20002(202)
> 275-6280
> (voice)(202)
> 275-6381 (fax)belinda.j.fadlelmola@hud.gov -----Original
> Message----- From (b)(6)
> [mailto (b)(6) Sent: Friday, February 14, 2014
> 8:36 PM To: Fadlelmola, Belinda J Subject:
> Fw: Eligibility
> Requirements fo (b)(6) Ms. Belinda,
> The information you sent me does not pertain to me. I am looking
> for HUD housing (Low-Income for SSDI Disability). The law states I
> should pay rent at -30-40% of my income. (1500.00 = $450.00). Don't
> you understand. The apartments on the listings are not for
> Disabled, low-income under SSDI. Please don't respond if you can't
> help me because I am overwhelmed. --- On Fri, 2/14/14 (b)(6)
> (b)(6) wrote: > From:
> (b)(6) Subject: Eligibility
> Requirements for (b)(6) > To:
> "Ashley Johnson-Hare" <AJohnson-Hare@mdod.state.md.us>> Cc: "Kathy
> (Mizzer@dhcd.state.md.us)Mizzer" <Mizzer@dhcd.state.md.us>> Date:
> Friday, February 14, 2014, 5:02 PM Hello Ms.> Johnson-Hare,> >
> Eligibility> Requirements for (b)(6)
> (b)(6) .> > (1). I am 58 years old.> Not over 62.> (2). I am
> Disabled under SSDI> since Sept. 2012> (3). I am
> Mentally>
> impaired with
> Severe Anxiety and Depression (4). I suffer from Severe > Disc

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> Degenerative Disease of my Spine and Neck (5).. My income is >
> $1,500.00 (Below the 30-40% Median for PG County Maryland (6). My >
> present rent is $1268 in District Heights, MD.> (5). I live in>
> Prince Georges County. (b)(6) (6). On Feb. 11,
> > 2014, My case manger is A.> Ahmed Telephone
> No. 301-209-5130 (Maryland Department of Human > Resources. These
> case managers never return calls, have no identity > other than on
> paper and couldn't care less about your situation.> (7). On Feb.
> 10, 2014, I have been> approved for Food Stamps by Depart. of Social
> Services. > > Therefore, if you could be> very active in using the
> above information to assist me, because I > appreciate your
> response, information and recommendation. > Unforunately because of
> my disability condition (anxiety and > dpression) I don't want to be
> overwhelmed by information that does not > pertain to me.> >
> > Therefore, please find> above a list of my
> eligibilties. If you could use the following > information to be
> of assistance to me this would be oustanding because > referring me
> to information most likely will not result in any success > due to
> the inability of people contacted being not involved, uncaring > and
> you only receive voicemail, no answer, and no assistance.> > Please
> be specific when you> respond by (1) Admitting I qualify instead of
> causing me to figure it > out (confused) (2). Appoint or assist with
> a Case manager one that > will actually assist me, and if possible
> give me a call at your > earliest convience to cut through the red
> tape. I promise I am nice > to speak with.> > Sincerely,> > (b)(6)
> (b)(6) or
> ----------> On Fri,
> 2/14/14, Ashley Johnson-Hare <AJohnson-Hare@mdod.state.md.us>>
> wrote:> > Subject: Housing Resources> for Persons with Disabilities>
> To: (b)(6) Cc:
> "Mizzer, Kathy (Mizzer@dhcd.state.md.us)"> <Mizzer@dhcd.state.md.us>>
> Date: Friday, February 14, 2014, 9:42 AM> > Good Afternoon (b)(6)
> (b)(6) , Thank you for your inquiry. It was forwarded to me by >
> Ms. Mizzer. The Maryland Department of Disabilities (MDOD) >
> Disabilities currently administers the> > Harry and Jeanette
> Weinberg Affordable Rental Housing Opportunities > Initiative for
> Persons with Disabilities.> In order to
> be> assisted under this Initiative, one must:Be
> between the ages of > 18-62Be disabled and receiving or applying
> for SSI or SSDIHave a > gross household income at or between 15-30%
> of Area Median
> Income> (AMI) in the Maryland> county in which
> they wish to> resideNot be a> convicted> sex offender Not have
> been> convicted of the manufacturing of> Methamphetamines on Public>
> Housing> Authority-owned propertyIn order to be>
> > added to the Wait List for this initiative, one
> must:Be referred by a > Case Manager and,Be a resident of Maryland
> at the time of > referral.The Wait List for assistance under
> Weinberg is currently
> > open and active. In order for interested parties
> to be placed on the > Wait List, he or she must first be referred
> by a Case Manager. This > is necessary to complete the prescreening

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> application in the > web-based, Social Serve. If you are enrolled
> in Case Management of > supportive services, you may have that
> designee to contact this > office via e-mail for instructions on how
> to refer you for > assistance. If you are without the required
> supportive services, you > may contact one or both of the following
> for some assistance around > housing advocacy and supports>
> planning: Centers
> for>
> Independent
> Living> (CIL)
> Living>http://www.mdod.state.md.us/Get%20Informed.aspx?id=900Area>
> Living>Agencies on Aging (AAA)
> Living>http://www.aging.maryland.gov/AAA%20.html> There are no units
> available> > currently. The next phase of units
> will be located in Montgomery > County and are expected to be
> available to lease mid-2014. The > subject of your inquiry to Ms.>
> Mizzer
> mentioned> housing resources for a "disabled>
> > senior." The Weinberg Initiative is not designed
> to assist > Constituents 63 or older, but if you are willing to
> provide which > jurisdiction you currently reside in, I will reply
> some resources > that are more local and specifically serving
> seniors. If you should > have any additional questions or concerns,
> please do not hesitate to > contact me.> I hope this> information
> is>
> helpful,>
> > >
> Ashley> > Johnson-HareMaryland Department of DisabilitiesMPAH
> Housing Program > Administrator217 East Redwood Street, Suite
> 1300Baltimore, Maryland > 21202T:> 410.767.3649F:> 410.333.6674>
> >
>
>

AMERICAN OVERSIGHT

From: DeFelice, Joseph J
Sent: Friday, June 09, 2017 4:30 PM
To: Payne, Carol B; Turner, Marvin
Subject: FW: HUD Office - DC Wild Goose Chase for Disabled Elderly since 2014, Ms. Belinda Fadlelmola and Ms. Payne (Awful) caused my facing Eviction, Anxiety and Poverty since February 17, 2014, Evidence belowFw: RE: HOW DO YOU OBTAIN TENANT BASED SUBDIZIED VOUCH

Hi Im sure you are used to these - Just want to make sure you've seen this

-----Original Message-----
From: (b)(6)
Sent: Friday, June 09, 2017 2:42 PM
To: Ott, Richard M <richard.m.ott@hud.gov>; Edwards, Nika V <Nika.V.Edwards@hud.gov>; DeFelice, Joseph J <Joseph.J.DeFelice@hud.gov>
Cc: Taylor, Melody C <Melody.C.Taylor@hud.gov>; Secretary Carson <Secretary.Carson@hud.gov>
Subject: HUD Office - DC Wild Goose Chase for Disabled Elderly since 2014, Ms. Belinda Fadlelmola and Ms. Payne (Awful) caused my facing Eviction, Anxiety and Poverty since February 17, 2014, Evidence belowFw: RE: HOW DO YOU OBTAIN TENANT BASED SUBDIZIED VOUCHERS.

Dear Mr. Defelice,

See the below nonsense by Ms. Fadlelmola trying to get me to purchase a house on social security income.
Regards, Jacqueline

--- On Mon, 2/17/14, Fadlelmola, Belinda J <Belinda.J.Fadlelmola@hud.gov> wrote:

> From: Fadlelmola, Belinda J <Belinda.J.Fadlelmola@hud.gov>
> Subject: RE: HOW DO YOU OBTAIN TENANT BASED SUBDIZIED VOUCHERS.
> To: (b)(6)
> Date: Monday, February 17, 2014, 6:05 PM
> #yiv9920369924
> #yiv9920369924 --
>
> _filtered #yiv9920369924 {font-family:Calibri;panose-1:2 15
> 5 2 2 2 4 3 2 4;}
> _filtered #yiv9920369924 {font-family:Tahoma;panose-1:2 11
> 6 4 3 5 4 4 2 4;}
> _filtered #yiv9920369924 {panose-1:2 4 6 2 6 3 10 2 3 4;}
> #yiv9920369924
> #yiv9920369924 p.yiv9920369924MsoNormal, #yiv9920369924
> li.yiv9920369924MsoNormal, #yiv9920369924 div.yiv9920369924MsoNormal
> {margin:0in;margin-bottom:.0001pt;font-size:11.0pt;}
> #yiv9920369924 a:link, #yiv9920369924
> span.yiv9920369924MsoHyperlink
> {color:blue;text-decoration:underline;}
> #yiv9920369924 a:visited, #yiv9920369924
> span.yiv9920369924MsoHyperlinkFollowed
> {color:purple;text-decoration:underline;}
> #yiv9920369924 p.yiv9920369924MsoPlainText, #yiv9920369924

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> li.yiv9920369924MsoPlainText, #yiv9920369924
> div.yiv9920369924MsoPlainText
> {margin:0in;margin-bottom:.0001pt;font-size:12.0pt;}
> #yiv9920369924 p.yiv9920369924MsoAcetate, #yiv9920369924
> li.yiv9920369924MsoAcetate, #yiv9920369924 div.yiv9920369924MsoAcetate
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> #yiv9920369924 span.yiv9920369924PlainTextChar
> {}
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> {}
> #yiv9920369924 .yiv9920369924MsoChpDefault
> {}
> _filtered #yiv9920369924 {margin:1.0in 1.0in 1.0in 1.0in;}
> #yiv9920369924 div.yiv9920369924WordSection1
> {}
> #yiv9920369924 Today was a holiday so our offices were closed; please
> refer to the email I sent to you to contact the Maryland Housing
> Search Organization. I provided complete instructions. I have
> communicated with you today on my own time; and I have provided you
> with information that will get you started on the road of obtaining
> housing if you would please follow the directions that I have
> provided. All you need to do is call the number that I have provided
> and the Maryland Housing Search intake person will provide you a
> listing of subsidized available units based on the needs and
> specifications that you provide. I believe that is has much
> comprehensive assistance that anyone could possibly provide to you.
> The listing provided by the Maryland Housing Search organization
> includes HUD housing units. Enjoy your week. Belinda J.
> FadlelmolaSR Mgmt
> Analyst, FOIA & Faith-BasedLiaison, Lead Customer Svc RepU.S. Dept.
> of HUD-DC Office820 First Street, NE Suite 300Washington, DC
> 20002(202) 275-6280
> (voice)(202)
> 275-6381 (fax)belinda.j.fadlelmola@hud.gov -----Original
> Message-----
> From: (b)(6)
> [mailt
> Sent:
> Monday, February 17, 2014 4:44 PM
> To:
> Fadlelmola, Belinda J
> Subject: HOW DO YOU
> OBTAIN TENANT BASED SUBDIZIED VOUCHERS. Hello Ms Fadlelmola, I tried
> calling you. I hope when you respond you will be productive for me
> and tell me how to, where to go, etc. You are not effective when you
> tell me about things that don't apply to me. I am not interested in a
> home. I know the vouchers are not being allowed, so you can help with
> this; Specific question:HOW DO YOU OBTAIN TENANT BASED SUBDIZIED
> VOUCHERS, are they for people like me.
> 58 years
> olddisabledlow income. -- If you
> can't suggest HUD programs for me, lead me in the right direction then
> don't respond because you really have not been helpful when nothing

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> doesn't pan out. It's like having a friend, that can't talk, can't
> walk, can't laugh, can't see, can't understand, but they are with you
> for what? I call my case manager who never answers. Another circle
> of denial. I am very tired and I don't mean to be upset, but
> commuication with you and several people for 2 weeks have not got me
> any closer to escaping homelessness.
> ----------On Mon, 2/17/14,
> Fadlelmola, Belinda J <Belinda.J.Fadlelmola@hud.gov>
> wrote: Subject: RE: Eligibility
> Requirements for (b)(6) To: (b)(6)
> (b)(6) Date: Monday, February 17, 2014, 1:07 PM
> (b)(6)
> s: Homes may be only
> obtained if you
> already have a Housing Choice Voucher from one of the housing
> authorities. Since Prince George's County is not allowing for new
> vouchers you will be unable to select a "house". At this time, you
> will be only able to select an apartment whereby a voucher is
> provided for the unit that you will be applying for. As you can
> see there are two types of subsidized eligible vouchers: Housing
> Choice and Tenant/Project Based. At this time, only tenant/project
> based subsidized vouchers are available. Belinda J.
> Fadlelmola SR Mgmt
> Analyst, FOIA & Faith-Based Liaison, Lead Customer Svc Rep U.S. Dept.
> of HUD-DC Office
> 820 First Street,
> NE Suite 300
> Washington, DC
> 20002 (202)
> 275-6280 (voice)
> (202) 275-6381 (fax) belinda.j.fadlelmola@hud.gov -----Original
> Message----- From: (b)(6)
> Sent: Sunday, February 16, 2014 8:09 PM
> To: Fadlelmola, Belinda J Subject: RE: Eligibility Requirements for
> (b)(6) I will call you. But, I have 2 specific
> questions. Is this list from HUD do they have homes that are
> subdized?
> ---------- On Sun, 2/16/14,
> Fadlelmola, Belinda J <Belinda.J.Fadlelmola@hud.gov> wrote: Subject:
> RE: Eligibility Requirements fo (b)(6) To:
> (b)(6) Date: Sunday,
> February 16, 2014, 9:43 AM
> #yiv1406766375 #yiv1406766375 -- _filtered
> #yiv1406766375
> {font-family:Calibri;panose-1:2 15 5 2 2 2 4 3 2 4;} _filtered
> #yiv1406766375
> {font-family:Tahoma;panose-1:2 11 6 4 3 5 4 4 2 4;} _filtered
> #yiv1406766375
> {panose-1:2 4 6 2 6 3 10 2 3 4;} #yiv1406766375 #yiv1406766375
> p.yiv1406766375MsoNormal,
> #yiv1406766375 li.yiv1406766375MsoNormal, #yiv1406766375
> div.yiv1406766375MsoNormal
> {margin:0in;margin-bottom:.0001pt;font-size:11.0pt;} #yiv1406766375

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> a:link,
> #yiv1406766375
> span.yiv1406766375MsoHyperlink
> {color:blue;text-decoration:underline;} #yiv1406766375 a:visited,
> #yiv1406766375 span.yiv1406766375MsoHyperlinkFollowed
> {color:purple;text-decoration:underline;} #yiv1406766375
> p.yiv1406766375MsoPlainText, #yiv1406766375
> li.yiv1406766375MsoPlainText, #yiv1406766375
> div.yiv1406766375MsoPlainText
> {margin:0in;margin-bottom:.0001pt;font-size:12.0pt;} #yiv1406766375
> p.yiv1406766375MsoAcetate, #yiv1406766375 li.yiv1406766375MsoAcetate,
> #yiv1406766375 div.yiv1406766375MsoAcetate
> {margin:0in;margin-bottom:.0001pt;font-size:8.0pt;} #yiv1406766375
> span.yiv1406766375PlainTextChar {} #yiv1406766375
> span.yiv1406766375BalloonTextChar {} #yiv1406766375
> .yiv1406766375MsoChpDefault {} _filtered
> #yiv1406766375 {margin:1.0in 1.0in 1.0in 1.0in;} #yiv1406766375
> div.yiv1406766375WordSection1 {} #yiv1406766375 (b)(6)
>(b)(6) I did not see our original email; however, below is the
> picture of MARYLAND HOUSING SEARCH.ORG where you can contact the
> organization and request a listing of available units based on your
> specifications and needs. You can inform the intake person that you
> desire a subsidized apartment as a disabled person.
> The intake person will provide available units and/or open waiting
> lists. The illustration below is Annapolis, selected Advanced and
> finally Selected Eligible Disabled. The list will provide
> apartments that will be subsidized. If you do not want to do the
> manual search call them at 1.877.428.8844 and they will gladly give
> you the information over the phone and mail you the list.If our
> office can be of further assistance, do not hesitate to call whereby
> we can assist you further.
> GOOGLE:
> Maryland housing
> search and you will
> be taken to the website. Belinda J. FadlelmolaSR Mgmt
> Analyst, FOIA & Faith-BasedLiaison, Lead Customer Svc RepU.S. Dept.
> of HUD-DC Office820 First Street, NE Suite 300Washington, DC
> 20002(202)
> 275-6280
> (voice)(202)
> 275-6381 (fax)belinda.j.fadlelmola@hud.gov -----Original
> Message----- From: (b)(6)
> [mailto (b)(6) Sent: Friday, February 14, 2014
> 8:36 PM To: Fadlelmola, Belinda J Subject:
> Fw: Eligibility
> Requirements fo (b)(6) Ms. Belinda,
> The information you sent me does not pertain to me. I am looking
> for HUD housing (Low-Income for SSDI Disability). The law states I
> should pay rent at -30-40% of my income. (1500.00 = $450.00). Don't
> you understand. The apartments on the listings are not for
> Disabled, low-income under SSDI. Please don't respond if you can't
> help me because I am overwhelmed. --- On Fri, 2/14/14 (b)(6)
>(b)(6) wrote: > From:

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> (b)(6) Subject: Eligibility
> Requirements for (b)(6) To:
> "Ashley Johnson-Hare" <AJohnson-Hare@mdod.state.md.us>> Cc: "Kathy
> (Mizzer@dhcd.state.md.us)Mizzer" <Mizzer@dhcd.state.md.us>> Date:
> Friday, February 14, 2014, 5:02 PM Hello Ms.> Johnson-Hare,> >
> Eligibility> Requirements for (b)(6)
> (b)(6) > > (1). I am 58 years old.> Not over 62.> (2). I am
> Disabled under SSDI> since Sept. 2012> (3). I am
> Mentally>
> impaired with
> Severe Anxiety and Depression (4). I suffer from Severe > Disc
> Degenerative Disease of my Spine and Neck (5).. My income is >
> $1,500.00 (Below the 30-40% Median for PG County Maryland (6). My >
> present rent is $1268 in District Heights, MD.> (5). I live in>
> Prince Georges County (b)(6) (6). On Feb. 11,
> > 2014, My case manger is A.> Ahmed Telephone
> No. 301-209-5130 (Maryland Department of Human > Resources. These
> case managers never return calls, have no identity > other than on
> paper and couldn't care less about your situation.> (7). On Feb.
> 10, 2014, I have been> approved for Food Stamps by Depart. of Social
> Services. > > Therefore, if you could be> very active in using the
> above information to assist me, because I > appreciate your
> response, information and recommendation. > Unforunately because of
> my disability condition (anxiety and > dpression) I don't want to be
> overwhelmed by information that does not > pertain to me.> >
> > Therefore, please find> above a list of my
> eligibilties. If you could use the following > information to be
> of assistance to me this would be oustanding because > referring me
> to information most likely will not result in any success > due to
> the inability of people contacted being not involved, uncaring > and
> you only receive voicemail, no answer, and no assistance.> > Please
> be specific when you> respond by (1) Admitting I qualify instead of
> causing me to figure it > out (confused) (2). Appoint or assist with
> a Case manager one that > will actually assist me, and if possible
> give me a call at your > earliest convience to cut through the red
> tape. I promise I am nice > to speak with.> > Sincerely,> (b)(6)
(b)(6) or
> ----------> On Fri,
> 2/14/14, Ashley Johnson-Hare <AJohnson-Hare@mdod.state.md.us>>
> wrote:> > Subject: Housing Resources> for Persons with Disabilities>
> To: (b)(6) Cc:
> "Mizzer, Kathy (Mizzer@dhcd.state.md.us)"> <Mizzer@dhcd.state.md.us>>
> Date: Friday, February 14, 2014, 9:42 AM> > Good Afternoon (b)(6)
(b)(6) Thank you for your inquiry. It was forwarded to me by >
> Ms. Mizzer. The Maryland Department of Disabilities (MDOD) >
> Disabilities currently administers the> > Harry and Jeanette Weinberg
> Affordable Rental Housing Opportunities > Initiative for Persons with
> Disabilities.> In order to
> be> assisted under this Initiative, one must:Be
> between the ages of > 18-62Be disabled and receiving or applying
> for SSI or SSDIHave a > gross household income at or between 15-30%
> of Area Median

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> Income> (AMI) in the Maryland> county in which
> they wish to> resideNot be a> convicted> sex offender Not have
> been> convicted of the manufacturing of> Methamphetamines on Public>
> Housing> Authority-owned propertyIn order to be>
> > added to the Wait List for this initiative, one
> must:Be referred by a > Case Manager and,Be a resident of Maryland
> at the time of > referral.The Wait List for assistance under
> Weinberg is currently
> > open and active. In order for interested parties
> to be placed on the > Wait List, he or she must first be referred
> by a Case Manager. This > is necessary to complete the prescreening
> application in the > web-based, Social Serve. If you are enrolled
> in Case Management of > supportive services, you may have that
> designee to contact this > office via e-mail for instructions on how
> to refer you for > assistance. If you are without the required
> supportive services, you > may contact one or both of the following
> for some assistance around > housing advocacy and supports>
> planning: Centers
> for>
> Independent
> Living> (CIL)
> Living>http://www.mdod.state.md.us/Get%20Informed.aspx?id=900Area>
> Living>Agencies on Aging (AAA)
> Living>http://www.aging.maryland.gov/AAA%20.html> There are no units
> available> > currently. The next phase of units
> will be located in Montgomery > County and are expected to be
> available to lease mid-2014. The > subject of your inquiry to Ms.>
> Mizzer
> mentioned> housing resources for a "disabled>
> > senior." The Weinberg Initiative is not designed
> to assist > Constituents 63 or older, but if you are willing to
> provide which > jurisdiction you currently reside in, I will reply
> some resources > that are more local and specifically serving
> seniors. If you should > have any additional questions or concerns,
> please do not hesitate to > contact me.> I hope this> information
> is>
> helpful,>
> > >
> Ashley> > Johnson-HareMaryland Department of DisabilitiesMPAH
> Housing Program > Administrator217 East Redwood Street, Suite
> 1300Baltimore, Maryland > 21202T:> 410.767.3649F:> 410.333.6674>
> >
>
>

AMERICAN OVERSIGHT

From: DeFelice, Joseph J
Sent: Friday, June 09, 2017 4:41 PM
To: Turner, Marvin; Payne, Carol B
Subject: RE: HUD Office - DC Wild Goose Chase for Disabled Elderly since 2014, Ms. Belinda Fadlelmola and Ms. Payne (Awful) caused my facing Eviction, Anxiety and Poverty since February 17, 2014, Evidence belowFw: RE: HOW DO YOU OBTAIN TENANT BASED SUBDIZIED VOUCH

Great thank you

-----Original Message-----
From: Turner, Marvin
Sent: Friday, June 09, 2017 4:40 PM
To: DeFelice, Joseph J <Joseph.J.DeFelice@hud.gov>; Payne, Carol B <carol.b.payne@hud.gov>
Subject: RE: HUD Office - DC Wild Goose Chase for Disabled Elderly since 2014, Ms. Belinda Fadlelmola and Ms. Payne (Awful) caused my facing Eviction, Anxiety and Poverty since February 17, 2014, Evidence belowFw: RE: HOW DO YOU OBTAIN TENANT BASED SUBDIZIED VOUCH

Yes, we're handling it. Not much we can really do, but we're putting all of the muscle into it. Belinda Fadlelmola of my office is taking the lead for our shop.

M

-----Original Message-----
From: DeFelice, Joseph J
Sent: Friday, June 09, 2017 4:30 PM
To: Payne, Carol B <carol.b.payne@hud.gov>; Turner, Marvin <Marvin.Turner@hud.gov>
Subject: FW: HUD Office - DC Wild Goose Chase for Disabled Elderly since 2014, Ms. Belinda Fadlelmola and Ms. Payne (Awful) caused my facing Eviction, Anxiety and Poverty since February 17, 2014, Evidence belowFw: RE: HOW DO YOU OBTAIN TENANT BASED SUBDIZIED VOUCH

Hi Im sure you are used to these - Just want to make sure you've seen this

-----Original Message-----
From: (b)(6)
Sent: Friday, June 09, 2017 2:42 PM
To: Ott, Richard M <richard.m.ott@hud.gov>; Edwards, Nika V <Nika.V.Edwards@hud.gov>; DeFelice, Joseph J <Joseph.J.DeFelice@hud.gov>
Cc: Taylor, Melody C <Melody.C.Taylor@hud.gov>; Secretary Carson <Secretary.Carson@hud.gov>
Subject: HUD Office - DC Wild Goose Chase for Disabled Elderly since 2014, Ms. Belinda Fadlelmola and Ms. Payne (Awful) caused my facing Eviction, Anxiety and Poverty since February 17, 2014, Evidence belowFw: RE: HOW DO YOU OBTAIN TENANT BASED SUBDIZIED VOUCHERS.

Dear Mr. Defelice,

See the below nonsense by Ms. Fadlelmola trying to get me to purchase a house on social security income.
Regards, Jacqueline

--- On Mon, 2/17/14, Fadlelmola, Belinda J <Belinda.J.Fadlelmola@hud.gov> wrote:

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> From: Fadlelmola, Belinda J <Belinda.J.Fadlelmola@hud.gov>
> Subject: RE: HOW DO YOU OBTAIN TENANT BASED SUBDIZIED VOUCHERS.
> To: (b)(6)
> Date: Monday, February 17, 2014, 6:05 PM
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> #yiv9920369924 --
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> 5 2 2 2 4 3 2 4;}
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> 6 4 3 5 4 4 2 4;}
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> #yiv9920369924
> #yiv9920369924 p.yiv9920369924MsoNormal, #yiv9920369924
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> span.yiv9920369924MsoHyperlink
> {color:blue;text-decoration:underline;}
> #yiv9920369924 a:visited, #yiv9920369924
> span.yiv9920369924MsoHyperlinkFollowed
> {color:purple;text-decoration:underline;}
> #yiv9920369924 p.yiv9920369924MsoPlainText, #yiv9920369924
> li.yiv9920369924MsoPlainText, #yiv9920369924
> div.yiv9920369924MsoPlainText
> {margin:0in;margin-bottom:.0001pt;font-size:12.0pt;}
> #yiv9920369924 p.yiv9920369924MsoAcetate, #yiv9920369924
> li.yiv9920369924MsoAcetate, #yiv9920369924 div.yiv9920369924MsoAcetate
> {margin:0in;margin-bottom:.0001pt;font-size:8.0pt;}
> #yiv9920369924 span.yiv9920369924PlainTextChar
> {}
> #yiv9920369924 span.yiv9920369924BalloonTextChar
> {}
> #yiv9920369924 .yiv9920369924MsoChpDefault
> {}
> _filtered #yiv9920369924 {margin:1.0in 1.0in 1.0in 1.0in;}
> #yiv9920369924 div.yiv9920369924WordSection1
> {}
> #yiv9920369924 Today was a holiday so our offices were closed; please
> refer to the email I sent to you to contact the Maryland Housing
> Search Organization. I provided complete instructions. I have
> communicated with you today on my own time; and I have provided you
> with information that will get you started on the road of obtaining
> housing if you would please follow the directions that I have
> provided. All you need to do is call the number that I have provided
> and the Maryland Housing Search intake person will provide you a
> listing of subsidized available units based on the needs and
> specifications that you provide. I believe that is has much
> comprehensive assistance that anyone could possibly provide to you.
> The listing provided by the Maryland Housing Search organization
> includes HUD housing units. Enjoy your week. Belinda J.
> FadlelmolaSR Mgmt
> Analyst, FOIA & Faith-BasedLiaison, Lead Customer Svc RepU.S. Dept.

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> of HUD-DC Office820 First Street, NE Suite 300Washington, DC
> 20002(202) 275-6280
> (voice)(202)
> 275-6381 (fax)belinda.j.fadlelmola@hud.gov -----Original
> Message-----
> From: (b)(6)
> [mailt
> Sent:
> Monday, February 17, 2014 4:44 PM
> To:
> Fadlelmola, Belinda J
> Subject: HOW DO YOU
> OBTAIN TENANT BASED SUBDIZIED VOUCHERS. Hello Ms Fadlelmola, I tried
> calling you. I hope when you respond you will be productive for me
> and tell me how to, where to go, etc. You are not effective when you
> tell me about things that don't apply to me. I am not interested in a
> home. I know the vouchers are not being allowed, so you can help with
> this; Specific question:HOW DO YOU OBTAIN TENANT BASED SUBDIZIED
> VOUCHERS, are they for people like me.
> 58 years
> olddisabledlow income. -- If you
> can't suggest HUD programs for me, lead me in the right direction then
> don't respond because you really have not been helpful when nothing
> doesn't pan out. It's like having a friend, that can't talk, can't
> walk, can't laugh, can't see, can't understand, but they are with you
> for what? I call my case manager who never answers. Another circle
> of denial. I am very tired and I don't mean to be upset, but
> commuication with you and several people for 2 weeks have not got me
> any closer to escaping homelessness.
> ----------On Mon, 2/17/14,
> Fadlelmola, Belinda J <Belinda.J.Fadlelmola@hud.gov>
> wrote: Subject: RE: Eligibility
> Requirements for (b)(6) To: (b)(6)
> (b)(6) Date: Monday, February 17, 2014, 1:07 PM
> (b)(6)
> Homes may be only
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> already have a Housing Choice Voucher from one of the housing
> authorities. Since Prince George's County is not allowing for new
> vouchers you will be unable to select a "house". At this time, you
> will be only able to select an apartment whereby a voucher is
> provided for the unit that you will be applying for. As you can
> see there are two types of subsidized eligible vouchers: Housing
> Choice and Tenant/Project Based. At this time, only tenant/project
> based subsidized vouchers are available. Belinda J.
> Fadlelmola SR Mgmt
> Analyst, FOIA & Faith-Based Liaison, Lead Customer Svc Rep U.S. Dept.
> of HUD-DC Office
> 820 First Street,
> NE Suite 300
> Washington, DC
> 20002 (202)
> 275-6280 (voice)

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> (202) 275-6381 (fax) belinda.j.fadlelmola@hud.gov -----Original
> Message----- From: (b)(6)
> Sent: Sunday, February 16, 2014 8:09 PM
> To: Fadlelmola, Belinda J Subject: RE: Eligibility Requirements for
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> questions. Is this list from HUD do they have homes that are
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> Fadlelmola, Belinda J <Belinda.J.Fadlelmola@hud.gov> wrote: Subject:
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> (b)(6) Date: Sunday,
> February 16, 2014, 9:43 AM
> #yiv1406766375 #yiv1406766375 -- _filtered
> #yiv1406766375
> {font-family:Calibri;panose-1:2 15 5 2 2 2 4 3 2 4;} _filtered
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> #yiv1406766375 span.yiv1406766375MsoHyperlinkFollowed
> {color:purple;text-decoration:underline;} #yiv1406766375
> p.yiv1406766375MsoPlainText, #yiv1406766375
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> organization and request a listing of available units based on your
> specifications and needs. You can inform the intake person that you
> desire a subsidized apartment as a disabled person.
> The intake person will provide available units and/or open waiting
> lists. The illustration below is Annapolis, selected Advanced and
> finally Selected Eligible Disabled. The list will provide
> apartments that will be subsidized. If you do not want to do the
> manual search call them at 1.877.428.8844 and they will gladly give
> you the information over the phone and mail you the list.If our
> office can be of further assistance, do not hesitate to call whereby

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> we can assist you further.
> GOOGLE:
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> be taken to the website. Belinda J. FadlelmolaSR Mgmt
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> should pay rent at -30-40% of my income. (1500.00 = $450.00). Don't
> you understand. The apartments on the listings are not for
> Disabled, low-income under SSDI. Please don't respond if you can't
> help me because I am overwhelmed. --- On Fri, 2/14/14 (b)(6)
> (b)(6) wrote: > From:
> (b)(6) Subject: Eligibility
> Requirements for (b)(6) To:
> "Ashley Johnson-Hare" <AJohnson-Hare@mdod.state.md.us>> Cc: "Kathy
> (Mizzer@dhcd.state.md.us)Mizzer" <Mizzer@dhcd.state.md.us>> Date:
> Friday, February 14, 2014, 5:02 PM Hello Ms.> Johnson-Hare,> >
> Eligibility> Requirements for (b)(6)
> (b)(6) (1). I am 58 years old.> Not over 62.> (2). I am
> Disabled under SSDI> since Sept. 2012> (3). I am
> Mentally>
> impaired with
> Severe Anxiety and Depression (4). I suffer from Severe > Disc
> Degenerative Disease of my Spine and Neck (5).. My income is >
> $1,500.00 (Below the 30-40% Median for PG County Maryland (6). My >
> present rent is $1268 in District Heights, MD.> (5). I live in>
> Prince Georges County. (b)(6) (6). On Feb. 11,
> > 2014, My case manger is A.> Ahmed Telephone
> No. 301-209-5130 (Maryland Department of Human > Resources. These
> case managers never return calls, have no identity > other than on
> paper and couldn't care less about your situation.> (7). On Feb.
> 10, 2014, I have been> approved for Food Stamps by Depart. of Social
> Services. > > Therefore, if you could be> very active in using the
> above information to assist me, because I > appreciate your
> response, information and recommendation. > Unforunately because of
> my disability condition (anxiety and > dpression) I don't want to be
> overwhelmed by information that does not > pertain to me.> >
> > Therefore, please find> above a list of my
> eligibilties. If you could use the following > information to be
> of assistance to me this would be oustanding because > referring me
> to information most likely will not result in any success > due to
> the inability of people contacted being not involved, uncaring > and

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> you only receive voicemail, no answer, and no assistance.> > Please
> be specific when you> respond by (1) Admitting I qualify instead of
> causing me to figure it > out (confused) (2). Appoint or assist with
> a Case manager one that > will actually assist me, and if possible
> give me a call at your > earliest convience to cut through the red
> tape. I promise I am nice > to speak with.> > Sincerely,> > (b)(6)
(b)(6) or

> ----------> On Fri,
> 2/14/14, Ashley Johnson-Hare <AJohnson-Hare@mdod.state.md.us>>
> wrote:> > Subject: Housing Resources> for Persons with Disabilities>
> To: (b)(6) Cc:
> "Mizzer, Kathy (Mizzer@dhcd.state.md.us)"> <Mizzer@dhcd.state.md.us>>
> Date: Friday, February 14, 2014, 9:42 AM> > Good Afternoon (b)(6)
(b)(6) Thank you for your inquiry. It was forwarded to me by >
> Ms. Mizzer. The Maryland Department of Disabilities (MDOD) >
> Disabilities currently administers the> > Harry and Jeanette Weinberg
> Affordable Rental Housing Opportunities > Initiative for Persons with
> Disabilities.> In order to
> be> assisted under this Initiative, one must:Be
> between the ages of > 18-62Be disabled and receiving or applying
> for SSI or SSDIHave a > gross household income at or between 15-30%
> of Area Median
> Income> (AMI) in the Maryland> county in which
> they wish to> residеNot be a> convicted> sex offender Not have
> been> convicted of the manufacturing of> Methamphetamines on Public>
> Housing> Authority-owned propertyIn order to be>
> > added to the Wait List for this initiative, one
> must:Be referred by a > Case Manager and,Be a resident of Maryland
> at the time of > referral.The Wait List for assistance under
> Weinberg is currently
> > open and active. In order for interested parties
> to be placed on the > Wait List, he or she must first be referred
> by a Case Manager. This > is necessary to complete the prescreening
> application in the > web-based, Social Serve. If you are enrolled
> in Case Management of > supportive services, you may have that
> designee to contact this > office via e-mail for instructions on how
> to refer you for > assistance. If you are without the required
> supportive services, you > may contact one or both of the following
> for some assistance around > housing advocacy and supports>
> planning: Centers
> for>
> Independent
> Living> (CIL)
> Living>http://www.mdod.state.md.us/Get%20Informed.aspx?id=900Area>
> Living>Agencies on Aging (AAA)
> Living>http://www.aging.maryland.gov/AAA%20.html> There are no units
> available> > currently. The next phase of units
> will be located in Montgomery > County and are expected to be
> available to lease mid-2014. The > subject of your inquiry to Ms.>
> Mizzer
> mentioned> housing resources for a “disabled>
> > senior.” The Weinberg Initiative is not designed

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> to assist > Constituents 63 or older, but if you are willing to
> provide which > jurisdiction you currently reside in, I will reply
> some resources > that are more local and specifically serving
> seniors. If you should > have any additional questions or concerns,
> please do not hesitate to > contact me.> I hope this> information
> is>
> helpful,>
> > >
> Ashley> > Johnson-HareMaryland Department of DisabilitiesMPAH
> Housing Program > Administrator217 East Redwood Street, Suite
> 1300Baltimore, Maryland > 21202T:> 410.767.3649F:> 410.333.6674>
> >
>
>

AMERICAN OVERSIGHT

From: Turner, Marvin
Sent: Friday, June 09, 2017 4:40 PM
To: DeFelice, Joseph J; Payne, Carol B
Subject: RE: HUD Office - DC Wild Goose Chase for Disabled Elderly since 2014, Ms. Belinda Fadlelmola and Ms. Payne (Awful) caused my facing Eviction, Anxiety and Poverty since February 17, 2014, Evidence belowFw: RE: HOW DO YOU OBTAIN TENANT BASED SUBDIZIED VOUCH

Yes, we're handling it. Not much we can really do, but we're putting all of the muscle into it. Belinda Fadlelmola of my office is taking the lead for our shop.

M

-----Original Message-----
From: DeFelice, Joseph J
Sent: Friday, June 09, 2017 4:30 PM
To: Payne, Carol B <carol.b.payne@hud.gov>; Turner, Marvin <Marvin.Turner@hud.gov>
Subject: FW: HUD Office - DC Wild Goose Chase for Disabled Elderly since 2014, Ms. Belinda Fadlelmola and Ms. Payne (Awful) caused my facing Eviction, Anxiety and Poverty since February 17, 2014, Evidence belowFw: RE: HOW DO YOU OBTAIN TENANT BASED SUBDIZIED VOUCH

Hi Im sure you are used to these - Just want to make sure you've seen this

-----Original Message-----
From (b)(6)
Sent: Friday, June 09, 2017 2:42 PM
To: Ott, Richard M <richard.m.ott@hud.gov>; Edwards, Nika V <Nika.V.Edwards@hud.gov>; DeFelice, Joseph J <Joseph.J.DeFelice@hud.gov>
Cc: Taylor, Melody C <Melody.C.Taylor@hud.gov>; Secretary Carson <Secretary.Carson@hud.gov>
Subject: HUD Office - DC Wild Goose Chase for Disabled Elderly since 2014, Ms. Belinda Fadlelmola and Ms. Payne (Awful) caused my facing Eviction, Anxiety and Poverty since February 17, 2014, Evidence belowFw: RE: HOW DO YOU OBTAIN TENANT BASED SUBDIZIED VOUCHERS.

Dear Mr. Defelice,

See the below nonsense by Ms. Fadlelmola trying to get me to purchase a house on social security income.
Regards, Jacqueline

--- On Mon, 2/17/14, Fadlelmola, Belinda J <Belinda.J.Fadlelmola@hud.gov> wrote:

> From: Fadlelmola, Belinda J <Belinda.J.Fadlelmola@hud.gov>
> Subject: RE: HOW DO YOU OBTAIN TENANT BASED SUBDIZIED VOUCHERS.
> To: (b)(6)
> Date: Monday, February 17, 2014, 6:05 PM
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> 5 2 2 2 4 3 2 4;}
> _filtered #yiv9920369924 {font-family:Tahoma;panose-1:2 11

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> 6 4 3 5 4 4 2 4;}
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> #yiv9920369924
> #yiv9920369924 p.yiv9920369924MsoNormal, #yiv9920369924
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> {color:blue;text-decoration:underline;}
> #yiv9920369924 a:visited, #yiv9920369924
> span.yiv9920369924MsoHyperlinkFollowed
> {color:purple;text-decoration:underline;}
> #yiv9920369924 p.yiv9920369924MsoPlainText, #yiv9920369924
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> _filtered #yiv9920369924 {margin:1.0in 1.0in 1.0in 1.0in;}
> #yiv9920369924 div.yiv9920369924WordSection1
> {}
> #yiv9920369924 Today was a holiday so our offices were closed; please
> refer to the email I sent to you to contact the Maryland Housing
> Search Organization. I provided complete instructions. I have
> communicated with you today on my own time; and I have provided you
> with information that will get you started on the road of obtaining
> housing if you would please follow the directions that I have
> provided. All you need to do is call the number that I have provided
> and the Maryland Housing Search intake person will provide you a
> listing of subsidized available units based on the needs and
> specifications that you provide. I believe that is has much
> comprehensive assistance that anyone could possibly provide to you.
> The listing provided by the Maryland Housing Search organization
> includes HUD housing units. Enjoy your week. Belinda J.
> FadlelmolaSR Mgmt
> Analyst, FOIA & Faith-BasedLiaison, Lead Customer Svc RepU.S. Dept.
> of HUD-DC Office820 First Street, NE Suite 300Washington, DC
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> the inability of people contacted being not involved, uncaring > and
> you only receive voicemail, no answer, and no assistance.> > Please
> be specific when you> respond by (1) Admitting I qualify instead of
> causing me to figure it > out (confused) (2). Appoint or assist with
> a Case manager one that > will actually assist me, and if possible
> give me a call at your > earliest convience to cut through the red
> tape. I promise I am nice > to speak with.> > Sincerely,> (b)(6)
> (b)(6) or
> ----------> On Fri,
> 2/14/14, Ashley Johnson-Hare <AJohnson-Hare@mdod.state.md.us>>

AMERICAN OVERSIGHT

> wrote:> > Subject: Housing Resources> for Persons with Disabilities>
> To: (b)(6) Cc:
> "Mizzer, Kathy (Mizzer@dhcd.state.md.us)"> <Mizzer@dhcd.state.md.us>>
> Date: Friday, February 14, 2014, 9:42 AM> > Good Afternoon (b)(6)
> (b)(6) Thank you for your inquiry. It was forwarded to me by >
> Ms. Mizzer. The Maryland Department of Disabilities (MDOD) >
> Disabilities currently administers the> > Harry and Jeanette Weinberg
> Affordable Rental Housing Opportunities > Initiative for Persons with
> Disabilities.> In order to
> be> assisted under this Initiative, one must:Be
> between the ages of > 18-62Be disabled and receiving or applying
> for SSI or SSDIHave a > gross household income at or between 15-30%
> of Area Median
> Income> (AMI) in the Maryland> county in which
> they wish to> residеNot be a> convicted> sex offender Not have
> been> convicted of the manufacturing of> Methamphetamines on Public>
> Housing> Authority-owned propertyIn order to be>
> > added to the Wait List for this initiative, one
> must:Be referred by a > Case Manager and,Be a resident of Maryland
> at the time of > referral.The Wait List for assistance under
> Weinberg is currently
> > open and active. In order for interested parties
> to be placed on the > Wait List, he or she must first be referred
> by a Case Manager. This > is necessary to complete the prescreening
> application in the > web-based, Social Serve. If you are enrolled
> in Case Management of > supportive services, you may have that
> designee to contact this > office via e-mail for instructions on how
> to refer you for > assistance. If you are without the required
> supportive services, you > may contact one or both of the following
> for some assistance around > housing advocacy and supports>
> planning: Centers
> for>
> Independent
> Living> (CIL)
> Living>http://www.mdod.state.md.us/Get%20Informed.aspx?id=900Area>
> Living>Agencies on Aging (AAA)
> Living>http://www.aging.maryland.gov/AAA%20.html> There are no units
> available> > currently. The next phase of units
> will be located in Montgomery > County and are expected to be
> available to lease mid-2014. The > subject of your inquiry to Ms.>
> Mizzer
> mentioned> housing resources for a “disabled>
> > senior.” The Weinberg Initiative is not designed
> to assist > Constituents 63 or older, but if you are willing to
> provide which > jurisdiction you currently reside in, I will reply
> some resources > that are more local and specifically serving
> seniors. If you should > have any additional questions or concerns,
> please do not hesitate to > contact me.> I hope this> information
> is>
> helpful,>
> > >
> Ashley> > Johnson-HareMaryland Department of DisabilitiesMPAH
> Housing Program > Administrator217 East Redwood Street, Suite

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> 1300Baltimore, Maryland > 21202T:> 410.767.3649F:> 410.333.6674>
> >
>
>

AMERICAN OVERSIGHT

From: Turner, Marvin
Sent: Friday, June 09, 2017 4:46 PM
To: DeFelice, Joseph J; Payne, Carol B
Subject: RE: HUD Office - DC Wild Goose Chase for Disabled Elderly since 2014, Ms. Belinda Fadlelmola and Ms. Payne (Awful) caused my facing Eviction, Anxiety and Poverty since February 17, 2014, Evidence belowFw: RE: HOW DO YOU OBTAIN TENANT BASED SUBDIZIED VOUCH

You are welcome.

M

-----Original Message-----
From: DeFelice, Joseph J
Sent: Friday, June 09, 2017 4:41 PM
To: Turner, Marvin <Marvin.Turner@hud.gov>; Payne, Carol B <carol.b.payne@hud.gov>
Subject: RE: HUD Office - DC Wild Goose Chase for Disabled Elderly since 2014, Ms. Belinda Fadlelmola and Ms. Payne (Awful) caused my facing Eviction, Anxiety and Poverty since February 17, 2014, Evidence belowFw: RE: HOW DO YOU OBTAIN TENANT BASED SUBDIZIED VOUCH

Great thank you

-----Original Message-----
From: Turner, Marvin
Sent: Friday, June 09, 2017 4:40 PM
To: DeFelice, Joseph J <Joseph.J.DeFelice@hud.gov>; Payne, Carol B <carol.b.payne@hud.gov>
Subject: RE: HUD Office - DC Wild Goose Chase for Disabled Elderly since 2014, Ms. Belinda Fadlelmola and Ms. Payne (Awful) caused my facing Eviction, Anxiety and Poverty since February 17, 2014, Evidence belowFw: RE: HOW DO YOU OBTAIN TENANT BASED SUBDIZIED VOUCH

Yes, we're handling it. Not much we can really do, but we're putting all of the muscle into it. Belinda Fadlelmola of my office is taking the lead for our shop.

M

-----Original Message-----
From: DeFelice, Joseph J
Sent: Friday, June 09, 2017 4:30 PM
To: Payne, Carol B <carol.b.payne@hud.gov>; Turner, Marvin <Marvin.Turner@hud.gov>
Subject: FW: HUD Office - DC Wild Goose Chase for Disabled Elderly since 2014, Ms. Belinda Fadlelmola and Ms. Payne (Awful) caused my facing Eviction, Anxiety and Poverty since February 17, 2014, Evidence belowFw: RE: HOW DO YOU OBTAIN TENANT BASED SUBDIZIED VOUCH

Hi Im sure you are used to these - Just want to make sure you've seen this

-----Original Message-----
From: (b)(6)
Sent: Friday, June 09, 2017 2:42 PM
To: Ott, Richard M <richard.m.ott@hud.gov>; Edwards, Nika V <Nika.V.Edwards@hud.gov>; DeFelice, Joseph J <Joseph.J.DeFelice@hud.gov>

AMERICAN OVERSIGHT

Cc: Taylor, Melody C <Melody.C.Taylor@hud.gov>; Secretary Carson <Secretary.Carson@hud.gov>
Subject: HUD Office - DC Wild Goose Chase for Disabled Elderly since 2014, Ms. Belinda Fadlelmola and Ms. Payne (Awful) caused my facing Eviction, Anxiety and Poverty since February 17, 2014, Evidence belowFw: RE: HOW DO YOU OBTAIN TENANT BASED SUBDIZIED VOUCHERS.

Dear Mr. Defelice,

See the below nonsense by Ms. Fadlelmola trying to get me to purchase a house on social security income.
Regards, Jacqueline

--- On Mon, 2/17/14, Fadlelmola, Belinda J <Belinda.J.Fadlelmola@hud.gov> wrote:

> From: Fadlelmola, Belinda J <Belinda.J.Fadlelmola@hud.gov>
> Subject: RE: HOW DO YOU OBTAIN TENANT BASED SUBDIZIED VOUCHERS.
> To: (b)(6)
> Date: Monday, February 17, 2014, 6:05 PM
> #yiv9920369924
> #yiv9920369924 --
>
> _filtered #yiv9920369924 {font-family:Calibri;panose-1:2 15
> 5 2 2 2 4 3 2 4;}
> _filtered #yiv9920369924 {font-family:Tahoma;panose-1:2 11
> 6 4 3 5 4 4 2 4;}
> _filtered #yiv9920369924 {panose-1:2 4 6 2 6 3 10 2 3 4;}
> #yiv9920369924
> #yiv9920369924 p.yiv9920369924MsoNormal, #yiv9920369924
> li.yiv9920369924MsoNormal, #yiv9920369924 div.yiv9920369924MsoNormal
> {margin:0in;margin-bottom:.0001pt;font-size:11.0pt;}
> #yiv9920369924 a:link, #yiv9920369924
> span.yiv9920369924MsoHyperlink
> {color:blue;text-decoration:underline;}
> #yiv9920369924 a:visited, #yiv9920369924
> span.yiv9920369924MsoHyperlinkFollowed
> {color:purple;text-decoration:underline;}
> #yiv9920369924 p.yiv9920369924MsoPlainText, #yiv9920369924
> li.yiv9920369924MsoPlainText, #yiv9920369924
> div.yiv9920369924MsoPlainText
> {margin:0in;margin-bottom:.0001pt;font-size:12.0pt;}
> #yiv9920369924 p.yiv9920369924MsoAcetate, #yiv9920369924
> li.yiv9920369924MsoAcetate, #yiv9920369924 div.yiv9920369924MsoAcetate
> {margin:0in;margin-bottom:.0001pt;font-size:8.0pt;}
> #yiv9920369924 span.yiv9920369924PlainTextChar
> {}
> #yiv9920369924 span.yiv9920369924BalloonTextChar
> {}
> #yiv9920369924 .yiv9920369924MsoChpDefault
> {}
> _filtered #yiv9920369924 {margin:1.0in 1.0in 1.0in 1.0in;}
> #yiv9920369924 div.yiv9920369924WordSection1
> {}
> #yiv9920369924 Today was a holiday so our offices were closed; please
> refer to the email I sent to you to contact the Maryland Housing
> Search Organization. I provided complete instructions. I have

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> communicated with you today on my own time; and I have provided you
> with information that will get you started on the road of obtaining
> housing if you would please follow the directions that I have
> provided. All you need to do is call the number that I have provided
> and the Maryland Housing Search intake person will provide you a
> listing of subsidized available units based on the needs and
> specifications that you provide. I believe that is has much
> comprehensive assistance that anyone could possibly provide to you.
> The listing provided by the Maryland Housing Search organization
> includes HUD housing units. Enjoy your week. Belinda J.
> FadlelmolaSR Mgmt
> Analyst, FOIA & Faith-BasedLiaison, Lead Customer Svc RepU.S. Dept.
> of HUD-DC Office820 First Street, NE Suite 300Washington, DC
> 20002(202) 275-6280
> (voice)(202)
> 275-6381 (fax)belinda.j.fadlelmola@hud.gov -----Original
> Message-----
> From: (b)(6)
> [mailt
> Sent:
> Monday, February 17, 2014 4:44 PM
> To:
> Fadlelmola, Belinda J
> Subject: HOW DO YOU
> OBTAIN TENANT BASED SUBDIZIED VOUCHERS. Hello Ms Fadlelmola, I tried
> calling you. I hope when you respond you will be productive for me
> and tell me how to, where to go, etc. You are not effective when you
> tell me about things that don't apply to me. I am not interested in a
> home. I know the vouchers are not being allowed, so you can help with
> this; Specific question:HOW DO YOU OBTAIN TENANT BASED SUBDIZIED
> VOUCHERS, are they for people like me.
> 58 years
> olddisabledlow income. -- If you
> can't suggest HUD programs for me, lead me in the right direction then
> don't respond because you really have not been helpful when nothing
> doesn't pan out. It's like having a friend, that can't talk, can't
> walk, can't laugh, can't see, can't understand, but they are with you
> for what? I call my case manager who never answers. Another circle
> of denial. I am very tired and I don't mean to be upset, but
> commuication with you and several people for 2 weeks have not got me
> any closer to escaping homelessness.
> ----------On Mon, 2/17/14,
> Fadlelmola, Belinda J <Belinda.J.Fadlelmola@hud.gov>
> wrote: Subject: RE: Eligibility
> Requirements for (b)(6) To (b)(6)
> < (b)(6) Date: Monday, February 17, 2014, 1:07 PM
> (b)(6)
> Homes may be only
> obtained if you
> already have a Housing Choice Voucher from one of the housing
> authorities. Since Prince George's County is not allowing for new
> vouchers you will be unable to select a "house". At this time, you
> will be only able to select an apartment whereby a voucher is

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> provided for the unit that you will be applying for. As you can
> see there are two types of subsidized eligible vouchers: Housing
> Choice and Tenant/Project Based. At this time, only tenant/project
> based subsidized vouchers are available. Belinda J.
> Fadlelmola SR Mgmt
> Analyst, FOIA & Faith-Based Liaison, Lead Customer Svc Rep U.S. Dept.
> of HUD-DC Office
> 820 First Street,
> NE Suite 300
> Washington, DC
> 20002 (202)
> 275-6280 (voice)
> (202) 275-6381 (fax) belinda.j.fadlelmola@hud.gov -----Original
> Message----- From (b)(6)
> Sent: Sunday, February 16, 2014 8:09 PM
> To: Fadlelmola, Belinda J Subject: RE: Eligibility Requirements for
(b)(6) I will call you. But, I have 2 specific
> questions. Is this list from HUD do they have homes that are
> subdized?
> ---------- On Sun, 2/16/14,
> Fadlelmola, Belinda J <Belinda.J.Fadlelmola@hud.gov> wrote: Subject:
> RE: Eligibility Requirements for (b)(6) To:
> (b)(6) Date: Sunday,
> February 16, 2014, 9:43 AM
> #yiv1406766375 #yiv1406766375 -- _filtered
> #yiv1406766375
> {font-family:Calibri;panose-1:2 15 5 2 2 2 4 3 2 4;} _filtered
> #yiv1406766375
> {font-family:Tahoma;panose-1:2 11 6 4 3 5 4 4 2 4;} _filtered
> #yiv1406766375
> {panose-1:2 4 6 2 6 3 10 2 3 4;} #yiv1406766375 #yiv1406766375
> p.yiv1406766375MsoNormal,
> #yiv1406766375 li.yiv1406766375MsoNormal, #yiv1406766375
> div.yiv1406766375MsoNormal
> {margin:0in;margin-bottom:.0001pt;font-size:11.0pt;} #yiv1406766375
> a:link,
> #yiv1406766375
> span.yiv1406766375MsoHyperlink
> {color:blue;text-decoration:underline;} #yiv1406766375 a:visited,
> #yiv1406766375 span.yiv1406766375MsoHyperlinkFollowed
> {color:purple;text-decoration:underline;} #yiv1406766375
> p.yiv1406766375MsoPlainText, #yiv1406766375
> li.yiv1406766375MsoPlainText, #yiv1406766375
> div.yiv1406766375MsoPlainText
> {margin:0in;margin-bottom:.0001pt;font-size:12.0pt;} #yiv1406766375
> p.yiv1406766375MsoAcetate, #yiv1406766375 li.yiv1406766375MsoAcetate,
> #yiv1406766375 div.yiv1406766375MsoAcetate
> {margin:0in;margin-bottom:.0001pt;font-size:8.0pt;} #yiv1406766375
> span.yiv1406766375PlainTextChar {} #yiv1406766375
> span.yiv1406766375BalloonTextChar {} #yiv1406766375
> .yiv1406766375MsoChpDefault {} _filtered
> #yiv1406766375 {margin:1.0in 1.0in 1.0in 1.0in;} #yiv1406766375
> div.yiv1406766375WordSection1 {} #yiv1406766375(b)(6)

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(b)(6) I did not see our original email; however, below is the
> picture of MARYLAND HOUSING SEARCH.ORG where you can contact the
> organization and request a listing of available units based on your
> specifications and needs. You can inform the intake person that you
> desire a subsidized apartment as a disabled person.
> The intake person will provide available units and/or open waiting
> lists. The illustration below is Annapolis, selected Advanced and
> finally Selected Eligible Disabled. The list will provide
> apartments that will be subsidized. If you do not want to do the
> manual search call them at 1.877.428.8844 and they will gladly give
> you the information over the phone and mail you the list.If our
> office can be of further assistance, do not hesitate to call whereby
> we can assist you further.
> GOOGLE:
> Maryland housing
> search and you will
> be taken to the website. Belinda J. FadlelmolaSR Mgmt
> Analyst, FOIA & Faith-BasedLiaison, Lead Customer Svc RepU.S. Dept.
> of HUD-DC Office820 First Street, NE Suite 300Washington, DC
> 20002(202)
> 275-6280
> (voice)(202)
> 275-6381 (fax)belinda.j.fadlelmola@hud.gov -----Original
> Message----- From (b)(6)
> [mailto (b)(6) Sent: Friday, February 14, 2014
> 8:36 PM To: Fadlelmola, Belinda J Subject:
> Fw: Eligibility
> Requirements fo (b)(6) Ms. Belinda,
> The information you sent me does not pertain to me. I am looking
> for HUD housing (Low-Income for SSDI Disability). The law states I
> should pay rent at -30-40% of my income. (1500.00 = $450.00). Don't
> you understand. The apartments on the listings are not for
> Disabled, low-income under SSDI. Please don't respond if you can't
> help me because I am overwhelmed. --- On Fri, 2/14/14, (b)(6)
> (b)(6) wrote: > From:
> (b)(6) Subject: Eligibility
> Requirements fo (b)(6) > To:
> "Ashley Johnson-Hare" <AJohnson-Hare@mdod.state.md.us>> Cc: "Kathy
> (Mizzer@dhcd.state.md.us)Mizzer" <Mizzer@dhcd.state.md.us>> Date:
> Friday, February 14, 2014, 5:02 PM Hello Ms.> Johnson-Hare,> >
> Eligibility> Requirements for (b)(6)
> (b)(6) .> > (1). I am 58 years old.> Not over 62.> (2). I am
> Disabled under SSDI> since Sept. 2012> (3). I am
> Mentally>
> impaired with
> Severe Anxiety and Depression (4). I suffer from Severe > Disc
> Degenerative Disease of my Spine and Neck (5).. My income is >
> $1,500.00 (Below the 30-40% Median for PG County Maryland (6). My >
> present rent is $1268 in District Heights, MD.> (5). I live in>
> Prince Georges County. (b)(6) (6). On Feb. 11,
> > 2014, My case manger is A.> Ahmed Telephone
> No. 301-209-5130 (Maryland Department of Human > Resources. These
> case managers never return calls, have no identity > other than on

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> paper and couldn't care less about your situation.> (7). On Feb.
> 10, 2014, I have been> approved for Food Stamps by Depart. of Social
> Services. > > Therefore, if you could be> very active in using the
> above information to assist me, because I > appreciate your
> response, information and recommendation. > Unforunately because of
> my disability condition (anxiety and > dpression) I don't want to be
> overwhelmed by information that does not > pertain to me.> >
> > Therefore, please find> above a list of my
> eligibilties. If you could use the following > information to be
> of assistance to me this would be oustanding because > referring me
> to information most likely will not result in any success > due to
> the inability of people contacted being not involved, uncaring > and
> you only receive voicemail, no answer, and no assistance.> > Please
> be specific when you> respond by (1) Admitting I qualify instead of
> causing me to figure it > out (confused) (2). Appoint or assist with
> a Case manager one that > will actually assist me, and if possible
> give me a call at your > earliest convience to cut through the red
> tape. I promise I am nice > to speak with.> > Sincerely,> > (b)(6)
> (b)(6) or
> ----------> On Fri,
> 2/14/14, Ashley Johnson-Hare <AJohnson-Hare@mdod.state.md.us>>
> wrote:> > Subject: Housing Resources> for Persons with Disabilities>
> To: '(b)(6) Cc:
> "Mizzer, Kathy (Mizzer@dhcd.state.md.us)"> <Mizzer@dhcd.state.md.us>>
> Date: Friday, February 14, 2014, 9:42 AM> > Good Afternoon (b)(6)
> (b)(6) Thank you for your inquiry. It was forwarded to me by >
> Ms. Mizzer. The Maryland Department of Disabilities (MDOD) >
> Disabilities currently administers the> > Harry and Jeanette Weinberg
> Affordable Rental Housing Opportunities > Initiative for Persons with
> Disabilities.> In order to
> be> assisted under this Initiative, one must:Be
> between the ages of > 18-62Be disabled and receiving or applying
> for SSI or SSDIHave a > gross household income at or between 15-30%
> of Area Median
> Income> (AMI) in the Maryland> county in which
> they wish to> residNot be a> convicted> sex offender Not have
> been> convicted of the manufacturing of> Methamphetamines on Public>
> Housing> Authority-owned propertyIn order to be>
> > added to the Wait List for this initiative, one
> must:Be referred by a > Case Manager and,Be a resident of Maryland
> at the time of > referral.The Wait List for assistance under
> Weinberg is currently
> > open and active. In order for interested parties
> to be placed on the > Wait List, he or she must first be referred
> by a Case Manager. This > is necessary to complete the prescreening
> application in the > web-based, Social Serve. If you are enrolled
> in Case Management of > supportive services, you may have that
> designee to contact this > office via e-mail for instructions on how
> to refer you for > assistance. If you are without the required
> supportive services, you > may contact one or both of the following
> for some assistance around > housing advocacy and supports>
> planning: Centers

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> for>
> Independent
> Living> (CIL)
> Living>http://www.mdod.state.md.us/Get%20Informed.aspx?id=900Area>
> Living>Agencies on Aging (AAA)
> Living>http://www.aging.maryland.gov/AAA%20.html> There are no units
> available> > currently. The next phase of units
> will be located in Montgomery > County and are expected to be
> available to lease mid-2014. The > subject of your inquiry to Ms.>
> Mizzer
> mentioned> housing resources for a "disabled>
> > senior." The Weinberg Initiative is not designed
> to assist > Constituents 63 or older, but if you are willing to
> provide which > jurisdiction you currently reside in, I will reply
> some resources > that are more local and specifically serving
> seniors. If you should > have any additional questions or concerns,
> please do not hesitate to > contact me.> I hope this> information
> is>
> helpful,>
> > >
> Ashley> > Johnson-HareMaryland Department of DisabilitiesMPAH
> Housing Program > Administrator217 East Redwood Street, Suite
> 1300Baltimore, Maryland > 21202T:> 410.767.3649F:> 410.333.6674>
> >
>
>

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From: Payne, Carol B
Sent: Friday, June 09, 2017 8:15 PM
To: DeFelice, Joseph J; Turner, Marvin
Subject: RE: HUD Office - DC Wild Goose Chase for Disabled Elderly since 2014, Ms. Belinda Fadlelmola and Ms. Payne (Awful) caused my facing Eviction, Anxiety and Poverty since February 17, 2014, Evidence belowFw: RE: HOW DO YOU OBTAIN TENANT BASED SUBDIZIED VOUCH

Indeed, the Baltimore Field Office engaged (b)(6) December to June.
As Marvin noted DCFO will handle--not sure we (HUD) will have the best answer.

Have a great weekend!

Carol

Carol Bryant Payne
Field Office Director
10 South Howard Street, 5th Floor
Baltimore, MD 21201
Phone: (410) 209-6557
Fax: (410) 209-6670
Email: carol.b.payne@hud.gov

"The arc of the moral universe is long, but it bends toward justice."
Martin Luther King

-----Original Message-----
From: DeFelice, Joseph J
Sent: Friday, June 09, 2017 4:30 PM
To: Payne, Carol B <carol.b.payne@hud.gov>; Turner, Marvin <Marvin.Turner@hud.gov>
Subject: FW: HUD Office - DC Wild Goose Chase for Disabled Elderly since 2014, Ms. Belinda Fadlelmola and Ms. Payne (Awful) caused my facing Eviction, Anxiety and Poverty since February 17, 2014, Evidence belowFw: RE: HOW DO YOU OBTAIN TENANT BASED SUBDIZIED VOUCH

Hi Im sure you are used to these - Just want to make sure you've seen this

-----Original Message-----
From: (b)(6)
Sent: Friday, June 09, 2017 2:42 PM
To: Ott, Richard M <richard.m.ott@hud.gov>; Edwards, Nika V <Nika.V.Edwards@hud.gov>; DeFelice, Joseph J <Joseph.J.DeFelice@hud.gov>
Cc: Taylor, Melody C <Melody.C.Taylor@hud.gov>; Secretary Carson <Secretary.Carson@hud.gov>
Subject: HUD Office - DC Wild Goose Chase for Disabled Elderly since 2014, Ms. Belinda Fadlelmola and Ms. Payne (Awful) caused my facing Eviction, Anxiety and Poverty since February 17, 2014, Evidence belowFw: RE: HOW DO YOU OBTAIN TENANT BASED SUBDIZIED VOUCHERS.

Dear Mr. Defelice,

See the below nonsense by Ms. Fadlelmola trying to get me to purchase a house on social security income.
Regards, Jacqueline

AMERICAN OVERSIGHT

--- On Mon, 2/17/14, Fadlelmola, Belinda J <Belinda.J.Fadlelmola@hud.gov> wrote:

> From: Fadlelmola, Belinda J <Belinda.J.Fadlelmola@hud.gov>
> Subject: RE: HOW DO YOU OBTAIN TENANT BASED SUBDIZIED VOUCHERS.
> To: (b)(6)
> Date: Monday, February 17, 2014, 6:05 PM
> #yiv9920369924
> #yiv9920369924 --
>
> _filtered #yiv9920369924 {font-family:Calibri;panose-1:2 15
> 5 2 2 2 4 3 2 4;}
> _filtered #yiv9920369924 {font-family:Tahoma;panose-1:2 11
> 6 4 3 5 4 4 2 4;}
> _filtered #yiv9920369924 {panose-1:2 4 6 2 6 3 10 2 3 4;}
> #yiv9920369924
> #yiv9920369924 p.yiv9920369924MsoNormal, #yiv9920369924
> li.yiv9920369924MsoNormal, #yiv9920369924 div.yiv9920369924MsoNormal
> {margin:0in;margin-bottom:.0001pt;font-size:11.0pt;}
> #yiv9920369924 a:link, #yiv9920369924
> span.yiv9920369924MsoHyperlink
> {color:blue;text-decoration:underline;}
> #yiv9920369924 a:visited, #yiv9920369924
> span.yiv9920369924MsoHyperlinkFollowed
> {color:purple;text-decoration:underline;}
> #yiv9920369924 p.yiv9920369924MsoPlainText, #yiv9920369924
> li.yiv9920369924MsoPlainText, #yiv9920369924
> div.yiv9920369924MsoPlainText
> {margin:0in;margin-bottom:.0001pt;font-size:12.0pt;}
> #yiv9920369924 p.yiv9920369924MsoAcetate, #yiv9920369924
> li.yiv9920369924MsoAcetate, #yiv9920369924 div.yiv9920369924MsoAcetate
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> #yiv9920369924 span.yiv9920369924PlainTextChar
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> #yiv9920369924 .yiv9920369924MsoChpDefault
> {}
> _filtered #yiv9920369924 {margin:1.0in 1.0in 1.0in 1.0in;}
> #yiv9920369924 div.yiv9920369924WordSection1
> {}
> #yiv9920369924 Today was a holiday so our offices were closed; please
> refer to the email I sent to you to contact the Maryland Housing
> Search Organization. I provided complete instructions. I have
> communicated with you today on my own time; and I have provided you
> with information that will get you started on the road of obtaining
> housing if you would please follow the directions that I have
> provided. All you need to do is call the number that I have provided
> and the Maryland Housing Search intake person will provide you a
> listing of subsidized available units based on the needs and
> specifications that you provide. I believe that is has much
> comprehensive assistance that anyone could possibly provide to you.
> The listing provided by the Maryland Housing Search organization

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> includes HUD housing units. Enjoy your week. Belinda J.
> FadlelmolaSR Mgmt
> Analyst, FOIA & Faith-BasedLiaison, Lead Customer Svc RepU.S. Dept.
> of HUD-DC Office820 First Street, NE Suite 300Washington, DC
> 20002(202) 275-6280
> (voice)(202)
> 275-6381 (fax)belinda.j.fadlelmola@hud.gov -----Original
> Message-----
> From: (b)(6)
> [mailt
> Sent:
> Monday, February 17, 2014 4:44 PM
> To:
> Fadlelmola, Belinda J
> Subject: HOW DO YOU
> OBTAIN TENANT BASED SUBDIZIED VOUCHERS. Hello Ms Fadlelmola, I tried
> calling you. I hope when you respond you will be productive for me
> and tell me how to, where to go, etc. You are not effective when you
> tell me about things that don't apply to me. I am not interested in a
> home. I know the vouchers are not being allowed, so you can help with
> this; Specific question:HOW DO YOU OBTAIN TENANT BASED SUBDIZIED
> VOUCHERS, are they for people like me.
> 58 years
> olddisabledlow income. -- If you
> can't suggest HUD programs for me, lead me in the right direction then
> don't respond because you really have not been helpful when nothing
> doesn't pan out. It's like having a friend, that can't talk, can't
> walk, can't laugh, can't see, can't understand, but they are with you
> for what? I call my case manager who never answers. Another circle
> of denial. I am very tired and I don't mean to be upset, but
> commuication with you and several people for 2 weeks have not got me
> any closer to escaping homelessness.
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> Fadlelmola, Belinda J <Belinda.J.Fadlelmola@hud.gov>
> wrote: Subject: RE: Eligibility
> Requirements for (b)(6) To: (b)(6)
> < (b)(6) Date: Monday, February 17, 2014, 1:07 PM
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> already have a Housing Choice Voucher from one of the housing
> authorities. Since Prince George's County is not allowing for new
> vouchers you will be unable to select a "house". At this time, you
> will be only able to select an apartment whereby a voucher is
> provided for the unit that you will be applying for. As you can
> see there are two types of subsidized eligible vouchers: Housing
> Choice and Tenant/Project Based. At this time, only tenant/project
> based subsidized vouchers are available. Belinda J.
> Fadlelmola SR Mgmt
> Analyst, FOIA & Faith-Based Liaison, Lead Customer Svc Rep U.S. Dept.
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> 820 First Street,
> NE Suite 300

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> Washington, DC
> 20002 (202)
> 275-6280 (voice)
> (202) 275-6381 (fax) belinda.j.fadlelmola@hud.gov -----Original
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> Sent: Sunday, February 16, 2014 8:09 PM
> To: Fadlelmola, Belinda J Subject: RE: Eligibility Requirements for
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> (b)(6) Date: Sunday,
> February 16, 2014, 9:43 AM
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> {panose-1:2 4 6 2 6 3 10 2 3 4;} #yiv1406766375 #yiv1406766375
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> specifications and needs. You can inform the intake person that you
> desire a subsidized apartment as a disabled person.
> The intake person will provide available units and/or open waiting
> lists. The illustration below is Annapolis, selected Advanced and
> finally Selected Eligible Disabled. The list will provide
> apartments that will be subsidized. If you do not want to do the

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> manual search call them at 1.877.428.8844 and they will gladly give
> you the information over the phone and mail you the list.If our
> office can be of further assistance, do not hesitate to call whereby
> we can assist you further.
> GOOGLE:
> Maryland housing
> search and you will
> be taken to the website. Belinda J. FadlelmolaSR Mgmt
> Analyst, FOIA & Faith-BasedLiaison, Lead Customer Svc RepU.S. Dept.
> of HUD-DC Office820 First Street, NE Suite 300Washington, DC
> 20002(202)
> 275-6280
> (voice)(202)
> 275-6381 (fax)belinda.j.fadlelmola@hud.gov -----Original
> Message----- From: (b)(6)
> [mailto: (b)(6) Sent: Friday, February 14, 2014
> 8:36 PM To: Fadlelmola, Belinda J Subject:
> Fw: Eligibility
> Requirements for (b)(6) Ms. Belinda,
> The information you sent me does not pertain to me. I am looking
> for HUD housing (Low-Income for SSDI Disability). The law states I
> should pay rent at -30-40% of my income. (1500.00 = $450.00). Don't
> you understand. The apartments on the listings are not for
> Disabled, low-income under SSDI. Please don't respond if you can't
> help me because I am overwhelmed. --- On Fri, 2/14/14, (b)(6)
> (b)(6) wrote: > From:
> (b)(6) Subject: Eligibility
> Requirements for (b)(6) .> To:
> "Ashley Johnson-Hare" <AJohnson-Hare@mdod.state.md.us>> Cc: "Kathy
> (Mizzer@dhcd.state.md.us)Mizzer" <Mizzer@dhcd.state.md.us>> Date:
> Friday, February 14, 2014, 5:02 PM Hello Ms.> Johnson-Hare,> >
> Eligibility> Requirements for (b)(6)
> (b)(6) > > (1). I am 58 years old.> Not over 62.> (2). I am
> Disabled under SSDI> since Sept. 2012> (3). I am
> Mentally>
> impaired with
> Severe Anxiety and Depression (4). I suffer from Severe > Disc
> Degenerative Disease of my Spine and Neck (5).. My income is >
> $1,500.00 (Below the 30-40% Median for PG County Maryland (6). My >
> present rent is $1268 in District Heights, MD.> (5). I live in>
> Prince Georges County (b)(6) (6). On Feb. 11,
> > 2014, My case manger is A.> Ahmed Telephone
> No. 301-209-5130 (Maryland Department of Human > Resources. These
> case managers never return calls, have no identity > other than on
> paper and couldn't care less about your situation.> (7). On Feb.
> 10, 2014, I have been> approved for Food Stamps by Depart. of Social
> Services. > > Therefore, if you could be> very active in using the
> above information to assist me, because I > appreciate your
> response, information and recommendation. > Unforunately because of
> my disability condition (anxiety and > dpression) I don't want to be
> overwhelmed by information that does not > pertain to me.> >
> > Therefore, please find> above a list of my
> eligibilties. If you could use the following > information to be

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> of assistance to me this would be oustanding because > referring me
> to information most likely will not result in any success > due to
> the inability of people contacted being not involved, uncaring > and
> you only receive voicemail, no answer, and no assistance.> > Please
> be specific when you> respond by (1) Admitting I qualify instead of
> causing me to figure it > out (confused) (2). Appoint or assist with
> a Case manager one that > will actually assist me, and if possible
> give me a call at your > earliest convience to cut through the red
> tape. I promise I am nice > to speak with.> > Sincerely,> > (b)(6)
(b)(6) or
> ----------> On Fri,
> 2/14/14, Ashley Johnson-Hare <AJohnson-Hare@mdod.state.md.us>>
> wrote:> > Subject: Housing Resources> for Persons with Disabilities>
> To: (b)(6) Cc:
> "Mizzer, Kathy (Mizzer@dhcd.state.md.us)"> <Mizzer@dhcd.state.md.us>>
> Date: Friday, February 14, 2014, 9:42 AM> > Good Afternoon (b)(6)
(b)(6) Thank you for your inquiry. It was forwarded to me by >
> Ms. Mizzer. The Maryland Department of Disabilities (MDOD) >
> Disabilities currently administers the> > Harry and Jeanette Weinberg
> Affordable Rental Housing Opportunities > Initiative for Persons with
> Disabilities.> In order to
> be> assisted under this Initiative, one must:Be
> between the ages of > 18-62Be disabled and receiving or applying
> for SSI or SSDIHave a > gross household income at or between 15-30%
> of Area Median
> Income> (AMI) in the Maryland> county in which
> they wish to> resideNot be a> convicted> sex offender Not have
> been> convicted of the manufacturing of> Methamphetamines on Public>
> Housing> Authority-owned propertyIn order to be>
> > added to the Wait List for this initiative, one
> must:Be referred by a > Case Manager and,Be a resident of Maryland
> at the time of > referral.The Wait List for assistance under
> Weinberg is currently
> > open and active. In order for interested parties
> to be placed on the > Wait List, he or she must first be referred
> by a Case Manager. This > is necessary to complete the prescreening
> application in the > web-based, Social Serve. If you are enrolled
> in Case Management of > supportive services, you may have that
> designee to contact this > office via e-mail for instructions on how
> to refer you for > assistance. If you are without the required
> supportive services, you > may contact one or both of the following
> for some assistance around > housing advocacy and supports>
> planning: Centers
> for>
> Independent
> Living> (CIL)
> Living>http://www.mdod.state.md.us/Get%20Informed.aspx?id=900Area>
> Living>Agencies on Aging (AAA)
> Living>http://www.aging.maryland.gov/AAA%20.html> There are no units
> available> > currently. The next phase of units
> will be located in Montgomery > County and are expected to be
> available to lease mid-2014. The > subject of your inquiry to Ms.>

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> Mizzer
> mentioned> housing resources for a "disabled>
> > senior." The Weinberg Initiative is not designed
> to assist > Constituents 63 or older, but if you are willing to
> provide which > jurisdiction you currently reside in, I will reply
> some resources > that are more local and specifically serving
> seniors. If you should > have any additional questions or concerns,
> please do not hesitate to > contact me.> I hope this> information
> is>
> helpful,>
> > >
> Ashley> > Johnson-HareMaryland Department of DisabilitiesMPAH
> Housing Program > Administrator217 East Redwood Street, Suite
> 1300Baltimore, Maryland > 21202T:> 410.767.3649F:> 410.333.6674>
> >
>
>

AMERICAN OVERSIGHT

From: DeFelice, Joseph J
Sent: Friday, June 09, 2017 8:44 PM
To: Payne, Carol B; Turner, Marvin
Subject: Re: HUD Office - DC Wild Goose Chase for Disabled Elderly since 2014, Ms. Belinda Fadlelmola and Ms. Payne (Awful) caused my facing Eviction, Anxiety and Poverty since February 17, 2014, Evidence belowFw: RE: HOW DO YOU OBTAIN TENANT BASED SUBDIZIED VOUCH

Thank you. I have received several from her and just want to make sure they are going to the right place

Get Outlook for iOS

From: Payne, Carol B
Sent: Friday, June 9, 2017 8:15:13 PM
To: DeFelice, Joseph J; Turner, Marvin
Subject: RE: HUD Office - DC Wild Goose Chase for Disabled Elderly since 2014, Ms. Belinda Fadlelmola and Ms. Payne (Awful) caused my facing Eviction, Anxiety and Poverty since February 17, 2014, Evidence belowFw: RE: HOW DO YOU OBTAIN TENANT BASED SUBDIZIED VOUCH

Indeed, the Baltimore Field Office engaged (b)(6) December to June.
As Marvin noted DCFO will handle--not sure we (HUD) will have the best answer.

Have a great weekend!

Carol

Carol Bryant Payne
Field Office Director
10 South Howard Street, 5th Floor
Baltimore, MD 21201
Phone: (410) 209-6557
Fax: (410) 209-6670
Email: carol.b.payne@hud.gov

"The arc of the moral universe is long, but it bends toward justice."
Martin Luther King

-----Original Message-----
From: DeFelice, Joseph J
Sent: Friday, June 09, 2017 4:30 PM
To: Payne, Carol B <carol.b.payne@hud.gov>; Turner, Marvin <Marvin.Turner@hud.gov>
Subject: FW: HUD Office - DC Wild Goose Chase for Disabled Elderly since 2014, Ms. Belinda Fadlelmola and Ms. Payne (Awful) caused my facing Eviction, Anxiety and Poverty since February 17, 2014, Evidence belowFw: RE: HOW DO YOU OBTAIN TENANT BASED SUBDIZIED VOUCH

Hi Im sure you are used to these - Just want to make sure you've seen this

-----Original Message-----
From: (b)(6)
Sent: Friday, June 09, 2017 2:42 PM
To: Ott, Richard M <richard.m.ott@hud.gov>; Edwards, Nika V <Nika.V.Edwards@hud.gov>; DeFelice, Joseph J <Joseph.J.DeFelice@hud.gov>
Cc: Taylor, Melody C <Melody.C.Taylor@hud.gov>; Secretary Carson <Secretary.Carson@hud.gov>
Subject: HUD Office - DC Wild Goose Chase for Disabled Elderly since 2014, Ms. Belinda Fadlelmola and Ms. Payne (Awful) caused my facing Eviction, Anxiety and Poverty since February 17, 2014, Evidence belowFw: RE: HOW DO YOU OBTAIN

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TENANT BASED SUBDIZIED VOUCHERS.

Dear Mr. Defelice,

See the below nonsense by Ms. Fadlelmola trying to get me to purchase a house on social security income.
Regards, Jacqueline

--- On Mon, 2/17/14, Fadlelmola, Belinda J <Belinda.J.Fadlelmola@hud.gov> wrote:

> From: Fadlelmola, Belinda J <Belinda.J.Fadlelmola@hud.gov>
> Subject: RE: HOW DO YOU OBTAIN TENANT BASED SUBDIZIED VOUCHERS.
> To: (b)(6)
> Date: Monday, February 17, 2014, 6:05 PM
> #yiv9920369924
> #yiv9920369924 --
>
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> 5 2 2 2 4 3 2 4;}
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> 6 4 3 5 4 4 2 4;}
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> #yiv9920369924 a:link, #yiv9920369924
> span.yiv9920369924MsoHyperlink
> {color:blue;text-decoration:underline;}
> #yiv9920369924 a:visited, #yiv9920369924
> span.yiv9920369924MsoHyperlinkFollowed
> {color:purple;text-decoration:underline;}
> #yiv9920369924 p.yiv9920369924MsoPlainText, #yiv9920369924
> li.yiv9920369924MsoPlainText, #yiv9920369924
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> with information that will get you started on the road of obtaining
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> and the Maryland Housing Search intake person will provide you a
> listing of subsidized available units based on the needs and
> specifications that you provide. I believe that is has much
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> The listing provided by the Maryland Housing Search organization
> includes HUD housing units. Enjoy your week. Belinda J.
> FadlelmolaSR Mgmt
> Analyst, FOIA & Faith-BasedLiaison, Lead Customer Svc RepU.S. Dept.

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> (voice)(202)
> 275-6381 (fax)belinda.j.fadlelmola@hud.gov -----Original
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(b)(6) I did not see our original email; however, below is the
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> 275-6280
> (voice)(202)
> 275-6381 (fax)belinda.j.fadlelmola@hud.gov -----Original
> Message----- From:(b)(6)
> [mailto(b)(6) Sent: Friday, February 14, 2014
> 8:36 PM To: Fadlelmola, Belinda J Subject:
> Fw: Eligibility
> Requirements fo(b)(6) Ms. Belinda,
> The information you sent me does not pertain to me. I am looking
> for HUD housing (Low-Income for SSDI Disability). The law states I

AMERICAN OVERSIGHT

> should pay rent at -30-40% of my income. (1500.00 = $450.00). Don't
> you understand. The apartments on the listings are not for
> Disabled, low-income under SSDI. Please don't respond if you can't
> help me because I am overwhelmed. --- On Fri, 2/14/14, (b)(6)
(b)(6) wrote: > From:
> (b)(6) Subject: Eligibility
> Requirements for (b)(6) > To:
> "Ashley Johnson-Hare" <AJohnson-Hare@mdod.state.md.us>> Cc: "Kathy
> (Mizzer@dhcd.state.md.us)Mizzer" <Mizzer@dhcd.state.md.us>> Date:
> Friday, February 14, 2014, 5:02 PM Hello Ms.> Johnson-Hare,> >
> Eligibility> Requirements for (b)(6)
> (b)(6) > > (1). I am 58 years old.> Not over 62.> (2). I am
> Disabled under SSDI> since Sept. 2012> (3). I am
> Mentally>
> impaired with
> Severe Anxiety and Depression (4). I suffer from Severe > Disc
> Degenerative Disease of my Spine and Neck (5).. My income is >
> $1,500.00 (Below the 30-40% Median for PG County Maryland (6). My >
> present rent is $1268 in District Heights, MD.> (5). I live in>
> Prince Georges County (b)(6) (6). On Feb. 11,
> > 2014, My case manger is A.> Ahmed Telephone
> No. 301-209-5130 (Maryland Department of Human > Resources. These
> case managers never return calls, have no identity > other than on
> paper and couldn't care less about your situation.> (7). On Feb.
> 10, 2014, I have been> approved for Food Stamps by Depart. of Social
> Services. > > Therefore, if you could be> very active in using the
> above information to assist me, because I > appreciate your
> response, information and recommendation. > Unforunately because of
> my disability condition (anxiety and > dpression) I don't want to be
> overwhelmed by information that does not > pertain to me.> >
> > Therefore, please find> above a list of my
> eligibilties. If you could use the following > information to be
> of assistance to me this would be oustanding because > referring me
> to information most likely will not result in any success > due to
> the inability of people contacted being not involved, uncaring > and
> you only receive voicemail, no answer, and no assistance.> > Please
> be specific when you> respond by (1) Admitting I qualify instead of
> causing me to figure it > out (confused) (2). Appoint or assist with
> a Case manager one that > will actually assist me, and if possible
> give me a call at your > earliest convience to cut through the red
> tape. I promise I am nice > to speak with.> > Sincerely,> > (b)(6)
> (b)(6) or
>
> ----------> On Fri,
> 2/14/14, Ashley Johnson-Hare <AJohnson-Hare@mdod.state.md.us>>
> wrote:> > Subject: Housing Resources> for Persons with Disabilities>
> To: (b)(6) Cc:
> "Mizzer, Kathy (Mizzer@dhcd.state.md.us)"> <Mizzer@dhcd.state.md.us>>
> Date: Friday, February 14, 2014, 9:42 AM> > Good Afternoon (b)(6)
> (b)(6) Thank you for your inquiry. It was forwarded to me by >
> Ms. Mizzer. The Maryland Department of Disabilities (MDOD) >
> Disabilities currently administers the> > Harry and Jeanette Weinberg
> Affordable Rental Housing Opportunities > Initiative for Persons with
> Disabilities.> In order to
> be> assisted under this Initiative, one must:Be
> between the ages of > 18-62Be disabled and receiving or applying
> for SSI or SSDIHave a > gross household income at or between 15-30%
> of Area Median
> Income> (AMI) in the Maryland> county in which
> they wish to> residNot be a> convicted> sex offender Not have
> been> convicted of the manufacturing of> Methamphetamines on Public>
> Housing> Authority-owned propertyIn order to be>

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> > added to the Wait List for this initiative, one
> must:Be referred by a > Case Manager and,Be a resident of Maryland
> at the time of > referral.The Wait List for assistance under
> Weinberg is currently
> > open and active. In order for interested parties
> to be placed on the > Wait List, he or she must first be referred
> by a Case Manager. This > is necessary to complete the prescreening
> application in the > web-based, Social Serve. If you are enrolled
> in Case Management of > supportive services, you may have that
> designee to contact this > office via e-mail for instructions on how
> to refer you for > assistance. If you are without the required
> supportive services, you > may contact one or both of the following
> for some assistance around > housing advocacy and supports>
> planning: Centers
> for>
> Independent
> Living> (CIL)
> Living>http://www.mdod.state.md.us/Get%20Informed.aspx?id=900Area>
> Living>Agencies on Aging (AAA)
> Living>http://www.aging.maryland.gov/AAA%20.html> There are no units
> available> > currently. The next phase of units
> will be located in Montgomery > County and are expected to be
> available to lease mid-2014. The > subject of your inquiry to Ms.>
> Mizzer
> mentioned> housing resources for a "disabled>
> > senior." The Weinberg Initiative is not designed
> to assist > Constituents 63 or older, but if you are willing to
> provide which > jurisdiction you currently reside in, I will reply
> some resources > that are more local and specifically serving
> seniors. If you should > have any additional questions or concerns,
> please do not hesitate to > contact me.> I hope this> information
> is>
> helpful,>
> > >
> Ashley> > Johnson-HareMaryland Department of DisabilitiesMPAH
> Housing Program > Administrator217 East Redwood Street, Suite
> 1300Baltimore, Maryland > 21202T:> 410.767.3649F:> 410.333.6674>
> >
>
>

AMERICAN OVERSIGHT

From: Fadlelmola, Belinda J
Sent: Wednesday, June 14, 2017 5:29 PM
To: Turner, Marvin
Cc: DeFelice, Joseph J; Ott, Richard M
Subject: RE: (b)(6)

Thanks; will follow-up with the "next steps" and report back.

BELINDA J FADLELMOLA
Senior Mgmt Analyst
DC WebManager, FOIA Liaison,
Congressional and Community Liaison
Senior Customer Service Project Manager
U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
HUD National Capital Area Office
820 First Street, NE Suite 300
Washington, DC 20002
202-275-6280 (voice)
202-275-6381 (fax)
Belinda.J.Fadlelmola@hud.gov

From: Turner, Marvin
Sent: Wednesday, June 14, 2017 4:12 PM
To: Fadlelmola, Belinda J <Belinda.J.Fadlelmola@hud.gov>
Cc: DeFelice, Joseph J <Joseph.J.DeFelice@hud.gov>; Ott, Richard M <richard.m.ott@hud.gov>
Subject: (b)(6)

Belinda,

I had a conference call with the Maryland Department of Disabilities and the Maryland Assistant Attorney General regarding the (b)(6) case. They gave me a 30,000 foot view of what was going on and I am able to discern a few next steps for us.

- (b)(6) applied for a as accepted for a Weinberg Unit in Brinkley. She was approved for her credit and background check and declined to participate. She refused to identify a case worker and her paperwork was returned to her.
- (b)(6) does not qualify for an 811 unit, because she is 62 (they are for under 62 population).
- (b)(6) has been approved for the Maryland Rental Assistance Program (http://dhcd.maryland.gov/HousingDevelopment/Pages/rap/default.aspx) , but refused to sign the papers. If she signs, she would be eligible for between $460 and $480 a month to assist her. This program is a state program, but run at the County level. She needs to complete the paperwork to receive it, as she is already approved.

AMERICAN OVERSIGHT

- She did have a caseworker with the Center for Independent Living, but that ended badly (according to the State) and they may refuse to work with her again. The State suggested that QCI Behavioral Health may be a better fit. They have a Prince George's outfit at http://www.qcihealth.com/largo.
- Because she is 62, she is more likely to find a solution with Senior Housing. Not sure what that looks like in the County.

Next Steps:

1. If you can reach out to QCI Behavioral Health and see if she can obtain a female case worker? Because of HIPPA, I'd recommend treading lightly here, but suggesting that she may need a female caseworker. Do not discuss her self-identified diagnosis/phobias.
2. If they do provide a caseworker, have them (the caseworker) reach back out to Ms. Sylvester to see if she can get back on the list for Brinkley.
3. Have (b)(6) execute the documentation to allow her to obtain the RAP money. I've put the website above to familiarize you with the program.
4. Contact Prince George's County to discuss their senior housing. Also, feel free to reach out to Carol to determine if there are pockets of senior housing that she may be familiar with in Anne Arundel County.

Keep me posted and let me know if I can be helpful, but that's about as far as we can go at this point.

Thanks,

Marvin W. Turner
Director
U.S. Department of Housing and Urban Development
District of Columbia / National Capital Area Office
820 First Street, NE
Suite 300
Washington, DC 20002
Phone: 202-275-6291
Fax: 202-275-6380

AMERICAN OVERSIGHT

From: Ott, Richard M
Sent: Thursday, June 15, 2017 8:54 AM
To: Fadlelmola, Belinda J; Turner, Marvin
Cc: DeFelice, Joseph J
Subject: RE: (b)(6)

Thank you both for these efforts.

From: Fadlelmola, Belinda J
Sent: Wednesday, June 14, 2017 5:29 PM
To: Turner, Marvin <Marvin.Turner@hud.gov>
Cc: DeFelice, Joseph J <Joseph.J.DeFelice@hud.gov>; Ott, Richard M <richard.m.ott@hud.gov>
Subject: RE (b)(6)

Thanks; will follow-up with the "next steps" and report back.

BELINDA J FADLELMOLA
Senior Mgmt Analyst
DC WebManager, FOIA Liaison,
Congressional and Community Liaison
Senior Customer Service Project Manager
U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
HUD National Capital Area Office
820 First Street, NE Suite 300
Washington, DC 20002
202-275-6280 (voice)
202-275-6381 (fax)
Belinda.J.Fadlelmola@hud.gov

From: Turner, Marvin
Sent: Wednesday, June 14, 2017 4:12 PM
To: Fadlelmola, Belinda J <Belinda.J.Fadlelmola@hud.gov>
Cc: DeFelice, Joseph J <Joseph.J.DeFelice@hud.gov>; Ott, Richard M <richard.m.ott@hud.gov>
Subject: (b)(6)

Belinda,

I had a conference call with the Maryland Department of Disabilities and the Maryland Assistant Attorney General regarding the Humphreys case. They gave me a 30,000 foot view of what was going on and I am able to discern a few next steps for us.

AMERICAN OVERSIGHT

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- (b)(6) has been approved for the Maryland Rental Assistance Program (http://dhcd.maryland.gov/HousingDevelopment/Pages/rap/default.aspx) , but refused to sign the papers. If she signs, she would be eligible for between $460 and $480 a month to assist her. This program is a state program, but run at the County level. She needs to complete the paperwork to receive it, as she is already approved.
- She did have a caseworker with the Center for Independent Living, but that ended badly (according to the State) and they may refuse to work with her again. The State suggested that QCI Behavioral Health may be a better fit. They have a Prince George's outfit at http://www.qcihealth.com/largo.
- Because she is 62, she is more likely to find a solution with Senior Housing. Not sure what that looks like in the County.

Next Steps:

1. If you can reach out to QCI Behavioral Health and see if she can obtain a female case worker? Because of HIPPA, I'd recommend treading lightly here, but suggesting that she may need a female caseworker. Do not discuss her self-identified diagnosis/phobias.
2. If they do provide a caseworker, have them (the caseworker) reach back out to Ms. Sylvester to see if she can get back on the list for Brinkley.
3. Have (b)(6) execute the documentation to allow her to obtain the RAP money. I've put the website above to familiarize you with the program.
4. Contact Prince George's County to discuss their senior housing. Also, feel free to reach out to Carol to determine if there are pockets of senior housing that she may be familiar with in Anne Arundel County.

Keep me posted and let me know if I can be helpful, but that's about as far as we can go at this point.

Thanks,

Marvin W. Turner
Director
U.S. Department of Housing and Urban Development
District of Columbia / National Capital Area Office
820 First Street, NE
Suite 300
Washington, DC 20002
Phone: 202-275-6291
Fax: 202-275-6380

AMERICAN OVERSIGHT

From: Fadlelmola, Belinda J
Sent: Thursday, June 15, 2017 3:52 PM
To: (b)(6)
Cc: Turner, Marvin
Subject: HUD'S REVIEW: REQUEST FOR HOUSING ASSISTANCE

(b)(6)

Our office reached out to the parties/organizations who are involved in assisting you with rental assistance and obtaining affordable housing: we obtained the following information:

1. It was confirmed that the Rental Allowance Program is a flat-rate subsidy (*it not the same as other housing programs whereby the amount received is based on a percentage of your income*). Below is the website which indicates the "flat-rate" of $460 which is determined based on your metropolitan area and family size. You fall under Washington, DC SMSA 1-2.

http://dhcd.maryland.gov/HousingDevelopment/Documents/rap/MoAllowPmtAmtsByHH-SizeCounty.pd

2. Our office reached out the QCI Behavioral Health, LLC (http://www.qcihealth.com/) to assist you in obtaining a female caseworker. The intake person provided their procedures to determine eligibility under their program. QCI was suggested by the Maryland Department of Disabilities.

3. As a reminder, you are not eligible under the Section 811 program because it is for persons "under" 62 years-of age. Please click on the link below to confirm the eligibility requirements-- ***"Section 811 Supportive Housing Fact Sheet- Question 15: Who is eligible…"***

http://811resourcecenter.tacinc.org/policy-programs/section-811-program-faqs

Recommendations:

Rental Allowance Program:
The State of Maryland Department of Social Services (DSS) is waiting for you to submit the proper paperwork to receive assistance under the Rental Allowance Program (RAP). Once DSS receives the signed documents, they are in the position to make the rental allowance of $460 for June, and will continue until the assistance ends.

Case Management:
Due to privacy issues, our office cannot obtain the services of a female caseworker for you. However, we are offering a referral: **QCI Behavioral Health, LLC** (http://www.qcihealth.com/). We contacted the organization and was informed that a person

AMERICAN OVERSIGHT

who is interested in obtaining case management must fill out the required surveys and submit to QCI for review. A staffer will contact the requester for further determination of eligibility; and hopefully, provide case management and/or other services under their program.

QCI Questionnaires:
Patient Information:
https://docs.google.com/viewer?a=v&pid=sites&srcid=cWNpaGVhbHRoLmNvbXx3d3d8Z3g6NjQyMmQ1MGY2MTk5Mjg2OA
Request for Referral Services:
https://docs.google.com/viewer?a=v&pid=sites&srcid=cWNpaGVhbHRoLmNvbXx3d3d8Z3g6NmY4ZDNkODA3NmE4ODMxYg

HOUSING:

Our review of your housing request clarified that your application for a Weinberg unit in Brinkley was previously approved. It is a requirement, under the housing program, that you identify a case worker and execute the proper paperwork to proceed with obtaining housing. It is hoped that the above referral will assist with the case worker requirement.

We also reached out to the Prince George's County Housing Authority regarding your placement on the Housing Choice Voucher waiting list. Unfortunately, you are number 2.491 on the list; and we do not have the authority to advance you.

In summary, (b)(6), it is at this point, our office has provided as much as assistance as we can.

BELINDA J FADLELMOLA
Senior Mgmt Analyst
DC WebManager, FOIA Liaison,
Congressional and Community Liaison
Senior Customer Service Project Manager
U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
HUD National Capital Area Office
820 First Street, NE Suite 300
Washington, DC 20002
202-275-6280 (voice)
202-275-6381 (fax)
Belinda.J.Fadlelmola@hud.gov

AMERICAN OVERSIGHT

From: Davis, Anne
Sent: Friday, June 16, 2017 8:59 AM
To: DeFelice, Joseph J; Solivan, Elvis; Banks, Antoinette P; Downs, Sharon; Lamberg, Catherine D; Legette, Ronnie J; Ott, Richard M; Rader, Brad E; Schmidt, Carrie S; Brown, Brenda J; Punter, Carolyn K; Parker, Judith; Ellis, Lisa C
Cc: Holman, Virginia F; Mares, Steven J; Schmiegelow, Toni D; Paikin, Steven M; Wolfe, Lisa A; Dunn, Tracey; Edwards, Nika V; Anastasi, Carolyn M
Subject: Today's HUD News Briefing

The following items in today's HUD News Briefing are of specific interest to the HUD Richmond Office:

[VA] Essex Village parent company received over $150 million from HUD in 2016 (WTVR-TV Richmond, VA) (6/15/2017 5:00 PM, Staff)
HENRICO COUNTY, Va. -- The Department of Housing and Urban Development (HUD) paid the company managing Essex Village more than $150 million to subsidize the rent of residents at low-income housing complexes across the country in 2016. WTVR CBS 6 Problem Solver Melissa Hipolit uncovered the numbers after Congressman Donald McEachin called for HUD to terminate their business with PK Management, which manages several housing complexes in the Richmond-area. McEachin said PK Management properties is not meeting the spirit of its obligation to provide safe and sanitary housing. PK Management and their parent company, GHC Housing, received $152,110, 882 from HUD in 2016, according to information obtained through a Freedom of Information Act request submitted to HUD. PK Management, an Ohio-based company, runs three Section 8 facilities in Henrico County including, Essex Village, Woodland Crossing and Hope Village. The company receives more than $7 million a year from HUD to subsidize rent at its housing complexes in the Richmond-area, but multiple WTVR CBS 6 investigative reports have revealed multiple issues at the properties. Residents have told WTVR CBS 6 that the company has not done enough to fix things like leaks, flood damage, sewage problems, structural issues, broken lights, and bug infestations. "My constituents are being forced to live with sewage backups, dangerous structural issues, rodents and other vermin," said Congressman McEachin. "Enough is enough – we need to stop wasting taxpayer dollars with this company, which has appeared to mismanage properties across the country." McEachin specifically noted that Essex Village should be closed due to "uninhabitable" conditions, and he wants HUD to terminate or abate all contracts with the management company. "In any event, residents need expedited access to vouchers that will empower them to move to decent homes," he said. The President of PK Management, Jenee McClain-Bankhead, recently told WTVR CBS 6 reporter Melissa Hipolit via email, that the senior manager who oversaw Essex Village, Woodland Crossing, and Hope Village is no longer with the company. The company said they are addressing deferred maintenance and meeting with residents who have concerns or repair requests. McEachin has also requested that HUD allow permission for Henrico County officials to join HUD's inspectors for future inspections at Essex Village. "I will continue to do everything I can so that my constituents do not live in these conditions and that taxpayer monies are not given millions of dollars to a company that has failed at their minimal responsibilities," he wrote.
[Editorial note: VIDEO at source]

[VA] Federal reports show Essex Village had the same problems for years (WFIE-TV, IN) (6/15/2017 8:07 PM, Ashley Monfort)
VIDEO. Essex Village managers promised things are changing at Henrico's largest subsidized housing complex, but federal inspection reports show the same problems keep coming up. On Thursday, crews were working to fix and clean apartments, the landscaping, and the playgrounds at Essex Village. For some residents, like a single mom of three, who wishes to remain anonymous, says many renters are still waiting for a complete overhaul. She's afraid to be identified, but she wanted to show how she's been living for five years. The only reason why she said it happened was because she said Virginia Senator Jennifer McClellan toured the apartments on Wednesday and was appalled with her living conditions. She also says the carpet has not been changed since it flooded three or four years ago. Since Essex Village and its managers, PK Management, have been in the spotlight, the mother of three says
she has heard of other neighbors getting new cabinets and carpet. NBC12 obtained reports that show what federal inspectors knew about living conditions at Essex Village. Keep in mind that a U.S. Department Housing and Urban Development inspector only looks at 26 randomly picked units out of a total of 496. For several years, Essex Village scored low in federal inspections but

AMERICAN OVERSIGHT

passed, until this year when it failed with a score of 50. HUD says it "reflected the deterioration of the property." On top of issues already reported in previous years, the reports say there are emergency exits that are blocked, wires that are exposed, and in one of the apartments, it says the electricity doesn't work properly in the kitchen, bathroom and living room. Since failing, PK Management has promised federal and Henrico authorities to spend whatever it takes to get the property in good condition.

[VA] Nonprofit developer receives $2.25 million for conversion of hotel in Scott's Addition into affordable housing (Richmond Times-Dispatch, **VA)** (6/15/2017 5:15 AM, Carol Hazard)
The Better Housing Coalition will receive a $2.25 million boost from state resources to transform the former Quality Inn at 3200 W. Broad St. into a mixed-income apartment complex for families. The nonprofit affordable-housing developer will be awarded the money through a competitive Vibrant Community Initiative grant and will use the funds to underwrite the development of the property along an entire block in the rapidly evolving Scott's Addition area of Richmond. The property is a block from a stop for the Pulse bus rapid transit system, a 7.6-mile route from Rocketts Landing to Willow Lawn that is under construction and will run mostly along Broad Street. Greta Harris, president and CEO of the coalition, said she is honored in the confidence that Gov. Terry McAuliffe, who announced the award this week, and state agencies have placed in the organization. "This catalytic award provides crucial funding for this transformational project," she said. "As plans progress, we will seek additional debt, equity and grant funding to solidify our ability to serve our future residents." The Vibrant Community Initiative grant includes federal and state funds allocated to state agencies. It combines multiple Virginia Department of Housing and Community Development funding sources to support local or regional projects for affordable housing, community development and economic development components.

Here is the link where you may read today's HUD News Briefing in full: http://www.techmis.com/hud/todaysbrief.pdf.

Anne Davis, Sr. Management Analyst
US Dept. of Housing & Urban Development
Richmond Field Office
600 E. Broad Street, Richmond, VA 23219
804-822-4802/800-842-2610, ext. 4802

Please do not print this e-mail unless necessary

AMERICAN OVERSIGHT

From: Turner, Marvin
Sent: Friday, June 16, 2017 3:37 PM
To: Bregon, Nelson R; DeFelice, Joseph J; Ott, Richard M; Wolfe, Lisa A; Solivan, Elvis
Cc: Fadlelmola, Belinda J; Conlan, Russell S
Subject: FW: JUN 21 TOUR AGENDA
Attachments: TOUR AGENDA HQ JUNE 21.docx

Nelson,

As promised, here is the updated agenda. This presumes walking.

M

From: Fadlelmola, Belinda J
Sent: Friday, June 16, 2017 2:28 PM
To: Turner, Marvin <Marvin.Turner@hud.gov>
Subject: JUN 21 TOUR AGENDA

BELINDA J FADLELMOLA
Senior Mgmt Analyst
DC WebManager, FOIA Liaison,
Congressional and Community Liaison
Senior Customer Service Project Manager
U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
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AMERICAN OVERSIGHT

HUD POLITICAL APPOINTEES WALKING TOUR

HOSTS:

HUD DC National Capital Area Office
Marvin Turner, Director
Russell Conlan, Chief Counsel

PART I: TOUR OF THE FOOTPRINT OF PUBLIC HOUSING/MIXED-USE HOPE VI

10am	*Navy Yard Metro Stop (Dept. of Transportation Exit) and meet up at Capital Riverfront Business Improvement District 1100 New Jersey Ave, SE, Ste 1010, DC 20003. The Navy Yard Metro Stop is on the Green Line towards Anacostia. All participants will assemble in the lobby.)*
10:20am	*Canal Park (200 M Street, SE)* http://www.capitolriverfront.org/canal-park
10:25am –	*Hope VI Arthur Capper Carrollsburg Dwellings Townhomes* http://www.dchousing.org/doc.aspx?docid=9
10:35am	*Arthur Capper Senior Facility (900 5th Street, SE) (This is the anchor senior apartment building for the dwellings.)* https://www.apartments.com/arthur-capper-senior-i-washington-dc/crjxnqf/
11:00am	*Arthur Capper Community Center (1000 5TH Street SE; LEED Gold Community Center for Mixed Income Community)*
11:25am	*Bixby Apartments (601 L Street, SE)* https://thebixbydc.com/

END OF PUBLIC HOUSING PORTION

(continue back page)

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PART 2: TOUR OF FHA SITE

12:15pm	***Foundry Lofts** (FHA Risk Sharing Deal with DC Housing Finance Agency-Inclusive Zone/Affordable Units)* http://www.foundryloftsdc.com/
12:30pm	*On-site discussion of the day*
1:00pm	*Lunch (Optional)*
	FINI!

AMERICAN OVERSIGHT

From: Wolfe, Lisa A
Sent: Friday, June 16, 2017 3:40 PM
To: Turner, Marvin; Bregon, Nelson R; DeFelice, Joseph J; Ott, Richard M; Solivan, Elvis
Cc: Fadlelmola, Belinda J; Conlan, Russell S
Subject: RE: JUN 21 TOUR AGENDA

THANK YOU! LOOKS GREAT!

Lisa A. Wolfe
Regional Public Affairs Officer
Office of Field Policy and Management
U.S. Department of Housing and Urban Development
The Wanamaker Building, 100 Penn Square East
Philadelphia, PA 19107
Office: (215) 430-6640

From: Turner, Marvin
Sent: Friday, June 16, 2017 3:37 PM
To: Bregon, Nelson R <Nelson.R.Bregon@hud.gov>; DeFelice, Joseph J <Joseph.J.DeFelice@hud.gov>; Ott, Richard M <richard.m.ott@hud.gov>; Wolfe, Lisa A <Lisa.A.Wolfe@hud.gov>; Solivan, Elvis <Elvis.Solivan1@hud.gov>
Cc: Fadlelmola, Belinda J <Belinda.J.Fadlelmola@hud.gov>; Conlan, Russell S <Russell.S.Conlan@hud.gov>
Subject: FW: JUN 21 TOUR AGENDA

Nelson,

As promised, here is the updated agenda. This presumes walking.

M

From: Fadlelmola, Belinda J
Sent: Friday, June 16, 2017 2:28 PM
To: Turner, Marvin <Marvin.Turner@hud.gov>
Subject: JUN 21 TOUR AGENDA

BELINDA J FADLELMOLA
Senior Mgmt Analyst
DC WebManager, FOIA Liaison,

AMERICAN OVERSIGHT

Congressional and Community Liaison
Senior Customer Service Project Manager
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Belinda.J.Fadlelmola@hud.gov

AMERICAN OVERSIGHT

From: Bregon, Nelson R
Sent: Friday, June 16, 2017 3:44 PM
To: Turner, Marvin; DeFelice, Joseph J; Ott, Richard M; Wolfe, Lisa A; Solivan, Elvis
Cc: Fadlelmola, Belinda J; Conlan, Russell S
Subject: RE: JUN 21 TOUR AGENDA

Thank you DC A-Team. Have a great week end HAPPY FATHER'S DAY!

Nelson R. Bregón
Associate Assistant Deputy Secretary
Office of Field Policy and Management

From: Turner, Marvin
Sent: Friday, June 16, 2017 3:37 PM
To: Bregon, Nelson R <Nelson.R.Bregon@hud.gov>; DeFelice, Joseph J <Joseph.J.DeFelice@hud.gov>; Ott, Richard M <richard.m.ott@hud.gov>; Wolfe, Lisa A <Lisa.A.Wolfe@hud.gov>; Solivan, Elvis <Elvis.Solivan1@hud.gov>
Cc: Fadlelmola, Belinda J <Belinda.J.Fadlelmola@hud.gov>; Conlan, Russell S <Russell.S.Conlan@hud.gov>
Subject: FW: JUN 21 TOUR AGENDA

Nelson,

As promised, here is the updated agenda. This presumes walking.

M

From: Fadlelmola, Belinda J
Sent: Friday, June 16, 2017 2:28 PM
To: Turner, Marvin <Marvin.Turner@hud.gov>
Subject: JUN 21 TOUR AGENDA

BELINDA J FADLELMOLA
Senior Mgmt Analyst
DC WebManager, FOIA Liaison,
Congressional and Community Liaison
Senior Customer Service Project Manager
U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
HUD National Capital Area Office
820 First Street, NE Suite 300
Washington, DC 20002

AMERICAN OVERSIGHT

202-275-6280 (voice)
202-275-6381 (fax)
Belinda.J.Fadlelmola@hud.gov

AMERICAN OVERSIGHT

From: Turner, Marvin
Sent: Friday, June 16, 2017 3:45 PM
To: Bregon, Nelson R; DeFelice, Joseph J; Ott, Richard M; Wolfe, Lisa A; Solivan, Elvis
Cc: Fadlelmola, Belinda J; Conlan, Russell S
Subject: RE: JUN 21 TOUR AGENDA

Thank you!

M

From: Bregon, Nelson R
Sent: Friday, June 16, 2017 3:44 PM
To: Turner, Marvin <Marvin.Turner@hud.gov>; DeFelice, Joseph J <Joseph.J.DeFelice@hud.gov>; Ott, Richard M <richard.m.ott@hud.gov>; Wolfe, Lisa A <Lisa.A.Wolfe@hud.gov>; Solivan, Elvis <Elvis.Solivan1@hud.gov>
Cc: Fadlelmola, Belinda J <Belinda.J.Fadlelmola@hud.gov>; Conlan, Russell S <Russell.S.Conlan@hud.gov>
Subject: RE: JUN 21 TOUR AGENDA

Thank you DC A-Team. Have a great week end HAPPY FATHER'S DAY!

Nelson R. Bregón
Associate Assistant Deputy Secretary
Office of Field Policy and Management

> **From:** Turner, Marvin
> **Sent:** Friday, June 16, 2017 3:37 PM
> **To:** Bregon, Nelson R <Nelson.R.Bregon@hud.gov>; DeFelice, Joseph J <Joseph.J.DeFelice@hud.gov>; Ott, Richard M <richard.m.ott@hud.gov>; Wolfe, Lisa A <Lisa.A.Wolfe@hud.gov>; Solivan, Elvis <Elvis.Solivan1@hud.gov>
> **Cc:** Fadlelmola, Belinda J <Belinda.J.Fadlelmola@hud.gov>; Conlan, Russell S <Russell.S.Conlan@hud.gov>
> **Subject:** FW: JUN 21 TOUR AGENDA
>
> Nelson,
>
> As promised, here is the updated agenda. This presumes walking.
>
> M
>
> **From:** Fadlelmola, Belinda J
> **Sent:** Friday, June 16, 2017 2:28 PM
> **To:** Turner, Marvin <Marvin.Turner@hud.gov>
> **Subject:** JUN 21 TOUR AGENDA

AMERICAN OVERSIGHT

BELINDA J FADLELMOLA
Senior Mgmt Analyst
DC WebManager, FOIA Liaison,
Congressional and Community Liaison
Senior Customer Service Project Manager
U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
HUD National Capital Area Office
820 First Street, NE Suite 300
Washington, DC 20002
202-275-6280 (voice)
202-275-6381 (fax)
Belinda.J.Fadlelmola@hud.gov

AMERICAN OVERSIGHT

From: Williams, Sheppard V
Sent: Monday, June 19, 2017 10:13 AM
To: Dunn, Tracey
Cc: Ott, Richard M; DeFelice, Joseph J; Solivan, Elvis
Subject: RE: Congressional Inquiry: Rep. Evans (PA) - Constituent: James Bear - Antenna Install Rqst
Attachments: MFH Insturctions on FOIA, Controlled Correspondence and Webmail 6-19-17.pdf; JBear release form.pdf

Hi Tracey,

This matter does involve a multifamily property in Philadelphia. The Asset Manager is in the Philadelphia office, however, under the new procedures that MF-New York Regional Center issued, as of today we are to assign all controlled correspondence to a general mailbox for their Operations Division to coordinate. We will get it in the queue for the MF mailbox. I have already alerted the MF staff in the Philadelphia office where I believe the assignment will be made. Staff has already indicated that they currently are unaware of the lease submitted by G-town Radio and Interfaith House for HUD's review/approval.

See attached.

Call me if you have any questions.

S. Van Williams
Senior Management Analyst/Regional FOIA & CTS Liaison
Office of the Regional Administrator
Philadelphia Regional Office
Phone 215-430-6628 - Fax 215-656-3445
sheppard.v.williams@hud.gov

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From: Dunn, Tracey
Sent: Monday, June 19, 2017 9:02 AM
To: Williams, Sheppard V <sheppard.v.williams@hud.gov>
Cc: Ott, Richard M <richard.m.ott@hud.gov>; DeFelice, Joseph J <Joseph.J.DeFelice@hud.gov>
Subject: FW: Congressional Inquiry: Rep. Evans (PA) - Constituent: James Bear - Antenna Install Rqst
Importance: High

Hi Van,

Can you initiate a review of this inquiry from Rep. Evans' office, please?

AMERICAN OVERSIGHT

Tracey Dunn
Congressional Liaison
Office of Congressional
And Intergovernmental Relations
US Department of Housing and Urban Development
Main: (202) 708-0005 | Fax: (202) 708-3707
Direct: (202) 402-2403 | Mobile: (b)(6)

What's new @ HUD:
Community Assessment Reporting Tool (CART)
https://egis.hud.gov/cart (Ask me for a demonstration!)

From: Parker-Cox, Felicia [mailto:Felicia.Parker-Cox@mail.house.gov]
Sent: Friday, June 16, 2017 5:01 PM
To: Dunn, Tracey <Tracey.Dunn@hud.gov>
Subject: Constituent Inquiry-PA-02-(James Bear)

Good Afternoon, Tracey,

Attached you will find a Privacy Release Waiver for our constituent. Mr. Bear submitted a lease to HUD on behalf of his company, GTown Radio and Interfaith House. He has been trying to erect an antennae on the roof of Interfaith House, located at 18 W. Chelten Ave. Phila PA 19144) which is a HUD managed facility.

He has been waiting for a few months to receive approval to finalize having the antennae placed. Can you look into this issue and let me know if a resolution can be reached?

The form and explanation is attached.

Thank you,

Felicia

Felicia Parker-Cox
District Office Scheduler/Executive Assistant
Representative Dwight Evans (PA-02)
7174 Ogontz Avenue
Philadelphia, PA 19138
(215) 276-0340 Office
(b)(6) Mobile

Join the online conversation:

Click here for more legislative updates from Congressman Evans

AMERICAN OVERSIGHT

Williams, Sheppard V

From:	BaltimoreMultifamilyCorrespondence
Sent:	Friday, June 16, 2017 1:34 PM
To:	BaltimoreMultifamilyCorrespondence; Williams, Sheppard V; Stovall, Teresa V; Wallis, Patrick R; Matthews, Eugenia W; Robinson, Shana; Sillery, David A; Williams, Evie; Davis, Anne; Schmiegelow, Toni D; Fadlelmola, Belinda J; Everett, Janice C; Miller, Jane E
Cc:	WISE, BRETT W; Brown, Brenda J; Ashmore, Stacey L; Harding, Richard M; Jackson, Yvette B; Mcleod-Cooper, Angela; Parker, Judith; FORD, ROBERT J; Scheetz, Randall J; Downs, Sharon; Ellis, Lisa C; Dorm, Florence; Chappell, Katie M; Evans, Francina A; Gleaton, Ruth A; Jones, Ernestine P; Player, Mary M; Downes-Angus, Katherine P; SOKOLOW, ARDEN A; Grantling, Jessica V
Subject:	RE: Region III FOIA's, Correspondence and WebMail: Multifamily NE Region Baltimore Satellite Office and corresponding Field Offices

Good Afternoon Everyone,
This message is just a reminder that this coming **Monday June 19, 2017 this mailbox will be ready to** receive all inquiries such as FOIA's, Controlled Correspondence, Executive Orders, and Web Mails requiring a response from any Multifamily Employee whose properties fall under Region III's governing states: Delaware, District of Columbia, Maryland, Pennsylvania, Virginia and West Virginia.

Please just be sure to identify:

1. If you're looking for the staff to directly respond back to the recipient, provide you with the information so you can prepare a response, or identify if spoken via telephone how they resolved the issue.
2. If a final signature is needed, advise if we're to provide you with the response for final signature (for your RA/Deputy Secretary/FOD) and mail out or, can one of our Division Directors sign off on it.
3. The due date you would like the response sent back to you or replied by.

The Mailbox address is: BaltimoreMultifamilyCorrespondence@hud.gov

Thank you and have a great weekend!

Operations – Multifamily Northeast Region
U.S. Department of Housing and Urban Development

From: BaltimoreMultifamilyCorrespondence
Sent: Wednesday, May 31, 2017 7:07 PM
To: Williams, Sheppard V <sheppard.v.williams@hud.gov>; Stovall, Teresa V <teresa.v.stovall@hud.gov>; Wallis, Patrick R <Patrick.R.Wallis@hud.gov>; Matthews, Eugenia W <eugenia.w.matthews@hud.gov>; Robinson, Shana <Shana.Robinson@hud.gov>; Sillery, David A <David.A.Sillery@hud.gov>; Williams, Evie <Evie.Williams@hud.gov>; Davis, Anne <anne.davis@hud.gov>; Schmiegelow, Toni D <Toni.D.Schmiegelow@hud.gov>; Fadlelmola, Belinda J <Belinda.J.Fadlelmola@hud.gov>; Everett, Janice C <Janice.C.Everett@hud.gov>; Miller, Jane E <jane.e.miller@hud.gov>
Cc: WISE, BRETT W <Brett.W.Wise@hud.gov>; Brown, Brenda J <brenda.j.brown@hud.gov>; Ashmore, Stacey L <Stacey.L.Ashmore@hud.gov>; Harding, Richard M <Richard.M.Harding@hud.gov>; Jackson, Yvette B <yvette.b.jackson@hud.gov>; Mcleod-Cooper, Angela <Angela.Mcleod-Cooper@hud.gov>; Parker, Judith <Judith.Parker@hud.gov>; FORD, ROBERT J <ROBERT.J.FORD@hud.gov>; Scheetz, Randall J <Randall.J.Scheetz@hud.gov>; Downs, Sharon <sharon.downs@hud.gov>; Ellis, Lisa C <Lisa.C.Ellis@hud.gov>; Dorm, Florence <florence.dorm@hud.gov>; Chappell, Katie M <Katie.M.Chappell@hud.gov>; Evans, Francina A <Francina.A.Evans@hud.gov>; Gleaton, Ruth A <Ruth.A.Gleaton@hud.gov>; Jones, Ernestine P

AMERICAN OVERSIGHT

<Ernestine.P.Jones@hud.gov>; Player, Mary M <Mary.M.Player@hud.gov>; Downes-Angus, Katherine P <Katherine.P.Downes-Angus@hud.gov>; BaltimoreMultifamilyCorrespondence <BaltimoreMultifamilyCorrespondence@hud.gov>
Subject: Region III FOIA's, Correspondence and WebMail: Multifamily NE Region Baltimore Satellite Office and corresponding Field Offices

Good Afternoon Everyone,
So you may have heard that Multifamily' s NE Region would like to have some visibility and give you a main POC mailbox location where answers and or either information that you need for various types of correspondence will be received, routed, addressed and sent back to you for final close-out. As you can see this email is coming directly from our new correspondence mailbox BaltimoreMultifamilyCorrespondence@hud.gov . We look to implement this process around mid-June 2017 (this year) and to work with you in making this a streamline process between you and our staff.

I understand you (Region 3) has a turn-key process in place but the vision for this mailbox is just to provide you a centralized location so that you can send any inquiry such as FOIA's, Controlled Correspondence, Executive Orders, Web Mails request to one location not having to seek and find out who it goes to thru ought the Region. **We will do that for you!**
From this mailbox we will assist as to directly identify the property (based on address) and the assigned NE Multifamily staff member who then will provide back to you the response , or information needed to prepare the official final document for mailing or the staff can respond directly to the recipient (such as web mails).
This mailbox only serves the Multifamily North East Regional staff who's offices fall under Region 3 : Baltimore, Pittsburgh, Philadelphia, Richmond, Washington, and Charleston field Offices.

All I ask is when you send these inquiries to the mailbox please identify:

1. If you're looking for the staff to directly respond back to the recipient, provide you with the information so you can prepare a response, or identify if spoken via telephone how they resolved the issue.
2. If a final signature is needed, advise if we're to provide you with the response for final signature (for your RA/Deputy Secretary/FOD) and mail out or, can one of our Division Directors sign off on it.
3. The due date you would like the response sent back to you or replied by.

I look forward to working with you all going forward. If you have any questions feel free to contact me via email or telephone as my contact info is listed below in the signature.

Have a great day and best regards,

Tanesha Smith
Program Analyst
Operations – Northeast Regional Directors Office
U.S. Department of Housing and Urban Development
Multifamily Northeast Region
New York Regional Center
26 Federal Plaza Suite 3200
New York, NY 10278-0068
Phone: 212-542-7712
Fax: 212-542-7790

AMERICAN OVERSIGHT

Email: Tanesha.Smith@HUD.gov

The information in this email is privileged and confidential; release to any party or organization other than those in the address lines above is prohibited. If you have received this message in error, please destroy and notify me immediately. Federal law prohibits the disclosure or other use of this information.

DID YOU KNOW THAT HAVING 8% OF HUD MULTIFAMILY PROPERTIES WITH EPA PORTFOLIO MANAGER ACCOUNTS IS A GOAL THIS YEAR? SIGN UP FOR AN EPA PORTFOLIO MANAGER ACCOUNT NUMBER TODAY AND PROVIDE IT TO YOUR HUD ACCOUNT EXECUTIVE! FIND OUT MORE AT:
https://www.energystar.gov/buildings/facility-owners-and-managers/existing-buildings/use-portfolio-manager

AMERICAN OVERSIGHT

Privacy Act Release Form
Representative Dwight Evans – Second Congressional District, Pennsylvania

Under the Privacy Act of 1974, federal agencies are prohibited from disclosing information from your files to anyone without your written authorization. By completing this form and signing the Privacy Act statement below, you are authorizing the federal agency involved to disclose such information to U S Congressman Dwight Evans and/or members of his staff Such information will be kept confidential by them You also affirm that this request for assistance is in no way an attempt to evade or violate any federal, state, or local law

NAME (LAST) Bear (FIRST) James (MI) C

ADDRESS (b)(6)

COUNT (b)(6) EMAIL (b)(6)

PHONE 215-570-2490 CELL (b)(6) ALT

DATE OF BIRTH (b)(6) SSN (b)(6)

THIRD PARTY (if applicable) G-town Radio Relationship? Station Manager

Pursuant to the provisions of 5 U.S. Code 552a (Privacy Act of 1974) P. L. 93-579, I hereby authorize the release of information from my medical records, any files pertaining to me, or copies thereof, to U. S. Representative Dwight Evans and/or his staff.

SIGNATURE Jim Bear DATE 6/16/2017

If your matter concerns the **US Military or Veterans Affairs**, please provide the following information:

BRANCH _____ DATES OF SERVICE _____ TO _____ RANK _____
HOME OF RECORD _____ LAST DUTY STATION _____
DID YOU HAVE COMBAT SERVICE? NO _____ YES _____ CONFLICT _____
V.A. FILE NUMBER (if different from SSN) _____

Is this matter currently under consideration by an attorney? NO X YES

Have you contacted any other Congressional office about this matter? NO X YES ___ NAME _____
NOTE: If you would like Rep. Evans to take over your case from another congressional office, you must provide written documentation from that office indicating that the matter is closed with any other U S Representative or Senator's office before we can proceed on your behalf.

PLEASE EXPLAIN THE ISSUE YOU ARE FACING AND THE OUTCOME YOU WOULD LIKE TO SEE:
(Use reverse side or add another page if necessary, and attach any relevant documentation that may be helpful in resolving your issue.)

G-town Radio and Interfaith House (18 W. Chelten Ave) submitted a lease to HUD for review and approval. The lease will allow G-town Radio to put an antenna on the roof of Interfaith House. The lease was submitted on 2/20/17. No response from HUD has been received. We are requesting assistance in learning the status of the review from HUD. Jim Bear can be contacted for further information.

PLEASE COMPLETE AND RETURN FORM TO 7174 OGONTZ AVE, PHILADELPHIA, PA 19138 OR FAX TO 215-276-2939

AMERICAN OVERSIGHT

From: Wolfe, Lisa A
Sent: Tuesday, June 20, 2017 8:55 AM
To: Solivan, Elvis; DeFelice, Joseph J; Dunn, Tracey
Cc: Schmidt, Carrie S
Subject: RE: Essex Village
Attachments: Essex Village Briefing 05.11.17.docx

FYI

Lisa A. Wolfe
Regional Public Affairs Officer
Office of Field Policy and Management
U.S. Department of Housing and Urban Development
The Wanamaker Building, 100 Penn Square East
Philadelphia, PA 19107
Office: (215) 430-6640

From: Solivan, Elvis
Sent: Tuesday, June 20, 2017 8:51 AM
To: Wolfe, Lisa A <Lisa.A.Wolfe@hud.gov>
Subject: Essex Village

Good Morning,

Plz send me the one pager you sent joe on Essex village. I am not sure I have a copy. Thx for your help yesterday. Have a great day.

Get Outlook for iOS

AMERICAN OVERSIGHT

Essex Village, Henrico County, Va.
Briefing Report, 05.11.17

On March 30, Director Carrie Schmidt and members of the multifamily team met with Henrico County officials to discuss concerns about the HUD-assisted property, Essex Village at the Richmond Field Office. In preparation for the meeting on March 29, Brenda Brown, Director Baltimore MF Satellite Office, Lisa Ellis, Branch Chief, and Carolyn Anastasi, Resolution Specialist, met with PK Management Official Jenne McClain-Blankhead and others to tour the site. There were many obvious physical maintenance needs. HUD officials spoke to many residents and were invited into a few units. There is an obvious difference between the condition of elderly units and the condition of those mainly for families. PK Management is working on the Compliance, Disposition, and Enforcement (CDE) plan, (due May 25) following the failing REAC score. Management will be submitting monthly accounting reports and physical property updates.

On March 30, HUD staff met with Colonel Middleton, Deputy County Manager of Public Safety, and 10 other County Officials at the Richmond Field Office. The Colonel voiced complaints concerning exterior physical violation notices previously given to property as well as sewer issues (privately-owned). Brenda Brown discussed prior day property visit and planned physical repairs including a possible $19 million in rehab. Following the meeting, Brenda Brown spoke with owner, Gregory Perlman, to facilitate a meeting with the Colonel to open the lines of communication. A meeting via conference call will be scheduled monthly for property updates.

The development is considered a troubled property with a final REAC score, after appeal, of 51. The Owner's plan of correction is due in May (60 days after the posted score).

To date, the following is in process or has occurred.

- The Performance Based Contract Administrator (PBCA), Navigate Affordable Housing, conducted a Management Occupancy Review (MOR) on April 18. The final report was sent to the owner on April 28.
- PBCA Navigate Management Review included maintenance reports for over 3,000 requests for service in last year, averaging 261/month. All REAC exigent, health and safety deficiencies have been corrected.
- There has been continued media interest in Essex Village, including a FOIA request for the most recent REAC Inspection report (Not releasable for 120 days from report date). Three reporters are currently tracking the release of the report.
- An April 3 fire damaged eight units. No injuries occurred and all residents are back in their units. Restoration work has been completed except the unit in which the fire started; repairs are still underway and the resident was housed in an available apartment on site.
- PK Management is submitting bi-weekly property updates concerning sewer/maintenance issues and proposed project transformation through sale/merger with a nonprofit and the Compliance Disposition and Enforcement (CDE) plan is due May 25,2017.
- PK Management responded to Notice of Violation (NOV) and has completed a 100%-unit inspection.
- PK Management Official Jenne McClain-Blankhead confirmed that a meeting took place between Essex Village owner Gregory Perlman and Henrico County's Deputy County

AMERICAN OVERSIGHT

Manager of Public Safety Colonel Doug Middleton on May 8. Security, exterior site work and upgrades, sewer issues and completed work orders were discussed. County officials and PK Management agreed to meet again in 90 days.

- They are investigating a more controlled access to the property, have expanded security and have initiated a one-way entrance/exit during the evening hours.
- Confirmed that 100 percent of units have been inspected, work orders generated and work is just about complete.
- Owner walked through site and has ordered:
  - asphalt resealed and parking lot restriped – should be started this weekend.
  - Landscaping upgrades will continue;
  - Playground equipment has been repainted and new additions added.
  - An old basketball court area has been redefined and is being transformed to become a new fenced in 'tot' lot
- A contract is being sought to investigate (camera/engineering study) the sewer issues, the Colonel did acknowledge that although there were two backups in January, and that they were handled properly by PK Management.
- Mr. Perlman/owner addressed the police substation and stated his interest in accepting the Colonel's desire to increasing the usage of this unit,
- Both sides promised to cooperate with a common goal and meet again in 90 days,
- All in all, all parties felt it was a step in the right direction.

AMERICAN OVERSIGHT

From: Williams, Sheppard V
Sent: Monday, June 26, 2017 4:54 PM
To: DeFelice, Joseph J; Solivan, Elvis
Subject: RE: Haddington residence issue
Attachments: letter to HUD.PDF

Joe and Elvis,

This matter is in the process of being addressed by multifamily. Under Multifamily's new correspondence procedures, this request from (b)(6) was logged in CTS and assigned to Multifamily's correspondence last week with a due date of 7/5. The mother's name is (b)(6)

So we are waiting for Multifamily's response. I can inquire on Tuesday with Randy to see if they have any info.

Van

S. Van Williams
Senior Management Analyst/Regional FOIA & CTS Liaison
Office of the Regional Administrator
Philadelphia Regional Office
Phone 215-430-6628 - Fax 215-656-3445
sheppard.v.williams@hud.gov

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From: DeFelice, Joseph J
Sent: Monday, June 26, 2017 4:14 PM
To: Williams, Sheppard V <sheppard.v.williams@hud.gov>
Subject: Fwd: Haddington residence issue

Joseph J. DeFelice
Regional Administrator
U. S. Department of Housing and Urban Development

From (b)(6)
Sent: Monday, June 12, 2017 9:59:47 AM
To: DeFelice, Joseph J; Pam Jones
Subject: Haddington residence issue

Mr. Defelice

AMERICAN OVERSIGHT

I have attached a letter pertaining to our mother's application for senior living. She has been on the waiting list since January 2014. It is imperative that our mother find a place to live. Due to her handicap (hearing impaired), we believe she is not being considered residency. She desires to live at the Haddington facility and we know there have been plenty of people who have moved in and out of that facility since 2014. Please review the letter and faxes that are submitted for a better understanding. A hard copy is being mailed as well. We appreciate your time and look forward to speaking with you soon.

(b)(6)

AMERICAN OVERSIGHT

June 9, 2017

Joseph J. DeFelice
Regional Administrator
HUD
The Wanamaker Building
100 Penn Square East
Philadelphia, PA 19107

RE: (b)(6) **Residence as Haddington Elderly**
(b)(6)

Dear Mr. DeFelice:

We are writing on behalf of our mother (b)(6) who has applied (application number 0142102) for residency at the Mahlon M. Lewis Residence as Haddington Elderly Senior Living House. Just as way of background, our mother has a handicap (she is Hearing Impaired/Deaf) and we applied for residency in 2014.

We have called continuously after our site visit in 2015 about the status of our mother's application. We have been told that there has not been any availability and that she is still on the waiting list. We do know that several people have moved in and out of the facility since our first meeting.

We have some concerns that our mother's application is not being processed because of her handicap and the facility would not be able to accommodate her needs. If someone would discuss with us their concerns, we could let them know our mother's actual limitations and specific needs. An application has been filed in January 2014, a form was sent to the facility on August 13, 2014 stating to keep our mother on the waiting list. We were asked to come to the facility to fill out documents in August 2015 and missing documents were faxed to the facility on 7/7/2015 and 8/10/2015. All documents faxed are attached. It is very disheartening to not be contacted from the facility about our mother's housing status.

We are contacting you first to see what assistance and/or advice you can offer us in processing our mother's application. We have been advised to contact our State Representative to get assistance but we want to make sure that you were aware of our situation and give you an opportunity to advise us prior to seeking that assistance.

We are willing to schedule an appointment with you to discuss this matter further. Thank you for your attention in this matter.

Sincerely,

(b)(6)

Enclosures

AMERICAN OVERSIGHT

From: DeFelice, Joseph J
Sent: Tuesday, June 27, 2017 9:28 AM
To: Williams, Sheppard V; Solivan, Elvis
Subject: Re: Haddington residence issue

Please do. I would like to get back to her

Joseph J. DeFelice
Regional Administrator
U. S. Department of Housing and Urban Development

From: Williams, Sheppard V
Sent: Monday, June 26, 2017 4:53:30 PM
To: DeFelice, Joseph J; Solivan, Elvis
Subject: RE: Haddington residence issue

Joe and Elvis,

This matter is in the process of being addressed by multifamily. Under Multifamily's new correspondence procedures, this request from (b)(6) was logged in CTS and assigned to Multifamily's correspondence last week with a due date of 7/5. The mother's name is (b)(6)

So we are waiting for Multifamily's response. I can inquire on Tuesday with Randy to see if they have any info.
Van

S. Van Williams
Senior Management Analyst/Regional FOIA & CTS Liaison
Office of the Regional Administrator
Philadelphia Regional Office
Phone 215-430-6628 - Fax 215-656-3445
sheppard.v.williams@hud.gov

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From: DeFelice, Joseph J
Sent: Monday, June 26, 2017 4:14 PM
To: Williams, Sheppard V <sheppard.v.williams@hud.gov>
Subject: Fwd: Haddington residence issue

Joseph J. DeFelice
Regional Administrator
U. S. Department of Housing and Urban Development

AMERICAN OVERSIGHT

From: (b)(6)
Sent: Monday, June 12, 2017 9:59:47 AM
To: DeFelice, Joseph J; Pam Jones
Subject: Haddington residence issue

Mr. Defelice
I have attached a letter pertaining to our mother's application for senior living. She has been on the waiting list since January 2014. It is imperative that our mother find a place to live. Due to her handicap (hearing impaired), we believe she is not being considered residency. She desires to live at the Haddington facility and we know there have been plenty of people who have moved in and out of that facility since 2014. Please review the letter and faxes that are submitted for a better understanding. A hard copy is being mailed as well. We appreciate your time and look forward to speaking with you soon.

(b)(6)

AMERICAN OVERSIGHT

From: Wolfe, Lisa A
Sent: Tuesday, June 27, 2017 10:58 AM
To: DeFelice, Joseph J; Solivan, Elvis; Dunn, Tracey
Subject: FW: HUD Follow-up: Essex Village

FYI – missed you all on the first send. Waiting for a response from multifamily. Please note the Board of Supervisors meeting this evening.

Lisa A. Wolfe
Regional Public Affairs Officer
Office of Field Policy and Management
U.S. Department of Housing and Urban Development
The Wanamaker Building, 100 Penn Square East
Philadelphia, PA 19107
Office: (215) 430-6640

From: O'Brien, Kerri [mailto:KOBrien@wric.com]
Sent: Tuesday, June 27, 2017 10:53 AM
To: Wolfe, Lisa A <Lisa.A.Wolfe@hud.gov>
Subject: RE: HUD Follow-up: Essex Village

Hi Lisa,

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Kerr

Kerri O'Brien
Noon Anchor/Investigative Reporter
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kobrien@wric.com
Twitter: @Kerri8News
301 Arboretum Place, Richmond, Va 23236
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From: Wolfe, Lisa A [mailto:Lisa.A.Wolfe@hud.gov]
Sent: Thursday, June 01, 2017 4:31 PM
To: O'Brien, Kerri
Subject: HUD Follow-up: Essex Village

Kerri – Here's the update I promised. First off, I wanted you to know that I received word from PK Management's regional manager that she spoke with (b)(6) Wednesday morning. She has been temporarily moved to a hotel and will then move to a first-floor 3-bedroom apartment in the complex. PK Management has secured a company to help her make the move Friday morning. So, that is good news. And second, please know that we take the issues raised about the complex very seriously, and are taking the appropriate steps to ensure the families at Essex Village have housing that is decent, safe, sanitary and in good repair.

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Lisa

Lisa A. Wolfe
Regional Public Affairs Officer
Office of Field Policy and Management
U.S. Department of Housing and Urban Development
The Wanamaker Building, 100 Penn Square East
Philadelphia, PA 19107
Office: (215) 430-6640

AMERICAN OVERSIGHT

From: Williams, Sheppard V
Sent: Tuesday, June 27, 2017 4:21 PM
To: Green, Patrice R; Ott, Richard M; DeFelice, Joseph J; Robinson, Shana; Wolfe, Lisa A; Edwards, Nika V; Porinchak, Brandon R; Kirshenbaum, K Lyn; Porinchak, Brandon R; Solivan, Elvis
Subject: On Leave - Wednesday, June 28

I will return to work on Thursday

S. Van Williams
Senior Management Analyst/Regional FOIA & CTS Liaison
Office of the Regional Administrator
Philadelphia Regional Office
Phone 215-430-6628 - Fax 215-656-3445
sheppard.v.williams@hud.gov
[redacted]

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From: Williams, Sheppard V
Sent: Tuesday, June 27, 2017 5:13 PM
To: DeFelice, Joseph J
Cc: Solivan, Elvis; Ott, Richard M
Subject: RE: Haddington residence issue

Joe,

I am waiting for an update from the multifamily asset manager/contractor. Randy Scheetz contacted them about providing a status so that you could get back to (b)(6) Her mother applied for senior housing at Haddington Elderly but there is concern about how long it is taking. They feel that management has not been responsive to inquiries.

I will not be in the office tomorrow.

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From: DeFelice, Joseph J
Sent: Tuesday, June 27, 2017 9:28 AM
To: Williams, Sheppard V <sheppard.v.williams@hud.gov>; Solivan, Elvis <Elvis.Solivan1@hud.gov>
Subject: Re: Haddington residence issue

Please do. I would like to get back to her

Joseph J. DeFelice
Regional Administrator
U. S. Department of Housing and Urban Development

From: DeFelice, Joseph J
Sent: Monday, June 26, 2017 4:14 PM
To: Williams, Sheppard V <sheppard.v.williams@hud.gov>
Subject: Fwd: Haddington residence issue

AMERICAN OVERSIGHT

Joseph J. DeFelice
Regional Administrator
U. S. Department of Housing and Urban Development

From: (b)(6)
Sent: Monday, June 12, 2017 9:59:47 AM
To: DeFelice, Joseph J; Pam Jones
Subject: Haddington residence issue

Mr. Defelice
I have attached a letter pertaining to our mother's application for senior living. She has been on the waiting list since January 2014. It is imperative that our mother find a place to live. Due to her handicap (hearing impaired), we believe she is not being considered residency. She desires to live at the Haddington facility and we know there have been plenty of people who have moved in and out of that facility since 2014. Please review the letter and faxes that are submitted for a better understanding. A hard copy is being mailed as well. We appreciate your time and look forward to speaking with you soon.

(b)(6)

AMERICAN OVERSIGHT

From: Wolfe, Lisa A
Sent: Wednesday, June 28, 2017 11:21 AM
To: Iber, Robert G; Brown, Brenda J; Ellis, Lisa C; Anastasi, Carolyn M; Schmidt, Carrie S
Cc: DeFelice, Joseph J; Solivan, Elvis; Ott, Richard M; Brown, Jereon M
Subject: FW: HUD Follow-up: Essex Village

FYI

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They range from failing to maintain balconies to air condition problems to failing to fix plumbing.

Any comment from HUD?

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Subject: RE: HUD Follow-up: Essex Village

In Virginia if a Notice of Violation has been issued by the locality, and the time has expired to cure, next step is to take it to court.

Carrie S. Schmidt
Field Office Director
US Dept. of Housing & Urban Development
Richmond Field Office
600 E. Broad Street, Suite 300
Richmond, VA 23219
804-822-4807 (Voice)
804-822-4984 (Fax)

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Kerr

Kerri O'Brien
Noon Anchor/Investigative Reporter
WRIC News Where You Live
804-330-8830 Office
804-396-3978 Cell
kobrien@wric.com
Twitter: @Kerri8News
301 Arboretum Place, Richmond, Va 23236
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From: Wolfe, Lisa A [mailto:Lisa.A.Wolfe@hud.gov]
Sent: Thursday, June 01, 2017 4:31 PM
To: O'Brien, Kerri
Subject: HUD Follow-up: Essex Village

Kerri – Here's the update I promised. First off, I wanted you to know that I received word from PK Management's regional manager that she spoke with (b)(6) Wednesday morning. She has been temporarily moved to a hotel and

AMERICAN OVERSIGHT

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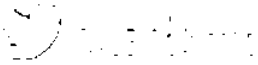
Lisa A. Wolfe
Regional Public Affairs Officer
Office of Field Policy and Management
U.S. Department of Housing and Urban Development

AMERICAN OVERSIGHT

The Wanamaker Building, 100 Penn Square East
Philadelphia, PA 19107
Office: (215) 430-6640



AMERICAN OVERSIGHT

From: Wolfe, Lisa A
Sent: Wednesday, June 28, 2017 11:35 AM
To: Schmidt, Carrie S; Anastasi, Carolyn M; Iber, Robert G; Brown, Brenda J; Ellis, Lisa C
Cc: DeFelice, Joseph J; Solivan, Elvis; Ott, Richard M; Brown, Jereon M
Subject: RE: HUD Follow-up: Essex Village

Already made the request. Will send as soon as I receive from the reporter. Checking online now…

Lisa A. Wolfe
Regional Public Affairs Officer
Office of Field Policy and Management
U.S. Department of Housing and Urban Development
The Wanamaker Building, 100 Penn Square East
Philadelphia, PA 19107
Office: (215) 430-6640

From: Schmidt, Carrie S
Sent: Wednesday, June 28, 2017 11:33 AM
To: Anastasi, Carolyn M <carolyn.m.anastasi@hud.gov>; Wolfe, Lisa A <Lisa.A.Wolfe@hud.gov>; Iber, Robert G <robert.g.iber@hud.gov>; Brown, Brenda J <brenda.j.brown@hud.gov>; Ellis, Lisa C <Lisa.C.Ellis@hud.gov>
Cc: DeFelice, Joseph J <Joseph.J.DeFelice@hud.gov>; Solivan, Elvis <Elvis.Solivan1@hud.gov>; Ott, Richard M <richard.m.ott@hud.gov>; Brown, Jereon M <Jereon.M.Brown@hud.gov>
Subject: RE: HUD Follow-up: Essex Village

In Virginia if a Notice of Violation has been issued by the locality, and the time has expired to cure, next step is to take it to court.

Carrie S. Schmidt
Field Office Director
US Dept. of Housing & Urban Development
Richmond Field Office
600 E. Broad Street, Suite 300
Richmond, VA 23219
804-822-4807 (Voice)
804-822-4984 (Fax)

Please do not print this e-mail unless necessary

From: Anastasi, Carolyn M
Sent: Wednesday, June 28, 2017 11:27 AM

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To: Wolfe, Lisa A <Lisa.A.Wolfe@hud.gov>; Iber, Robert G <robert.g.iber@hud.gov>; Brown, Brenda J <brenda.j.brown@hud.gov>; Ellis, Lisa C <Lisa.C.Ellis@hud.gov>; Schmidt, Carrie S <Carrie.S.Schmidt@hud.gov>
Cc: DeFelice, Joseph J <Joseph.J.DeFelice@hud.gov>; Solivan, Elvis <Elvis.Solivan1@hud.gov>; Ott, Richard M <richard.m.ott@hud.gov>; Brown, Jereon M <Jereon.M.Brown@hud.gov>
Subject: RE: HUD Follow-up: Essex Village

Can you request a copy of the criminal summons
to date these have not been shared by Henrico county.

From: Wolfe, Lisa A
Sent: Wednesday, June 28, 2017 11:21 AM
To: Iber, Robert G <robert.g.iber@hud.gov>; Brown, Brenda J <brenda.j.brown@hud.gov>; Ellis, Lisa C <Lisa.C.Ellis@hud.gov>; Anastasi, Carolyn M <carolyn.m.anastasi@hud.gov>; Schmidt, Carrie S <Carrie.S.Schmidt@hud.gov>
Cc: DeFelice, Joseph J <Joseph.J.DeFelice@hud.gov>; Solivan, Elvis <Elvis.Solivan1@hud.gov>; Ott, Richard M <richard.m.ott@hud.gov>; Brown, Jereon M <Jereon.M.Brown@hud.gov>
Subject: FW: HUD Follow-up: Essex Village
Importance: High

FYI

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From: O'Brien, Kerri [mailto:KOBrien@wric.com]
Sent: Wednesday, June 28, 2017 11:19 AM
To: Wolfe, Lisa A <Lisa.A.Wolfe@hud.gov>
Subject: RE: HUD Follow-up: Essex Village

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They range from failing to maintain balconies to air condition problems to failing to fix plumbing.

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From: Wolfe, Lisa A [mailto:Lisa.A.Wolfe@hud.gov]
Sent: Tuesday, June 27, 2017 10:56 AM
To: O'Brien, Kerri
Subject: RE: HUD Follow-up: Essex Village

Hi Kerri – Checking now. Will get back to you shortly.
Lisa

Lisa A. Wolfe
Regional Public Affairs Officer
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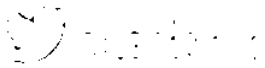

AMERICAN OVERSIGHT

From: Williams, Sheppard V
Sent: Wednesday, June 28, 2017 12:42 PM
To: DeFelice, Joseph J
Subject: Automatic reply: Haddington residence issue

I am not in the office today, Wednesday, June 28. I will respond to your message upon my return on June 29.

For immediate assistance, please contact our Customer Service Representative at 215-656-0600.

For FOIA matters, please contact my supervisor, Richard.M.Ott@hud.gov at 215-430-6621.

Thank you.

AMERICAN OVERSIGHT

From: DeFelice, Joseph J
Sent: Wednesday, June 28, 2017 12:42 PM
To: Williams, Sheppard V
Cc: Solivan, Elvis; Ott, Richard M
Subject: Re: Haddington residence issue

Great thank you

Joseph J. DeFelice
Regional Administrator
U. S. Department of Housing and Urban Development

From: Williams, Sheppard V
Sent: Tuesday, June 27, 2017 5:12:45 PM
To: DeFelice, Joseph J
Cc: Solivan, Elvis; Ott, Richard M
Subject: RE: Haddington residence issue

Joe,

I am waiting for an update from the multifamily asset manager/contractor. Randy Scheetz contacted them about providing a status so that you could get back to (b)(6) Her mother applied for senior housing at Haddington Elderly but there is concern about how long it is taking. They feel that management has not been responsive to inquiries.

I will not be in the office tomorrow.

S. Van Williams
Senior Management Analyst/Regional FOIA & CTS Liaison
Office of the Regional Administrator
Philadelphia Regional Office
Phone 215-430-6628 - Fax 215-656-3445
sheppard.v.williams@hud.gov

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From: DeFelice, Joseph J
Sent: Tuesday, June 27, 2017 9:28 AM
To: Williams, Sheppard V <sheppard.v.williams@hud.gov>; Solivan, Elvis <Elvis.Solivan1@hud.gov>
Subject: Re: Haddington residence issue

Please do. I would like to get back to her

AMERICAN OVERSIGHT

Joseph J. DeFelice
Regional Administrator
U. S. Department of Housing and Urban Development

From: DeFelice, Joseph J
Sent: Monday, June 26, 2017 4:14 PM
To: Williams, Sheppard V <sheppard.v.williams@hud.gov>
Subject: Fwd: Haddington residence issue

Joseph J. DeFelice
Regional Administrator
U. S. Department of Housing and Urban Development

From: (b)(6)
Sent: Monday, June 12, 2017 9:59:47 AM
To: DeFelice, Joseph J; Pam Jones
Subject: Haddington residence issue

Mr. Defelice
I have attached a letter pertaining to our mother's application for senior living. She has been on the waiting list since January 2014. It is imperative that our mother find a place to live. Due to her handicap (hearing impaired), we believe she is not being considered residency. She desires to live at the Haddington facility and we know there have been plenty of people who have moved in and out of that facility since 2014. Please review the letter and faxes that are submitted for a better understanding. A hard copy is being mailed as well. We appreciate your time and look forward to speaking with you soon.

(b)(6)

AMERICAN OVERSIGHT

From: Wolfe, Lisa A
Sent: Wednesday, June 28, 2017 12:44 PM
To: Iber, Robert G; Brown, Brenda J; Ellis, Lisa C; Anastasi, Carolyn M; Schmidt, Carrie S; Brown, Jereon M
Cc: DeFelice, Joseph J; Solivan, Elvis; Ott, Richard M; Rader, Brad E; Davis, Anne
Subject: FW: HUD Follow-up: Essex Village
Attachments: June 27 summonses.pdf

Here are the first NINE. Two more in the works...

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Office: (215) 430-6640

From: O'Brien, Kerri [mailto:KOBrien@wric.com]
Sent: Wednesday, June 28, 2017 12:43 PM
To: Wolfe, Lisa A <Lisa.A.Wolfe@hud.gov>
Subject: RE: HUD Follow-up: Essex Village

Lisa,

Here are copies of the summonses. There are 9.
Henrico tells me they will be serving two more.

Thanks,
Kerri

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Office of Field Policy and Management
U.S. Department of Housing and Urban Development
The Wanamaker Building, 100 Penn Square East
Philadelphia, PA 19107
Office: (215) 430-6640

AMERICAN OVERSIGHT

SUMMONS OF CORPORATION OR LEGAL ENTITY
MISDEMEANOR OR FELONY

COMMONWEALTH OF VIRGINIA Va. Code § 19.2-76; Rule 3A: 4

Henrico
CITY OR COUNTY

[X] General District Court
[ ] Juvenile and Domestic Relations District Court

4301 East Parham Road Henrico, VA 23228-2745
STREET ADDRESS OF COURT

TO THE ACCUSED:

The accused is commanded to appear before this Court on Jul 28, 2017 09:00 AM (DATE AND TIME OF HEARING) to answer the charge that on or about 06/26/2017 (DATE),

the accused did unlawfully [ ] and feloniously violate Virginia code by failing to properly replace or maintain balconies and guards which violates section 304.2, 304.9, 304.10 and 304.12 of the 2012 Virginia Maintenance Code.

[X] in violation of Section 36-106(a), Code of Virginia.

[ ] in violation of Section ....., Code or Ordinances of this city, county, or town.

The accused must appear in court at the time and place shown above and appear at all other times and places and before any court or judge to which this case may be rescheduled, continued, transferred or appealed.

I, the undersigned, have found probable cause to believe that the accused committed the offense charged,

Based on the sworn statements of Inspector R.T. Gordon Building Inspe, Complainant.

06/27/2017 08:42 AM
DATE AND TIME ISSUED

[ ] CLERK [X] MAGISTRATE [ ] JUDGE

R. Clegg

CASE NO.

ACCUSED:
Essex VA Investors LLC/
NAME OF LEGAL ENTITY
Paracorp Inc.
7288 Hanover Green Dr.
ADDRESS/LOCATION
Mechanicsville, VA 23111

CLASS U MISDEMEANOR

CLASS ____ FELONY

Service was made on a representative of the legal entity pursuant to Va. Code § 19.2-76.

DATE AND TIME OF SERVICE

....., OFFICER

BADGE NO., AGENCY AND JURISDICTION

for .....
SHERIFF

[ ] EXECUTED by service on an officer, director, manager, or employee of the accused legal entity.
[ ] EXECUTED by service on a registered agent.

NAME OF REPRESENTATIVE

TITLE OF REPRESENTATIVE

ADDRESS

Short Offense Description:
BUILDING CODE VIOLATION

Offense Tracking Number:
087GM1700022200

FOR ADMINISTRATIVE USE ONLY
Virginia Crime Code:
ORD-9967-M9

Hearing Date/Time
Jul 28, 2017
09:00 AM

FORM DC-321 MASTER 10/09

AMERICAN OVERSIGHT

AMERICAN OVERSIGHT

SUMMONS OF CORPORATION OR LEGAL ENTITY
MISDEMEANOR OR FELONY

COMMONWEALTH OF VIRGINIA Va. Code § 19.2-76; Rule 3A: 4

Henrico (CITY OR COUNTY)

[X] General District Court
[ ] Juvenile and Domestic Relations District Court

4301 East Parham Road Henrico, VA 23228-2745 (STREET ADDRESS OF COURT)

TO THE ACCUSED:

The accused is commanded to appear before this Court on Jul 28, 2017 09:00 AM (DATE AND TIME OF HEARING) to answer the charge that on or about 06/26/2017 (DATE),

the accused did unlawfully [ ] and feloniously violate Virginia code by failing to properly replace or maintain balconies and guards which violates section 304.10 and 304.12 of the 2012 Virginia Maintenance Code.

[X] in violation of Section 36-106(a), Code of Virginia.

[ ] in violation of Section ....., Code or Ordinances of this city, county, or town.

The accused must appear in court at the time and place shown above and appear at all other times and places and before any court or judge to which this case may be rescheduled, continued, transferred or appealed.

I, the undersigned, have found probable cause to believe that the accused committed the offense charged,

Based on the sworn statements of Inspector R.T. Gordon Building Inspe, Complainant.

06/27/2017 08:47 AM
DATE AND TIME ISSUED

[ ] CLERK [X] MAGISTRATE [ ] JUDGE

R. Clegg

CASE NO.

ACCUSED:
Essex VA Investors LLC/
NAME OF LEGAL ENTITY
Paracorp Inc.
7288 Hanover Green Dr.
ADDRESS/LOCATION
Mechanicsville, VA 23111

CLASS U MISDEMEANOR

CLASS ____ FELONY

Service was made on a representative of the legal entity pursuant to Va. Code § 19.2-76.

..... DATE AND TIME OF SERVICE

....., OFFICER

..... BADGE NO., AGENCY AND JURISDICTION

for ..... SHERIFF

[ ] EXECUTED by service on an officer, director, manager, or employee of the accused legal entity.
[ ] EXECUTED by service on a registered agent.

..... NAME OF REPRESENTATIVE

..... TITLE OF REPRESENTATIVE

..... ADDRESS

.....

Short Offense Description:
BUILDING CODE VIOLATION

Offense Tracking Number:
087GM1700022201

FOR ADMINISTRATIVE USE ONLY
Virginia Crime Code:
ORD-9967-M9

Hearing Date/Time
Jul 28, 2017
09:00 AM

HUD-17-0235-C-000711

FORM DC-321 MASTER 10/09

AMERICAN OVERSIGHT

SUMMONS OF CORPORATION OR LEGAL ENTITY
MISDEMEANOR OR FELONY

COMMONWEALTH OF VIRGINIA Va. Code § 19.2-76; Rule 3A: 4

Henrico (CITY OR COUNTY)

[X] General District Court
[ ] Juvenile and Domestic Relations District Court

4301 East Parham Road Henrico, VA 23228-2745 (STREET ADDRESS OF COURT)

TO THE ACCUSED:

The accused is commanded to appear before this Court on Jul 28, 2017 09:00 AM (DATE AND TIME OF HEARING) to answer the charge that on or about 06/26/2017 (DATE),

the accused did unlawfully [ ] and feloniously violate Virginia code by failing to properly replace and maintain damaged/decayed material in the roof which violates section 304.9 of the 2012 Virginia Maintenance Code.

[X] in violation of Section 36-106(a), Code of Virginia.

[ ] in violation of Section ..... , Code or Ordinances of this city, county, or town.

The accused must appear in court at the time and place shown above and appear at all other times and places and before any court or judge to which this case may be rescheduled, continued, transferred or appealed.

I, the undersigned, have found probable cause to believe that the accused committed the offense charged,

Based on the sworn statements of Inspector R.T. Gordon Building Inspe, Complainant.

06/27/2017 08:48 AM (DATE AND TIME ISSUED)

[ ] CLERK [X] MAGISTRATE [ ] JUDGE

R. Clegg

CASE NO.

ACCUSED:
Essex VA Investors LLC/ (NAME OF LEGAL ENTITY)
Paracorp Inc.
7288 Hanover Green Dr. (ADDRESS/LOCATION)
Mechanicsville, VA 23111

CLASS U MISDEMEANOR

CLASS ___ FELONY

Service was made on a representative of the legal entity pursuant to Va. Code § 19.2-76.

..... (DATE AND TIME OF SERVICE)

....., OFFICER

..... (BADGE NO., AGENCY AND JURISDICTION)

for ..... (SHERIFF)

[ ] EXECUTED by service on an officer, director, manager, or employee of the accused legal entity.
[ ] EXECUTED by service on a registered agent.

..... (NAME OF REPRESENTATIVE)

..... (TITLE OF REPRESENTATIVE)

..... (ADDRESS)

.....

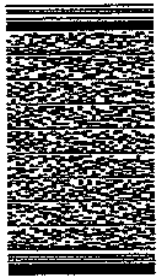
Short Offense Description:
BUILDING CODE VIOLATION

Offense Tracking Number:
087GM1700022202

FOR ADMINISTRATIVE USE ONLY
Virginia Crime Code:
ORD-9967-M9

Hearing Date/Time

Jul 28, 2017
09:00 AM



HUD-17-0235-C-000712

AMERICAN OVERSIGHT

SUMMONS OF CORPORATION OR LEGAL ENTITY
MISDEMEANOR OR FELONY

COMMONWEALTH OF VIRGINIA Va. Code § 19.2-76; Rule 3A: 4

Henrico
CITY OR COUNTY

[X] General District Court
[ ] Juvenile and Domestic Relations District Court

4301 East Parham Road Henrico, VA 23228-2745
STREET ADDRESS OF COURT

TO THE ACCUSED:

The accused is commanded to appear before this Court
on Jul 28, 2017 09:00 AM to answer the charge that on or about 06/26/2017,
DATE AND TIME OF HEARING DATE

the accused did unlawfully [ ] and feloniously
violate Virginia code by failing to properly replace and maintain guards and balconies which violates section 304.12 of the 2012 Virginia Maintenance Code.

[X] in violation of Section 36-106(a), Code of Virginia.

[ ] in violation of Section ..... , Code or Ordinances of this city, county, or town.

The accused must appear in court at the time and place shown above and appear at all other times and places and before any court or judge to which this case may be rescheduled, continued, transferred or appealed.

I, the undersigned, have found probable cause to believe that the accused committed the offense charged,
Based on the sworn statements of Inspector R.T. Gordon Building Inspe, Complainant.

06/27/2017 08:54 AM
DATE AND TIME ISSUED

[ ] CLERK [X] MAGISTRATE [ ] JUDGE
R. Clegg

CASE NO.

ACCUSED:
Essex VA Investors LLC/
NAME OF LEGAL ENTITY
Paracorp Inc.
7288 Hanover Green Dr.
ADDRESS/LOCATION
Mechanicsville, VA 23111

CLASS U MISDEMEANOR

CLASS ____ FELONY

Service was made on a representative of the legal entity pursuant to Va. Code § 19.2-76.

DATE AND TIME OF SERVICE

....., OFFICER

BADGE NO., AGENCY AND JURISDICTION

for .....
SHERIFF

[ ] EXECUTED by service on an officer, director, manager, or employee of the accused legal entity.
[ ] EXECUTED by service on a registered agent.

NAME OF REPRESENTATIVE

TITLE OF REPRESENTATIVE

ADDRESS

Short Offense Description:
BUILDING CODE VIOLATION

Offense Tracking Number:
087GM1700022204

FOR ADMINISTRATIVE USE ONLY
Virginia Crime Code:
ORD-9967-M9

Hearing Date/Time
Jul 28, 2017
09:00 AM

HUD-17-0235-C-000713

FORM DC-321 MASTER 10/09

AMERICAN OVERSIGHT

SUMMONS OF CORPORATION OR LEGAL ENTITY
MISDEMEANOR OR FELONY

COMMONWEALTH OF VIRGINIA Va. Code § 19.2-76; Rule 3A: 4

Henrico
CITY OR COUNTY

[X] General District Court
[ ] Juvenile and Domestic Relations District Court

4301 East Parham Road Henrico, VA 23228-2745
STREET ADDRESS OF COURT

TO THE ACCUSED:

The accused is commanded to appear before this Court
on Jul 28, 2017 09:00 AM to answer the charge that on or about 06/26/2017,
DATE AND TIME OF HEARING DATE

the accused did unlawfully [ ] and feloniously
violate Virginia code by failing to properly replace and maintain guards and balconies which violates section 304.10 and 304.12 of the 2012 Virginia Maintenance Code.

[X] in violation of Section 36-106(a), Code of Virginia.

[ ] in violation of Section ..... , Code or Ordinances of this city, county, or town.

The accused must appear in court at the time and place shown above and appear at all other times and places and before any court or judge to which this case may be rescheduled, continued, transferred or appealed.

I, the undersigned, have found probable cause to believe that the accused committed the offense charged,

Based on the sworn statements of Inspector R.T. Gordon Building Inspe, Complainant.

06/27/2017 08:52 AM
DATE AND TIME ISSUED

[ ] CLERK [X] MAGISTRATE [ ] JUDGE

R. Clegg

CASE NO.

ACCUSED:
Essex VA Investors LLC/
NAME OF LEGAL ENTITY
Paracorp Inc.
7288 Hanover Green Dr.
ADDRESS/LOCATION
Mechanicsville, VA 23111

CLASS U MISDEMEANOR

CLASS ____ FELONY

Service was made on a representative of the legal entity pursuant to Va. Code § 19.2-76.

DATE AND TIME OF SERVICE

, OFFICER

BADGE NO., AGENCY AND JURISDICTION

for
SHERIFF

[ ] EXECUTED by service on an officer, director, manager, or employee of the accused legal entity.
[ ] EXECUTED by service on a registered agent.

NAME OF REPRESENTATIVE

TITLE OF REPRESENTATIVE

ADDRESS

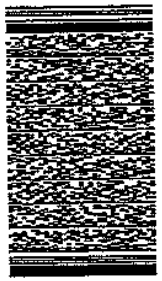
Short Offense Description:
BUILDING CODE VIOLATION

Offense Tracking Number:
087GM1700022203

FOR ADMINISTRATIVE USE ONLY
Virginia Crime Code:
ORD-9967-M9

Hearing Date/Time

Jul 28, 2017
09:00 AM



HUD-17-0235-C-000714

FORM DC-321 MASTER 10/09

AMERICAN OVERSIGHT

SUMMONS OF CORPORATION OR LEGAL ENTITY
MISDEMEANOR OR FELONY

COMMONWEALTH OF VIRGINIA Va. Code § 19.2-76; Rule 3A: 4

Henrico (CITY OR COUNTY)

[X] General District Court
[ ] Juvenile and Domestic Relations District Court

4301 East Parham Road Henrico, VA 23228-2745 (STREET ADDRESS OF COURT)

TO THE ACCUSED:

The accused is commanded to appear before this Court on Jul 14, 2017 09:00 AM (DATE AND TIME OF HEARING) to answer the charge that on or about 06/15/2017 (DATE),

the accused did unlawfully [ ] and feloniously violate Virginia code section by failing to properly replace or maintain plumbing systems and fixtures. Failing to properly maintain interior structure in sound and sanitary condition, Failing to keep structure free from pest and rodent infestation. Failing to provide interior doors for safety, security and privacy. At 222 2D Engleside Cir. Richmond, VA, which violates section 305.1, 309.1, 305.3, 305.6, 504.1 of the 2012 VA Maintenance Code.

[X] in violation of Section 36-106(a), Code of Virginia.

[ ] in violation of Section ..... , Code or Ordinances of this city, county, or town.

The accused must appear in court at the time and place shown above and appear at all other times and places and before any court or judge to which this case may be rescheduled, continued, transferred or appealed.

I, the undersigned, have found probable cause to believe that the accused committed the offense charged,

Based on the sworn statements of Bldg Inspector Kirkbride, Rodney R 707, Complainant.

06/23/2017 03:17 PM (DATE AND TIME ISSUED)

[ ] CLERK [X] MAGISTRATE [ ] JUDGE

Leonard Broadnax

CASE NO.

ACCUSED:
Essex VA Investors LLC (NAME OF LEGAL ENTITY)
Paracorp Inc
7288 Hanover Green Drive (ADDRESS/LOCATION)
Mechanicsville, VA 23111

CLASS U MISDEMEANOR

CLASS ___ FELONY

Service was made on a representative of the legal entity pursuant to Va. Code § 19.2-76.

6-27-17 @ 1425 (DATE AND TIME OF SERVICE)

LT. B.T. Mullen, OFFICER

0119 HCSO (BADGE NO., AGENCY AND JURISDICTION)

for Col. D. Hines (SHERIFF)

[ ] EXECUTED by service on an officer, director, manager, or employee of the accused legal entity.
[ ] EXECUTED by service on a registered agent.

Beth Epstein (NAME OF REPRESENTATIVE)

R/A (TITLE OF REPRESENTATIVE)

Same as above (ADDRESS)

Short Offense Description:
BUILDING CODE VIOLATION

Offense Tracking Number:
087GM1700021758

FOR ADMINISTRATIVE USE ONLY
Virginia Crime Code:
ORD-9967-M9

Hearing Date/Time
Jul 14, 2017
09:00 AM

HUD-17-0235-C-000715

AMERICAN OVERSIGHT

SUMMONS OF CORPORATION OR LEGAL ENTITY
MISDEMEANOR OR FELONY

COMMONWEALTH OF VIRGINIA Va. Code § 19.2-76; Rule 3A: 4

Henrico
CITY OR COUNTY

[X] General District Court
[ ] Juvenile and Domestic Relations District Court

4301 East Parham Road Henrico, VA 23228-2745
STREET ADDRESS OF COURT

TO THE ACCUSED:

The accused is commanded to appear before this Court on Jul 28, 2017 09:00 AM (DATE AND TIME OF HEARING) to answer the charge that on or about 06/22/2017 (DATE),

the accused did unlawfully [ ] and feloniously violate Virginia code section by failing to properly replace or maintain air conditioning to occupants of dwelling units of 80 degrees or less and failure to maintain Mechanical and Electrical Equipment which violates section 602.4 and 601.2 of the 2012 ~~IPMC~~ VA Maintenance Code. (MF)

[ ] in violation of Section ..... , Code of Virginia.

[X] in violation of Section 36-106(a) , Code or Ordinances of this city, county, or town.

The accused must appear in court at the time and place shown above and appear at all other times and places and before any court or judge to which this case may be rescheduled, continued, transferred or appealed.

I, the undersigned, have found probable cause to believe that the accused committed the offense charged,

Based on the sworn statements of Bldg Inspector Kirkbride, Rodney R 707, Complainant.

06/26/2017 10:31 AM
DATE AND TIME ISSUED

[ ] CLERK [X] MAGISTRATE [ ] JUDGE
Madilyn Pierce

CASE NO.

ACCUSED:
Essex VA Investors LLC/
NAME OF LEGAL ENTITY
Paracorp Inc.
7288 Hanover Green Dr.
ADDRESS/LOCATION
Mechanicsville, VA 23111

CLASS U MISDEMEANOR

CLASS ___ FELONY

Service was made on a representative of the legal entity pursuant to Va. Code § 19.2-76.

6-27-17 @ 1405
DATE AND TIME OF SERVICE
Lt. B.T. Mullroy, OFFICER
0119 HCSO
BADGE NO., AGENCY AND JURISDICTION
for Col. D. Hries
SHERIFF

[ ] EXECUTED by service on an officer, director, manager, or employee of the accused legal entity.
[ ] EXECUTED by service on a registered agent.
Beth Epstein
NAME OF REPRESENTATIVE
R/A
TITLE OF REPRESENTATIVE
Same as above
ADDRESS

Short Offense Description:
BUILDING CODE VIOLATION

Offense Tracking Number:
087GM1700022047

FOR ADMINISTRATIVE USE ONLY
Virginia Crime Code:
ORD-9967-M9

Hearing Date/Time
Jul 28, 2017
09:00 AM

HUD-17-0235-C-000716

AMERICAN OVERSIGHT

SUMMONS OF CORPORATION OR LEGAL ENTITY
MISDEMEANOR OR FELONY

COMMONWEALTH OF VIRGINIA Va. Code § 19.2-76; Rule 3A: 4

Henrico
CITY OR COUNTY

[X] General District Court
[ ] Juvenile and Domestic Relations District Court

4301 East Parham Road Henrico, VA 23228-2745
STREET ADDRESS OF COURT

TO THE ACCUSED:

The accused is commanded to appear before this Court on Jul 14, 2017 09:00 AM (DATE AND TIME OF HEARING) to answer the charge that on or about 06/14/2017 (DATE),

the accused did unlawfully [ ] and feloniously violate Virginia code section by failing to properly maintain plumbing fixtures, garbage disposal and sink pipes leaking into cabinet base. Abate mice infestation. Failing to maintain interior structure in good repair, holes in base boards and in mechanical closet allowing pest and rodent entry. At 114 1A Engleside Cir. Richmond, VA, which violates section 305.1, 309.1, 309.4, 504.1 of the 2012 VA Maintenance Code.

[X] in violation of Section 36-106(a), Code of Virginia.

[ ] in violation of Section ..... , Code or Ordinances of this city, county, or town.

The accused must appear in court at the time and place shown above and appear at all other times and places and before any court or judge to which this case may be rescheduled, continued, transferred or appealed.

I, the undersigned, have found probable cause to believe that the accused committed the offense charged, Based on the sworn statements of Bldg Inspector Kirkbride, Rodney R 70', Complainant.

06/23/2017 03:30 PM
DATE AND TIME ISSUED

Leonard Broadnax
[ ] CLERK [X] MAGISTRATE [ ] JUDGE

CASE NO.

ACCUSED:
Essex VA Investors LLC
NAME OF LEGAL ENTITY
Paracorp Inc
7288 Hanover Green Drive
ADDRESS/LOCATION
Mechanicsville, VA 23111

CLASS U MISDEMEANOR

CLASS ____ FELONY

Service was made on a representative of the legal entity pursuant to Va. Code § 19.2-76.

June 27, 2017 1402
DATE AND TIME OF SERVICE
Capt. Joe Nelson, OFFICER
Hanover Sheriff's Office
BADGE NO., AGENCY AND JURISDICTION
for C.L. D.L. Hines
SHERIFF

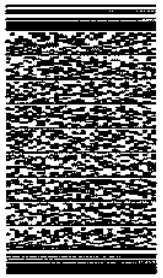
[ ] EXECUTED by service on an officer, director, manager, or employee of the accused legal entity.
[X] EXECUTED by service on a registered agent.
Beth Epstein
NAME OF REPRESENTATIVE
Registered Agent
TITLE OF REPRESENTATIVE
7288 Hanover Green Dr
ADDRESS
Mech. Va 23111

Short Offense Description:
BUILDING CODE VIOLATION

Offense Tracking Number:
087GM1700021763

FOR ADMINISTRATIVE USE ONLY
Virginia Crime Code:
ORD-9967-M9

Hearing Date/Time
Jul 14, 2017
09:00 AM



HUD-17-0235-C-000717

FORM DC-321 MASTER 10/09

SUMMONS OF CORPORATION OR LEGAL ENTITY
MISDEMEANOR OR FELONY

COMMONWEALTH OF VIRGINIA Va. Code § 19.2-76; Rule 3A: 4

Henrico
CITY OR COUNTY

[X] General District Court
[ ] Juvenile and Domestic Relations District Court

4301 East Parham Road Henrico, VA 23228-2745
STREET ADDRESS OF COURT

TO THE ACCUSED:

The accused is commanded to appear before this Court on Jul 28, 2017 09:00 AM (DATE AND TIME OF HEARING) to answer the charge that on or about 06/22/2017 (DATE),

the accused did unlawfully [ ] and feloniously violate Virginia code section by failing to properly replace or maintain air conditioning to occupants of dwelling units of 80 degrees or less and failure to maintain Mechanical and Electrical Equipment at 110 1A Engleside Cir., Richmond, VA, which violates section 602.4 and 601.2 of the 2012 ~~IPMC~~ VA Maintenance Code. (MB)

[ ] in violation of Section ..... , Code of Virginia.

[X] in violation of Section 36-106(a) , Code or Ordinances of this city, county, or town.

The accused must appear in court at the time and place shown above and appear at all other times and places and before any court or judge to which this case may be rescheduled, continued, transferred or appealed.

I, the undersigned, have found probable cause to believe that the accused committed the offense charged,

Based on the sworn statements of Bldg Inspector Kirkbride, Rodney R 70', Complainant.

06/26/2017 10:38 AM
DATE AND TIME ISSUED

[ ] CLERK [X] MAGISTRATE [ ] JUDGE
Madilyn Pierce

CASE NO.

ACCUSED:
Essex VA Investors LLC/
NAME OF LEGAL ENTITY
Paracorp Inc.
7288 Hanover Green Dr.
ADDRESS/LOCATION
Mechanicsville, VA 23111

CLASS U MISDEMEANOR

CLASS ____ FELONY

Service was made on a representative of the legal entity pursuant to Va. Code § 19.2-76.

6-27-17 @ 1425
DATE AND TIME OF SERVICE
H. D. T. Mills 0115, OFFICER
HCSO
BADGE NO., AGENCY AND JURISDICTION
for Col D. L. Hein
SHERIFF

[ ] EXECUTED by service on an officer, director, manager, or employee of the accused legal entity.
[ ] EXECUTED by service on a registered agent.
Beth Epstein
NAME OF REPRESENTATIVE
R/A
TITLE OF REPRESENTATIVE
Same as above
ADDRESS

Short Offense Description:
BUILDING CODE VIOLATION

Offense Tracking Number:
087GM1700022048

FOR ADMINISTRATIVE USE ONLY
Virginia Crime Code:
ORD-9967-M9

Hearing Date/Time
Jul 28, 2017
09:00 AM

FORM DC-321 MASTER 10/09

AMERICAN OVERSIGHT

From: Wolfe, Lisa A
Sent: Thursday, June 29, 2017 7:11 AM
To: Iber, Robert G; Brown, Brenda J; Ellis, Lisa C; Anastasi, Carolyn M; Schmidt, Carrie S
Cc: DeFelice, Joseph J; Solivan, Elvis; Ott, Richard M; Dunn, Tracey; Brown, Jereon M; Jih, Deena S; Davis, Anne
Subject: FW: HUD Priority Daily Briefing (6-29-17)
Attachments: HUD Priority Daily Briefing (6-29-17).docx

Good morning – Please see the early clips about Essex Village. I understand Deena's concern about submitter notification and the need for it, but I really believe if we can expedite the release of the CDE Plan, officials, reporters and readers will understand there is a plan in place and the property owner/management is taking action to make the needed repairs.

I have a number of outstanding media inquiries that are citing the inactivity of HUD to take action—which we all know is not the case. Any help in moving the release of the plan under FOIA will be much appreciated. Thanks!
Lisa

Lisa A. Wolfe
Regional Public Affairs Officer
Office of Field Policy and Management
U.S. Department of Housing and Urban Development
The Wanamaker Building, 100 Penn Square East
Philadelphia, PA 19107
Office: (215) 430-6640

From: HUD Daily [mailto:hud@techmis.com]
Sent: Thursday, June 29, 2017 6:44 AM
To: tom.lewis@techmis.com
Subject: HUD Priority Daily Briefing (6-29-17)
Importance: High

HUD PRIORITY DAILY BRIEFING

Prepared for the Office of Public Affairs,
U.S. Department of Housing & Urban Development
By TechMIS
www.techmis.com/hud

AMERICAN OVERSIGHT

TO: U.S. Department of Housing and Urban Development & Staff
DATE: Thursday, June 29, 2017 7:00 AM ET

HUD News and Opinion

Ben Carson's visit to Baltimore met with protesters (WBAL TV, MD)

HUD Secretary Carson eludes protesters (Baltimore Brew, MD)

Dozens Greet Ben Carson in Baltimore to Decry his Cruel Cuts to Public Housing (The Real News Network)

Beware the Agency Leadership Void (Government Executive)

LeadingAge Hosts Rally on Capitol Hill to Save HUD 202 (LeadingAge)

[NH] Concord Homeless Shelter Settles With HUD, Victim After Domestic Violence Discrimination Allegations (New Hampshire Public Radio, Concord, NH)

[CT] MHA seeking $23M loan for Bristol project (My Record Journal, CT)

[DC] A Housing Stipend for Congress? There's a Better Way (Bloomberg View)

[VA] Essex Village owner faces 9 criminal charges for building violations (WTOC-TV CBS 11 Savannah, GA)

[VA] Henrico County officials to take Essex Village operators to court over building code violations (Richmond Times-Dispatch, VA)

[VA] Henrico serves criminal summonses against Essex Village management (Henrico Citizen, VA)

[VA] Henrico officials respond to Essex Village for sewage overflow (WTVR CBS 6, VA)

[NC] HUD lifts sanctions on authority (The Robesonian, NC)

[FL] Federal Probe Looks At Miami-Dade Affordable Housing Projects (WLRN, FL)

[TN] Chattanooga receives funding to build lead-safe homes (Chattanooga Times Free Press, TN)

[IL] HUD Secretary Carson ends contract between ACHA and Local 773, citing financial concerns (The Southern, IL)

[OH] Cleveland, Cuyahoga County receive federal money for lead clean up (Cleveland Plain Dealer, OH)

[IA] UPDATE: Waterloo awarded $3M lead-removal grant (The Courier, IA)

[AZ] Arizona to receive funding from HUD for home hazard protection (KTAR News Radio, Phoenix, AZ)

[AZ] Head of troubled Navajo Housing Authority to step down (KVOA-TV NBC 4 Tucson, AZ)

Affordable Housing

[NY] Task Force Pushes Plan To Bring Affordable Apartments To Saratoga Springs (WAMC Northeast Radio, NY)

[CA] Los Angeles takes a step toward making evictions more difficult for landlords (Los Angeles Times)

[CA] Housing best weapon against mental illness (San Francisco Chronicle, CA)

[CA] San Francisco's Civil War Over Affordable Housing (The Atlantic CityLab)

Fair Housing

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[WA] 'You just hit this wall': The long road taken by many in a 'rapid' homeless housing program (Seattle Times, WA)

[WA] Seattle opens bidding for $30 million in homeless services (seattlepi.com, WA)

[WA] Women in Black: They stand vigil, speak the names of Seattle area's homeless who've died (Seattle Times, WA)

[CA] 1 in 5 L.A. community college students is homeless, survey finds (Los Angeles Times)

[CA] Smarter Design for Skid Row (The Atlantic CityLab)

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Unexpected Drop in U.S. Pending Home Sales Shows Inventory Woes (Bloomberg)

Pending home sales tumble as supply crisis worsens (CNBC)

Pending-home sales stumble as low inventory chokes market (MarketWatch)

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Editorial Note: This Brief represents summarized content - click on the hyperlink to access full-text articles for these news summaries.

HUD News and Opinion

Ben Carson's visit to Baltimore met with protesters (WBAL TV, MD)
WBAL TV
(6/29/2017 5:30 AM, Barry Simms)
Housing secretary meets with mayor, city housing team

BALTIMORE — Housing Secretary Ben Carson is in Baltimore this week, and the former neurosurgeon's trip back was met with protesters.

The protesters are upset with proposed cuts to the Housing and Urban Development budget that they believe will harm families

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and create more homeless nationwide.

Carson was in Baltimore Wednesday for several private meetings, one of which was with Mayor Catherine Pugh and the city's housing team.

Carson made no comment as he left the Charles Benton Building in downtown Baltimore. His staff termed it as a private meeting, saying he would answer questions during an informal news conference Thursday.

Pugh described what she called a session with the secretary, saying, "What's really important is that continued relationship and the hundreds of millions of dollars that have been invested in Baltimore by HUD, how much we still need those dollars, and as we continue to look at expanding neighborhoods and communities and giving folks opportunities to be in housing that is affordable, that HUD is important to Baltimore City."

Some community activists gathered outside Henderson Hopkins Elementary School in east Baltimore, where Carson attended an event. The activists voiced their discontent with President Donald Trump's proposed cuts of more than $6 billion, and they called for states, local governments and private entities to assist more in handling the needs of affordable housing.

"Community development block grants are being eliminated. The home program is being eliminated. The National Housing Trust Fund is being eliminated. Rather than eliminating things, we need more of them. Baltimore has, oh, we don't know, 45,000 vacant houses, and it has tens of thousands of people who get eviction notices every year. Let's make positive changes, not negative changes," said Jeff Singer, with City Advocates in Solidarity with the Homeless.

Carson has public appearances scheduled Thursday. He will visit two houses where HUD grants have paid for lead remediation work, and he's scheduled to return to Henderson Hopkins Elementary School for a national Healthy Homes Community Family Fair.

[Editorial note: VIDEO at source].

HUD Secretary Carson eludes protesters (Baltimore Brew, MD)
Baltimore Brew
(6/29/2017 5:30 AM, Baltimore Brew)
Ben Carson, the U.S. Secretary of Housing and Urban Development, slipped in and out of an East Baltimore public school today, holding a private meeting with several local officials while about 50 protesters waited patiently outside to express their concerns about the Trump administration's housing policies.

"There was a big black SUV in the parking lot with a chauffeur in a black uniform, and there were people going into the school who said they were going to speak to the secretary. But we never got a chance to even see him," said Jeff Singer, a homeless advocate who helped organize the protest.

Singer identified two of the participants as Greg Sileo, assistant Baltimore health commissioner, and Redonda Miller, president of the Johns Hopkins Hospital. "They told us they were there for a 'listening session' with Carson," Singer said. Sileo and Miller could not be reached for comment this evening.

Last week HUD announced that Carson would come to Baltimore today to meet with local officials at the Henderson-Hopkins public school. The press office later refused to confirm the meeting after it became apparent that several housing groups planned to protest the visit of the retired Johns Hopkins neurosurgeon who was named the top U.S. housing administrator.

The HUD press office, however, stressed that Carson will appear tomorrow (Thursday) in Baltimore to visit two homes that benefited from HUD lead hazard control grants and would be available for a "press gaggle" between 9:30 and 9:37 a.m. at 3104 Gwynns Falls Parkway.

Dozens Greet Ben Carson in Baltimore to Decry his Cruel Cuts to Public Housing (The Real News Network)
The Real News Network
(6/29/2017 5:30 AM, The Real News Network)
VIDEO. Activists rallied in Baltimore to say the deep cuts to public housing proposed by Trump's HUD Secretary Ben Carson will

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destabilize communities and hurt the city's most vulnerable residents

[Editorial note: TRANSCRIPT at source].

Beware the Agency Leadership Void (Government Executive)
Government Executive
(6/28/2017 1:36 PM, Matthew Dull)
Whatever else transpires, many government workers will remember 2017 as the year of the empty office. Almost six months along, the Trump administration's appointments strategy is a slow moving disaster. The administration has not even nominated candidates to fill three-quarters of top Senate-confirmed agency appointee positions, according to the the Political Appointee Tracker developed by the Partnership for Public Service and the Washington Post.

Across federal agencies, anecdotes abound of quiet hallways and pervasive uncertainty. A palpable emptiness fills the southwest corner of the Main Treasury Building's third floor, where empty offices of the department's 27 vacant appointee positions await occupants. Secretary Steven Mnuchin remains the only confirmed Treasury Department appointee. Cabinet secretaries are the only confirmed appointees in the departments of Agriculture (12 vacant positions), Commerce (20), Education (14), Energy (21), Housing and Urban Development (11), Interior (16), Labor (13), and Veterans Affairs (10). Even agencies critical to the Trump administration's security agenda are coping with a gaping leadership void. At the Defense Department, 47 of 53 positions are vacant. At Homeland Security, 10 out of 13 appointee positions remain vacant.

LeadingAge Hosts Rally on Capitol Hill to Save HUD 202 (LeadingAge)
LeadingAge
(6/28/2017 1:09 PM, Linda Couch)
More than 1,100 residents of HUD Section 202 Housing for the Elderly communities were joined by members of the U.S. Senate and House, as well as leading advocates for affordable housing for older adults, at a June 27 rally outside the Capitol building in Washington, DC.

"Save affordable senior housing!" An early chant from the crowd, led by emcee Steve Fleming, president and CEO of WellSpring and chair-elect of LeadingAge, got the juices flowing. Patricia Davis, a resident of Retirement Housing Foundation's North Capitol at Plymouth 202 community in Washington, DC, told the boisterous crowd 13 reasons why she loves her home, including affordability, excellent management, and "our independence."

Representative Al Green (D-TX), a member of the House Committee on Financial Services, which has jurisdiction over housing policy, revved up the crowd and ensured attendees, "I'm going to work as hard as I can to protect your Medicare, to protect your Social Security, and your Section 202 housing!"

Volunteers of America's (VOA) Executive Vice President for Housing Patrick Sheridan told 2 moving stories of residents served by 202 communities sponsored by VOA, one who would otherwise likely be homeless and the other resident who might unnecessarily be in a nursing home without the Section 202 program. Mr. Sheridan implored residents and other advocates to join the Seniors Action Network, a grassroots movement to give America's seniors a greater voice in public policy, which VOA and LeadingAge coordinate jointly.

After Mr. Sheridan, House HUD Appropriations Subcommittee Ranking Member David Price (D-NC) joined the rally stage. "Thank you for fighting for 202 – it is so essential for elderly Americans and, in fact, for all Americans," Rep. Price said. While the budget threats facing the Section 202 and other programs are serious, Rep. Price continued, "There's nothing more essential to human health and well-being than good, decent, and affordable housing!" to loud cheers from the crowd. We must preserve 202 communities and their affordability, but,, "our ultimate goal must be to respond to the need, and this is going to require more, not less!"

[NH] Concord Homeless Shelter Settles With HUD, Victim After Domestic Violence Discrimination Allegations (New Hampshire Public Radio, Concord, NH)
New Hampshire Public Radio
(6/28/2017 10:21 AM, Emily Corwin)
A recent agreement between a Concord homeless shelter and the federal government could help end discrimination against domestic violence survivors who face homelessness.

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The settlement includes the US Department of Housing and Urban Development, the Friends Program in Concord, and a female survivor of domestic violence.

In May, 2016, the woman stayed at Friends' Emergency Housing in Concord. When she disclosed to staff that she had recently survived domestic violence, the homeless shelter requested she leave, citing policy: the shelter said it did not have the necessary security measures in place to protect against potential perpetrators. (Read the letter she received below.)

Victoria Horrock, a lawyer with New Hampshire Legal Assistance, says the settlement means this shelter will have to change its policies. Additionally, she said, "It's our hope that other shelters across the state will examine their own policies to make sure they're not placing increased burdens on vulnerable women at this time of most desperate need."

Legal Assistance argued the policy banning recent domestic violence survivors violates the Fair Housing Act. The plaintiff received a $5000 settlement from the shelter. According to Horrock, the funds were used to secure housing.

[CT] MHA seeking $23M loan for Bristol project (My Record Journal, CT)
My Record Journal
(6/29/2017 5:30 AM, Mary Ellen Godin)
In 2015, the MHA entered into an agreement with Leasing Innovations Inc. that would allow it to lend Maynard Road Corp. $3 million for the Bristol project. The funds covered pre-development work including geothermal installation, and will be repaid at the project closing. Haynes Construction is the contractor on the Bristol deal.

But the MHA continues to answer questions from the federal Department of Housing and Urban Development about the Bristol deal and the role of the MHA and Maynard Road.

A HUD spokeswoman said Monday the MHA has provided answers and is working with HUD on details. The queries are to ensure that no federal funds are being used on the Bristol project.

Maynard Road is also overseeing the Yale Acres redevelopment. The state recently awarded it $5.7 million to rebuild 162 moderate income rental units at Yale Acres. Eight model units have been completed with geothermal heat and solar panels. Construction of the remaining units is expected to begin in the fall, Cappelletti said.

The Meriden Housing Authority, and Maynard Road Corp., have also teamed with Pennrose Properties on a 150-unit mixed income development project called Meriden Commons I and II. The partners were given a $1.5 million grant and subsidy and $2.4 million advance through the Massachusetts Housing Investment Corp. for 75 rental units at Meriden Commons I, now under construction.

[DC] A Housing Stipend for Congress? There's a Better Way (Bloomberg View)
Bloomberg View
(6/28/2017 11:46 AM, Megan McArdle)
Lawmakers should fix the zoning that limits development and drives up DC's cost of living.

Does anyone pity the poor congressman? He spends much of his life on the road, eating rubber chicken or repugnant local specialties, in between making a few speeches and shaking a whole lot of hands. And when he comes off the road, he generally does not go home to whatever fair district where he once chose to live, but to Washington, which may not actually be a badly paved swamp, but sure feels like one come June.

To add insult to injury, it's become a very expensive pseudo-swamp. When I moved here 10 years ago, it was possible to rent a room in a house for a few hundred dollars a month. Now, to hear tell from the young'uns, a mere bedroom in a group house starts around $1,000 a month -- and then heads north at a brisk clip. Apartments in convenient locations are considerably more dear. Which is why some members of Congress spend their time in Washington sleeping on cots in their offices.

Now that he's retiring, and can't be accused of self-interest, Representative Jason Chaffetz of Utah is suggesting that perhaps voters might want to offer their representatives some help affording their own little slice of the quagmire. He's floated the idea of giving our representatives a $2,500 a month housing allowance (that term sounds so much better than "raise"), so that they can

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actually procure a room with walls and a bed.

It is, in truth, hard to pity the poor congressman. They make $174,000 a year, which may not be private island money, but is a whole heck of a lot more than most Americans make. And while they do have some unusual expenses, even once you net out the suits, the travel incidentals, and the pop psych books on managing a long-distance marriage, they're still doing better than, say, your average trucker.

Yet it seems worth pointing out that our congress critters could do something to help themselves, without even dipping into the federal treasury. Thanks to Washington's unique constitutional status, Congress has more power over its operations than over any other city. The city has "home rule," to be sure, but that home rule was a gift from Congress, and Congress can take back that gift any time they want. Or amend it, to slash through the array of zoning regulations that help to make Washington housing so expensive. At the very least, they could repeal the height limits, dating from 1899, which make it impossible to build true high-rises in downtown Washington, and thereby forces up the price of conveniently located housing.

This is an effort that would be beloved of many conservatives, who are rather fond of the free market. It would be beloved of many progressives, who have come to realize that NIMBYism and strict zoning regulations are forcing the poor out of many desirable cities. And it would do a very good thing for the poor and the middle class who live in and around Washington -- for now, anyway.

But here's the best news of all for politicians who contemplate this plan: The only folks who would get angry about it can't vote any of them out of office. Elsewhere in the country, plans to strip away onerous housing regulations generally die a quick and painful death, because homeowners get very, very angry if you suggest a new law that will help developers change the character of their neighborhood, or lower their property values. We have plenty of those folks in DC, mind you -- theoretically in favor of affordable housing, and practically opposed to any plan that would actually make housing affordable. On the local level, they've done a pretty good job at stymieing various efforts to increase Washington's housing supply. But because DC is not a state, its residents have no vote in the government body that ultimately controls their city.

[VA] Essex Village owner faces 9 criminal charges for building violations (WTOC-TV CBS 11 Savannah, GA)
WTOC-TV CBS 11 Savannah
(6/28/2017 6:08 PM, Ashley Monfort)
VIDEO. NBC12 has been investigating living conditions at Essex Village for months, and we've seen crews cleaning up and doing repairs.

However, Revels says it's not enough.

"They've been very responsive to the notices that we've issued so far, but they're not extending their efforts beyond that to repair all of the neglect that's accumulated over the years," said Revels.

He says there needs to be a comprehensive plan of action.

"I don't believe that's being done," says Revels.

Each charge carries a fine of up to $2,500.

It's unclear how that will affect PK Management, who receives millions of federal dollars from the U.S. Department of Housing and Urban Development (HUD). NBC12 reached out to PK Management and Essex VA Investors, LLC and have not yet heard back.

[VA] Henrico County officials to take Essex Village operators to court over building code violations (Richmond Times-Dispatch, VA)
Richmond Times-Dispatch
(6/29/2017 5:12 AM, Debbie Truong)
Henrico County officials are taking the operators of a dilapidated, federally subsidized housing community to court for building-code violations.

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Gregory Revels, the county's building official, said the county plans to obtain and serve at least 15 court summonses to Essex VA Investors LLC for a slew of infractions that include failing to properly maintain balconies, roofs and air-conditioning units at Essex Village. Nine of the summonses were issued Tuesday, Revels told the Henrico Board of Supervisors during its work session later in the day.

Revels said in an email that the county hopes the court will compel the owner to develop an "aggressive plan to rehabilitate the property." Court hearings for the summonses are scheduled for July 14 and 28 in Henrico General District Court.

"Given the state of disrepair that is evident, they have continued to fail the residents in this regard and they are relying too heavily on the county to identify the defects that need attention," Revels said.

Since 2016, more than 180 violation notices by the county were issued to the management company PK Management for the conditions at Essex, which has been the subject of an attempted turnaround by the county. The housing community also received its first failing inspection grade from the Department of Housing and Urban Development earlier this year.

[VA] Henrico serves criminal summonses against Essex Village management (Henrico Citizen, VA)
Henrico Citizen
(6/29/2017 5:30 AM, Ashlee Korlach)
Essex Village is privately owned but its owners receive funding from the U.S. Housing and Urban Development department. HUD has ultimate authority over the complex.

In December 2015, HUD inspected Essex Village and gave it a passing grade of 74, Middleton said. Then this January, HUD inspected the complex again and gave it a failing grade of 44, Middleton said.

Essex Village is owned by Gregory Pearlman and managed by PK Management, which is also owned by Pearlman. Pearlman manages 18,000 HUD units in the country. Last year, Pearlman received more than $152 million from HUD to subsidize rent, according to CBS 6.

Pearlman attributed the problems at Essex Village to a single manager at PK Management who has since been fired, he said in an interview with CBS 6.

Middleton questioned how one employee's decisions could have resulted in the conditions at Essex Village, he said.

"I think HUD dropped the ball with their inspections, and I'm absolutely confident that Pearlman and PK Management could have cared less," Middleton said.

[VA] Henrico officials respond to Essex Village for sewage overflow (WTVR CBS 6, VA)
WTVR CBS 6
(6/29/2017 5:30 AM, Vernon Freeman Jr. and Shelby Brown)
HENRICO COUNTY, Va. -- Henrico County officials came out to the Essex Village apartment complex Wednesday afternoon after an anonymous tip said there was a sewer overflow issue.

The Henrico Fire Department and the Public Utilities Department responded to the apartment complex.

The low-income housing complex has been the subject of an on-going CBS 6 investigation.

Residents have told CBS 6 that the company has not done enough to fix things like leaks, flood damage, sewage problems, structural issues, broken lights, and bug infestations.

During the meeting Tuesday night, Henrico Board of Supervisors Chair Patricia O'Bannon said the board will take action and set up meetings with the Department of Housing and Urban Development (HUD) in Washington.

[Editorial note: VIDEO at source].

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[NC] HUD lifts sanctions on authority (The Robesonian, NC)
The Robesonian
(6/29/2017 5:30 AM, Bob Shiles)
LUMBERTON — The Robeson County Housing Authority has been given more financial freedom by the U.S. Department of Housing and Urban Development.

Niakeya Jones, the authority's executive director, confirmed that HUD is no longer requiring the local housing authority get federal approval before making purchases and entering into contracts. The regulation, in effect for about three years, was lifted earlier this month.

"We are now in a good place," said Jones, who has been the authority's executive director since Feb. 2. "Everything is going good. I am happy, and the staff is happy."

Jones declined to comment further about the financial upgrades and improvements that led to HUD lifting its strict oversight of the authority's purchasing process. She said Monday that she did not want to comment "at this time" because she was not involved with the Robeson County Housing Authority when HUD put the procurement regulation in place.

But County Attorney Patrick Pait credited Jones with playing a leading role in helping the authority address HUD's concerns.

"I think Miss Jones and the staff at the housing authority have done a good job," Pait said. "That is reflected in HUD removing the zero-tolerance regulation."

The oversight regulations were put in place as a result of findings in a procurement assessment conducted by HUD in January 2014. The report detailed weaknesses and irregularities in the authority's procurement activities and charged mismanagement of federal funds.

[FL] Federal Probe Looks At Miami-Dade Affordable Housing Projects (WLRN, FL)
WLRN
(6/29/2017 5:30 AM, Christine Dimattei)
AUDIO. Miami-Dade County officials are facing a tight deadline. A subpoena obtained by the Miami Herald shows that federal prosecutors are asking the county for records of all affordable housing projects funded through a $137 million bond program.

Miami-Dade has until June 29 to comply.

In the interview below, WLRN's Christine DiMattei talks to reporter David Smiley, part of the Miami Herald team following the developments.

[TN] Chattanooga receives funding to build lead-safe homes (Chattanooga Times Free Press, TN)
Chattanooga Times Free Press
(6/29/2017 12:31 AM, Rosana Hughes)
The U.S. Department of Housing and Urban Development awarded more than $1.6 million to the city of Chattanooga on Tuesday to confront lead hazards in homes.

Chattanooga was one of 48 cities across the country that received one of the grants and the only city in Tennessee.

The funding will be used to abate lead and other safety hazards in 75 Chattanooga homes, and about 7,600 homes in the U.S., according to a press release announcing the funding.

HUD's lead-based paint hazard control grant programs promote local efforts to eliminate dangerous lead paint and other housing-related health hazards from low-income homes, encourages private sector investment in lead hazard control and educates the public about the dangers of hazards in the home.

[IL] HUD Secretary Carson ends contract between ACHA and Local 773, citing financial concerns (The Southern, IL)
The Southern
(6/29/2017 5:30 AM, Molly Parker)

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CAIRO – Housing and Urban Development Secretary Ben Carson, in a memo dated Wednesday, moved to end the collective bargaining agreement between the Alexander County Housing Authority and Laborers' International Union of North America Local 773, which represents housing authority employees.

As a result of that, 19 employees, a mix of part- and full-time workers, were given notice their positions would be eliminated in 30 days. HUD officials announced the news during a morning staff meeting at the ACHA's administrative office in Cairo.

The employees were told that they would have the option of reapplying for a new set of positions that HUD has created as deemed essential to carry out the duties of the housing authority within its financial constraints, said Jereon Brown, deputy assistant secretary for HUD's Office of Public Affairs.

The move is intended solely to save money for the housing authority, and is not a reflection upon the work of the affected employees, Brown said.

Eliminating all existing positions and then rehiring to fill specific needs will save the housing authority about $339,886 annually of the $705,550 it is presently paying in salary and benefits, according to a financial document that was provided to the newspaper. That represents about a 52 percent cut to the ACHA's labor costs.

[OH] Cleveland, Cuyahoga County receive federal money for lead clean up (Cleveland Plain Dealer, OH)
Cleveland Plain Dealer
(6/28/2017 4:14 PM, Rachel Dissell and Brie Zeltner)
CLEVELAND, Ohio--The city of Cleveland and the Cuyahoga County Board of Health each received new federal grants Tuesday aimed at cleaning up lead contamination in area homes. The grants, totaling $6.3 million, continue funding the health departments have received in the past.

The new funding--a total of $127 million to 48 state and local government agencies-- was announced Tuesday by the U.S. Department of Housing and Urban Development (HUD). Cleveland received $3.4 million and Cuyahoga County received $2.9 million.

Lead, a heavy metal that is particularly dangerous to infants and small children, can cause convulsions, coma and death when absorbed in high doses. Even at lower levels, though, the metal is harmful to the nervous system, the developing brain and kidneys.

Young children exposed to lead early in life, even at low levels, often suffer from behavioral and learning problems when they enter school.

Both the city and county are still working through HUD grants awarded in 2015. To date, Cuyahoga County has cleaned up, or abated, lead in 107 homes or rental units with its current grant, with 114 more to be completed by the end of November 2018, according to John Sobolewski, supervisor of the county's lead program.

[IA] UPDATE: Waterloo awarded $3M lead-removal grant (The Courier, IA)
The Courier
(6/29/2017 5:30 AM, Jim Jamison)
WATERLOO — The city has been awarded a $2.9 million federal grant to help remove lead-based paint and other health hazards from homes and apartments.

Waterloo Mayor Quentin Hart on Wednesday announced the U.S.Department of Housing and Urban Development had approved the lead remediation funds, expected to protect nearly 120 families over the next three years.

"We have older housing stock in some parts of our community, and we want to make sure we are able to address any of the health concerns," Hart said.

Waterloo and Clinton were the only Iowa cities to receive the grants this year through HUD's Lead-Based Paint Hazard Control Program. Waterloo received similar grants in 2003, 2007 and 2011 but failed to win a renewal in 2015.

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While lead-based paint was banned for housing use in 1978, many older homes still contain the metal, which is especially dangerous to children. Lead poisoning in young children can cause intellectual disabilities, damage to the nervous system, slowed development and hearing and speech problems.

[AZ] Arizona to receive funding from HUD for home hazard protection (KTAR News Radio, Phoenix, AZ)
KTAR News Radio
(6/28/2017 9:01 AM, KTAR.com)
The U.S. Department of Housing and Urban Development has granted more than $127 million to 48 government agencies across the country to protect children and families from safety hazards in the home.

The city of Phoenix will receive $2.9 million, while Pima County is set to gain $1.65 million.

The money will protect 7,600 American families "living in homes with significant lead and other home health and safety hazards," according to a statement.

HUD announced the news on Tuesday as part of "a continuous effort to keep families and their children safe from lead-based paint and other home health and safety hazards." The department is headed by former GOP presidential candidate Ben Carson.

[AZ] Head of troubled Navajo Housing Authority to step down (KVOA-TV NBC 4 Tucson, AZ)
KVOA-TV NBC 4 Tucson
(6/28/2017 8:21 PM, Susan Montoya Bryan)
ALBUQUERQUE, N.M. (AP) - The chief executive of the largest American Indian public housing authority in the U.S. will be stepping down as the Navajo Nation looks to rebuild its reputation after concerns were raised about the lack of housing on the vast reservation.

Newly appointed members of the board that oversees the Navajo Housing Authority made the announcement Wednesday. Aneva Yazzie's last day will be Friday.

The board says it was a mutual decision and that Yazzie's departure will mark the first step in rebuilding the organization.

Navajo housing officials in recent weeks have defended themselves from accusations that they overspent millions of dollars in federal grant funds. The allegations spurred a congressional investigation, but federal officials have found no evidence of fraud or abuse.

Still, Navajo officials acknowledge that major changes need to be made to meet the tribe's housing demands.

Affordable Housing

[NY] Task Force Pushes Plan To Bring Affordable Apartments To Saratoga Springs (WAMC Northeast Radio, NY)
WAMC Northeast Radio
(6/28/2017 12:41 PM, Lucas Willard)
AUDIO. Leaders in Saratoga Springs have made their pitch for three workforce housing proposals that aim to provide more apartments in a city desperate for workers and satisfy federal requirements for affordable housing.

Saratoga Springs Mayor Joanne Yepsen and the city's Housing Task Force have been working for the past three years to find ways to make the Spa City a less expensive place to move to.

Yepsen, a second-term Democrat, said the city's "relatively free market process" has worked to make the city a desirable place to live in recent years.

"But it's not working so well to help our local businesses bring employees and a workforce to Saratoga Springs," said Yepsen.

The city is trying to find new ways and new places to build affordable homes and apartments to satisfy requirements from the U.S. Department of Housing and Urban Development.

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One approach that has gotten a cool reception from developers is called "inclusionary zoning" or IZ. IZ would require new developments to set aside a percentage of units to low- and moderate-income families.

But the Housing Task Force is taking a different approach by pushing three separate workforce housing developments around the city, totaling more than 380 units.

[CA] Los Angeles takes a step toward making evictions more difficult for landlords (Los Angeles Times)
Los Angeles Times
(6/28/2017 7:39 PM, Andrew Khouri)
If a landlord wants to evict a tenant, the process can be simple. In many cases in Los Angeles, and across California, property owners only have to state they are ending the lease.

No justification is needed — only notices of at least 30 days to provide some time to move out.

Now, amid an affordable housing shortage and reports that low-income tenants are being displaced for wealthier renters, Los Angeles is exploring whether to require landlords to show "just cause" to evict, reasons that would include damaging a unit, creating a nuisance or not paying rent.

Tenants of rent-controlled units already have that protection, but landlords of newer, unregulated buildings can end a month-to-month tenancy without providing a reason.

[CA] Housing best weapon against mental illness (San Francisco Chronicle, CA)
San Francisco Chronicle
(6/29/2017 5:30 AM, Erin Allday)
What we reported: San Francisco can make a substantial dent in homelessness only by tackling one of society's most intractable problems: mental illness.

People with mental health disorders are the most visible but hardest to reach of San Francisco's homeless. They make up a third of the homeless population and, by some assessments, nearly two-thirds of the chronically homeless — the 2,100 or so people who have been homeless for at least a year.

But treating them requires aggressive, seamless care that isn't consistent with life on the streets. Advocates for people who are homeless and mentally ill understand how best to treat their patients — with individualized care in stable, supportive housing — but the system isn't nearly large enough.

The city needs beds. It needs inpatient psychiatric beds to help stabilize people who are having mental health emergencies, and transitional beds for when they're released from the hospital but still in need of support. It requires beds for people who need addiction treatment and beds in facilities that teach life skills and provide mental health care.

[CA] San Francisco's Civil War Over Affordable Housing (The Atlantic CityLab)
The Atlantic CityLab
(6/29/2017 5:30 AM, Henry Grabar)
Local politics is always, in one way or another, about housing. In San Francisco, a deep blue city whose fault lines long ago ceased to resemble America's, that politics is a vitriolic civic scrimmage, where people who agree about almost every national issue make sworn enemies over zoning, demolition, and development. It's like a circular firing squad at a co-op meeting.

On June 1, members of a group that advocates for housing growth to lower rents called San Francisco YIMBY (for "Yes, In My Back Yard") helped organize a panel in downtown San Francisco: "The Political Dynamics of Housing." Over food and drink, a group of local experts and activists tried to talk through why, despite widespread local consensus that something must change, San Francisco continues to be the country's most expensive city for renting an apartment.

The day before the event, the San Francisco chapter of the Democratic Socialists of America—an organization founded in 1982 whose membership more than tripled, in the 12 months ending in March 2017, to 19,000 dues-paying members—included a note in their regular membership letter. "The SF YIMBY Party is a pro-development, pro-gentrification, pro-landlord organization," it

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read. “DSA SF is seeking folks to come up with materials and a plan for challenging this narrative and the disinformation they will undoubtedly be spreading regarding housing at this meeting."

That call, and an ensuing shouting match at the panel, was the most overt skirmish in a feud between the DSA and the YIMBYs, two groups that have more in common than you might expect. Each has harnessed the political energy of young people in West Coast cities. Each considers entrenched wealthy homeowners an enemy. They have a good number of members in common. And the goal, of course, is the same: more affordable housing.

San Francisco's left—tenants and homeowners both—has long been hostile to new development, and the YIMBYs, as a group that claims tenants' interests broadly align with developers' and, therefore, that cities should do everything they can to increase the housing stock, have received particular opprobrium. In a vicious article in TruthOut and the San Francisco Examiner published last month, writers Toshio Meronek and Andrew Szeto called YIMBYism a “libertarian, anti-poor campaign to turn longtime sites of progressive organizing into rich-people-only zones” and compared pro-growth advocates to the white nationalists of the alt-right. (That second charge was later deleted.) San Francisco supervisor
Aaron Peskin compared YIMBYism to the U.S. military's destruction of the Vietnamese village of Ben Tre: “They have a very Ayn Rand, bomb-the-village-to-save-it point of view,” he told San Francisco magazine in December. (San Francisco, population 850,000, being the village.)

Fair Housing

[MN] Landlords sue Minneapolis over Section 8 anti-discrimination ordinance (Minneapolis-St. Paul Star Tribune, MN)
Minneapolis-St. Paul Star Tribune
(6/28/2017 5:24 PM, Eric Roper)
A group of Minneapolis landlords has sued the city over a new law that bars them from discriminating against tenants using Section 8 vouchers.

Who is affected?

A city document from March said less than 6 percent of the city's rental units would be affected by the ordinance. Most apartments in the city are too pricey to qualify for the housing voucher programs like Section 8.

Renters receiving housing vouchers typically pay a portion of their apartment rent, with the voucher making up the rest. The share paid by the tenant depends on their income, the number of bedrooms and whether they pay for heat.

Nearly all Section 8 voucher holders in the city identify as people of color, the city document said, and about half of the 17,000 residents served by the program are children.

Landlords warned in a media campaign that the ordinance would result in “coastal rents” in the city and longer wait times to find an apartment. The council voted unanimously to approve it.

The lawsuit says the ordinance changes landlords' business practices, requiring them to submit rent increases for review and leaving apartments vacant for inspection between tenants. To comply with Section 8 rules, the city's public housing authority must inspect each unit before it is rented out.

“I know that this whole issue of inspections and delay caused by inspections has been raised as a concern," Segal said. “And certainly I think that's something the city and the public housing authority has been looking at, to make sure that that can happen in a timely fashion."

Homelessness

[NY] Helping Homeless New Yorkers by the Books (The Atlantic CityLab)
The Atlantic CityLab
(6/29/2017 5:30 AM, Jessica Leigh Hester)
With a new resident social worker, the Brooklyn Public Library is pushing staff and patrons toward a culture of inclusivity.

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A little after 10 a.m. on a humid Thursday in June, a fan is already whirring in the Bedford Avenue branch of the Brooklyn Public Library. The building has just opened, but already people are pushing through the doors and posting up at computer stations or tables on the mezzanine. Many will stay put all day.

The library, just down the block from a clanging subway station in the Bed-Stuy neighborhood, is a salve for the chafing street noise and the heat. There's nothing to buy, no time limit, no implication that you've overstayed your welcome. The airy, 17,000-square-foot space is a comfortable homeroom for people with nowhere else to be.

And today, there are donuts. Those are a big draw, explains Harold Holloway, as he rearranges coffee stirrers and packets of sugar. Holloway buzzes around a table just off the reference desk, next to a magazine rack holding Latina Style and Highlights.

Holloway is an advocate with the Street to Home program from Breaking Ground, a nonprofit that aims to connect homeless New Yorkers with housing.

[NY] Rethinking Homeless Shelters From the Ground Up (The Atlantic CityLab)
The Atlantic CityLab
(6/29/2017 5:30 AM, Krutika Pathi)
One nonprofit wants to reward results, and change the funding model in the process.

Muzzy Rosenblatt takes issue with the conventional way of sheltering the homeless. As the executive director of the Bowery Residents Committee (BRC), a provider of shelter and services to New York City's homeless population, he wants to go beyond just putting up beds. Instead, he proposes a whole new consideration of how shelters are both run and funded.

In a new volume entitled What Matters: Investing in Results to Build Strong, Vibrant Communities, from the Nonprofit Fund (NFF) and the Federal Reserve Bank of San Francisco (FRBSF), Rosenblatt authors a chapter that charts out a blueprint for change. His suggestion: a shift toward a results-based funding model. Rosenblatt plans to apply this vision for the social sector to the BRC's latest project—an amalgamation of a housing development and a shelter. CityLab spoke with Rosenblatt about the in-progress venture, slated to open in the Bronx in 2018, and about how shelters can maximize their funds and their reach.

How could shelters help more people?

An overarching challenge is to do with expectations—those that funders have, that communities have, and that our users have—of what a shelter is. When you think of a disaster, say like a flood or an earthquake, the expectation to mitigate the aftermath is [along] the lines of temporary assistance, and not necessarily transformation. Similarly, there is a notion to look at shelters and homelessness as a crisis that requires an emergency response. After decades of work and research, we know that it is much more of a public health challenge and a need that demands a more transformative and strategic response than the ones we currently see.

[PA] Fewer are homeless in NJ, but the count comes with an asterisk (Philly.com, PA)
Philly.com
(6/28/2017 5:19 PM, Jacqueline L. Urgo)
The annual survey, NJCounts 2017, counted homeless people on the night of Jan. 24, 2017, finding 8,532 homeless men, women, and children county-by-county across New Jersey — 409 fewer than the year before. The count is facilitated by Monarch Housing Associates, a Somerset County-based affordable housing advocacy group.

"While the slight decrease in homelessness in New Jersey is a positive result, the reality is that the size of the homeless population has remained relatively the same from 2016 to 2017," Taiisa Kelly, a Monarch senior associate who headed the team that conducted the survey, said in a statement. She noted that the results give the agency "hope," but that the overall numbers are within the statistical margin of error.

Burlington County has the third highest homeless population in the state, with 7.1 percent of the total number, or 604 homeless individuals. Essex County ranks first, with 24 percent or 2,048, followed by Hudson County at 9.6 percent of the homeless population, with 822 individuals.

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The count is mandated by the U.S. Department of Housing and Urban Development (HUD) to account for sheltered homeless people each year and unsheltered homeless — those living in the street, in cars, under bridges, or other places not meant for human habitation — every other year. This year is a mandated unsheltered-count year.

[WA] Local media shines light on homelessness issues with #SeaHomeless (seattlepi.com, WA)
seattlepi.com
(6/28/2017 10:54 AM, Kirsten O'Brien)
The day-long conversation involves several local media outlets

For the second year in a row, Seattle media outlets are banding together to tell the stories of those who are often seen but rarely heard through the #SeaHomeless project.

As Seattle grows at a breakneck pace but continues to struggle housing some of its most vulnerable citizens, today is dedicated to the more than 11,000 people in King County grappling with finding safe, permanent and affordable housing.

The project is spearheaded by Crosscut, where you can find a list [HERE] of all stories in the project. You can also follow the conversation on Twitter through the #SeaHomelesshashtag. You can see a full list of participating organizations and learn more about the project [HERE].

SeattlePI.com's contribution this year, written by city affairs reporter Daniel DeMay with photographs by Genna Martin, explores the experience of an entire family experiencing homelessness, as well as the unique challenges faced by children who grow up in poverty. You can read it [HERE].

The idea for the day-long, collaborative project was borrowed from our sister publication, the San Francisco Chronicle. The Chronicle, SFGate.com and other San Francisco media outlets are also hosting a day of stories about homelessness today. You can find them [HERE].

[WA] 'You just hit this wall': The long road taken by many in a 'rapid' homeless housing program (Seattle Times, WA)
Seattle Times
(6/28/2017 10:57 AM, Vernal Coleman)
Even after being placed in a rapid rehousing program, a local single father figured he'd have to hustle to find housing in King County. Two months later, he was still looking.

On a recent Saturday, Townsend Tatterson IV answered his cellphone and listened silently as a property manager told him his rental application was rejected.

He'd spent the morning organizing documents to prepare for another day of apartment hunting. As he headed toward the building, he got the call about the one-bedroom apartment he'd applied to rent the week before. Unlike some others he'd found sifting through online listings, the place was clean, spacious and most important, the property manager was open to considering subsidized tenants.

In making his pitch, Tatterson was upfront. At 54 years old, he's homeless, self-employed single father, recently enrolled in a program designed to move people without shelter indoors quickly. Called rapid rehousing, the programs provide temporary rental subsidies for those who can't otherwise afford a market-rate apartment.

The letter he handed to the manager says Neighborhood House, a local nonprofit social-service provider, would cover move-in costs and provide rental assistance on the apartment for a year. But the company that owns the complex, a sprawling collection of multiunit buildings in North Seattle, takes a hard line on credit scores, the manager told him. And Tatterson's was south of their mark.

[WA] Seattle opens bidding for $30 million in homeless services (seattlepi.com, WA)
seattlepi.com
(6/28/2017 5:17 PM, Daniel DeMay)
Seattle is undertaking something it hasn't done in 10 years.

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The city is overhauling its contracts for services to its homeless population through a competitive bid process.

Mayor Ed Murray officially released the request for proposals (RFP) Wednesday for $30 million in contracts to provide services to Seattle's homeless population.

"Knowing that to be effective, we cannot keep funding in an uncoordinated system, today, for the first time in a decade, the city is rebidding $30 million in homeless service contracts," Murray said at a news conference Wednesday morning.

[WA] Women in Black: They stand vigil, speak the names of Seattle area's homeless who've died (Seattle Times, WA)
Seattle Times
(6/29/2017 5:30 AM, Bettina Hansen)
Women in Black of WHEEL, the Women's Housing, Equality and Enhancement League, for 17 years have been holding vigils for homeless people who have died outside or by violence in King County.

The fliers have names. Willie "Bama" Tedder. Tobias Adams. Kalin Lubben. Nicole Popescu. Kirstyn Outen. They also list causes of death.

The second Wednesday of the month, white paper fliers are either accepted or ignored by downtown Seattle's bustling noontime lunch crowd.

A few people hand out the fliers as others, dressed in mostly black, stand silently from noon until 1 p.m. across Fifth Avenue from City Hall. Then they recite the names of homeless people who have died outside or by violence in King County. Last year, it was 62. Already this year, they have stood for 37 deaths.

"When we first started standing, we usually got word of a death by word-of-mouth, or sometimes, a brief mention in the newspaper," said Anitra Freeman, 67, one of the original Women in Black of WHEEL, the Women's Housing, Equality and Enhancement League, who started the vigils 17 years ago. "You know, page 37, 'Transient found dead.' "

[CA] 1 in 5 L.A. community college students is homeless, survey finds (Los Angeles Times)
Los Angeles Times
(6/29/2017 5:30 AM, Gale Holland)
One in every 5 of the Los Angeles Community College District's 230,000 students is homeless, and nearly two-thirds can't afford to eat properly, according to a new survey commissioned by the system's board of trustees.

The study looked at students with unstable housing and "food insecurity," which is defined by the U.S. Department of Agriculture as lacking enough to eat to sustain an active, healthy life.

Nearly half the L.A. community college students surveyed reported struggling with high housing costs. Of the 19% who said they were recently homeless, 8% reported being thrown out of their homes, 4% said they had been evicted, and 6% had stayed in an abandoned building, car or other location not meant for housing, the survey says.

Although college students nationwide face financial constraints that affect their nutrition, the study says, those enrolled at the L.A. district's nine campuses fare worse than the national average. About 65% can't afford balanced meals, and 60% are unable to buy more when their food runs out, the study says.

[CA] Smarter Design for Skid Row (The Atlantic CityLab)
The Atlantic CityLab
(6/29/2017 5:30 AM, Liz Wolfe)
Providing decent shelter for people experiencing homelessness is both a political and practical challenge.

Los Angeles's infamous Skid Row neighborhood holds anywhere from 8,000 to 11,000 people who are living on the streets, packed into a 50-block stretch of the city. A mural at Skid Row's entrance, designed to look like an official city sign, reads, "Skid Row City Limit. Population: Too Many."

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Most Angelenos avoid the area, if they can; it's a typical example of how homelessness can fester out of sight and out of mind.

Properly sheltering the homeless presents a mix of logistical and political challenges. In many cities, NIMBY residents block efforts to build supportive services nearby, concentrating those living in homelessness in dangerous and squalid conditions under highways and in under-populated areas. When shelters are built, they can be far from where people need them and are often plagued by crime, to the point that many people regularly voluntarily forfeit the opportunity to spend the night there.

One possible way around those barriers—design that utilizes cheap, easily-duplicated, pod-based living.

Public and Indian Housing (PIH)

[NY] NYCHA residents protest policies (Mott Haven Herald, NY)
Mott Haven Herald
(6/29/2017 5:30 AM, Ryan Kelley)
Marchers criticize city, HUD for lack of investment, incompetent leadership

NYCHA residents from the South Bronx joined their counterparts from around the city to protest city and federal policies they say ignore the increasingly desperate need for repairs and other investment to public housing.

A sea of red T-shirts that read "Stop NYCHA from Pushing Out the Poor" could be seen from blocks away as the demonstrators marched through the streets of Harlem on June 24.

Housing advocates argue that the city continues to neglect NYCHA's needs while prioritizing new affordable housing developments to help Mayor Bill de Blasio fulfill his promise to build and restore 200,000 units of affordable housing.

The protesters shouted "NYCHA says get back, we say fight back!" and other slogans while making their way south between East 143rd Street and Lennox Avenue to 110th Street.

Much of the frustration that sparked the protest stems from the city's proposed solution to the budget shortfall for public housing. In 2015, Mayor de Blasio announced the launch of NextGeneration NYCHA, an initiative to bring in $17 billion in capital improvements for dilapidated buildings. Part of the 10-year plan includes selling underutilized land on NYCHA properties, such as parking lots and trash collection areas, to private developers. Additionally, 50 percent of new apartments in developments to be built on NYCHA property would be slated for market-rate tenants, and the other half for those earning up to 60 percent of the Area Median Income. NYCHA estimates that part of the plan could generate between $300 and $600 million, with the goal of "ensuring the Authority's financial sustainability."

Community Planning and Development (CPD)

[NC] Hurricane Matthew disaster relief bill passes NC House (Raleigh News & Observer, NC)
Raleigh News & Observer
(6/29/2017 4:44 AM, Colin Campbell)
RALEIGH - The budget bill that became law after an override vote Wednesday includes an additional $100 million for disaster relief, but it doesn't detail how the money will be spent.

Those details came Wednesday in a new version of Senate Bill 338, which was introduced in the Appropriations Committee and unanimously passed the full House a few hours later.

Under the new version, titled Disaster Recovery Act of 2017, $20 million would go toward housing needs stemming from Hurricane Matthew, including the repair of public housing in Lumberton and Princeville. Another $5 million would be used to build new low-income housing in the town of Fair Bluff.

The nonprofit group Golden LEAF would get $30 million to provide infrastructure grants to communities affected by the hurricane that struck North Carolina in October and by wildfires last year. The N.C. Department of Agriculture would get $20 million for stream debris removal and for road, dam and pond repairs on affected farms.

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National News

Unexpected Drop in U.S. Pending Home Sales Shows Inventory Woes (Bloomberg)
Bloomberg
(6/28/2017 12:12 PM, Sho Chandra)
The third consecutive decline in signed contracts to purchase previously owned U.S. homes indicates progress in the housing market is stalling on the heels of lean inventory and rising prices, according to data released Wednesday from the National Association of Realtors in Washington.

Key Takeaways

The housing market is settling back to a slower pace because listings remain limited. That's driving up asking prices and presenting a hurdle for first-time and younger prospective buyers. Nonetheless, steady hiring, easier credit availability and borrowing costs still near historically low levels are supportive for the housing recovery. Economists consider pending sales a leading indicator because they track contract signings. Purchases of existing homes are tabulated when a deal closes, typically a month or two later, and those sales were up in two of the past three months.

Economist Views

"This third consecutive decline in contract activity implies a possible topping off in sales," Lawrence Yun, NAR's chief economist, said in a statement. "Buyer interest is solid, but there is just not enough supply to satisfy demand. Prospective buyers are being sidelined by both limited choices and home prices that are climbing too fast."

Pending home sales tumble as supply crisis worsens (CNBC)
CNBC
(6/28/2017 11:16 AM, Diana Olick)
VIDEO. Fewer buyers signed contracts to buy existing homes in May, likely because they can't find or afford what they want.

The pending home sales index from the National Association of Realtors dropped 0.8 percent month to month and is now 1.7 percent lower than May 2016. Expectations had been for a slight gain, but even April's reading was revised lower.

"Monthly closings have recently been oscillating back and forth, but this third consecutive decline in contract activity implies a possible topping off in sales," said Lawrence Yun, chief economist of the Realtors. "Buyer interest is solid, but there is just not enough supply to satisfy demand. Prospective buyers are being sidelined by both limited choices and home prices that are climbing too fast."

The number of home sales that closed this spring was slightly higher than a year ago, but the lack of listings clearly held the market back. The supply of homes for sale at the end of May was down more than 8 percent from a year ago, and homes that were listed sold at the fastest rate on record.

Pending-home sales stumble as low inventory chokes market (MarketWatch)
MarketWatch
(6/28/2017 10:40 AM, Andrea Riquier)
Home purchase contract signings declined again in May, another sign of the headwinds working against momentum in the housing market.

The pending home sales index from the National Association of Realtors slid 0.8%, marking the third-straight monthly decline.

The index hit 108.5 in May and its April level was revised lower.

It was lower compared to a year ago for the second month in a row in May, this time by 1.7%. The index forecasts future sales by tracking real estate transactions in which a contract has been signed, but the deal has not yet closed.

Home Affordability Near a Nine-Year Low (Wall Street Journal)
Wall Street Journal

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(6/29/2017 1:24 AM, Wall Street Journal)
A report by ATTOM Data Solutions finds the median U.S. home price in the second quarter was at the least affordable level since 2008. ATTOM's Daren Blomquist says home prices rose faster than weekly wages in 87 percent of markets.

[Editorial note: VIDEO at source].

Headlines

The Washington Post
(6/29/2017 7:00 AM)
Health bill set for fast rewrite
Anti-ISIS strategy looks like Obama's
Division, mistrust undercut GOP push on signature issue
D.C.'s poor are left out of supermarket surge
They fled to safety, and were forced back

The New York Times
(6/29/2017 7:00 AM)
In McConnell's Own State, Fear and Confusion Over Health Care Bill
As Affordable Care Act Repeal Teeters, Prospects for Bipartisanship Build
Hacks Raise Fear Over N.S.A.'s Hold on Cyberweapons
Ukraine Cyberattack Was Meant to Paralyze, not Profit, Evidence Shows
Phil Jackson Is Out as Knicks President
Amid Turkey's Purge, a Renewed Attack on Kurdish Culture

The Wall Street Journal
(6/29/2017 7:00 AM)
Fed's Stress Tests: All Banks Cleared on Payouts to Shareholders
Markets Jittery as Central Banks Signal End of Easy Money
Nike Thought It Didn't Need Amazon—Then the Ground Shifted
Chopper Flight Leaves Venezuelans Mystified

ABC News
(6/28/2017 8:00 PM)
McConnell wants revised health care bill by Friday; holdouts contemplate Plan B
Travel ban a blow to Sudan refugees awaiting US resettlement
Father of 'Baby Doe' speaks at sentencing: 'I was robbed of my chance' to be a dad to Bella

NBC News
(6/28/2017 8:00 PM)
Questions Loom as Trump Travel Ban to Take Effect Thursday
Pope's Finance Chief Charged With Multiple Sex Offenses
Fact Check: No Evidence Undocumented Commit More Crimes

CBS News
(6/28/2017 8:00 PM)
Pollution levels considered safe can shorten lifespans, study shows
Senate GOP leaders aim for revised health bill by Friday
Australian police charge top Vatican cardinal with multiple sex offenses

Washington Schedule

President
(6/29/2017 7:00 AM)
The White House
See source link. Schedule not yet available.

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Vice President
(6/29/2017 7:00 AM)
The White House
See source link. Schedule not yet available.

Senate
(6/29/2017 7:00 AM)
Senate
Environment and Public Works Time to be announced. — SD-406
Business meeting to consider S.822, to amend the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 to modify provisions relating to grants, S.1447, to reauthorize the diesel emissions reduction program, S.1359, to amend the John F. Kennedy Center Act to authorize appropriations for the John F. Kennedy Center for the Performing Arts, S.810, to facilitate construction of a bridge on certain property in Christian County, Missouri, S.1395, to revise the boundaries of certain John H. Chafee Coastal Barrier Resources System units in Delaware, General Services Administration resolutions, and the nominations of Annie Caputo, of Virginia, and David Wright, of South Carolina, each to be a Member of the Nuclear Regulatory Commission, and Susan Parker Bodine, of Maryland, to be an Assistant Administrator of the Environmental Protection Agency.

Armed Services 7:00 AM — SR-222
Closed business meeting to markup the proposed National Defense Authorization Act for fiscal year 2018.

Commerce, Science, and Transportation 9:00 AM — SD-106
Business meeting to consider S.1405, to amend title 49, United States Code, to authorize appropriations for the Federal Aviation Administration, S.875, to require the Comptroller General of the United States to conduct a study and submit a report on filing requirements under the Universal Service Fund programs, S.1426, to amend the Ted Stevens Olympic and Amateur Sports Act to expand the purposes of the corporation, to designate the United States Center for Safe Sport, S.1393, to streamline the process by which active duty military, reservists, and veterans receive commercial driver's licenses, and the nominations of David P. Pekoske, of Maryland, to be an Assistant Secretary of Homeland Security, Robert L. Sumwalt III, of South Carolina, to be a Member of the National Transportation Safety Board, and Derek Kan, of California, to be Under Secretary of Transportation for Policy.

Agriculture, Nutrition, and Forestry 9:30 AM — SH-216
Hearings to examine conservation and forestry, focusing on perspectives on the past and future direction for the 2018 Farm Bill.

Appropriations: Subcommittee on Commerce, Justice, Science, and Related Agencies 10:00 AM — SD-192
Hearings to examine proposed budget estimates and justification for fiscal year 2018 for the National Aeronautics and Space Administration.

Banking, Housing, and Urban Affairs 10:00 AM — SD-538
Hearings to examine principles of housing finance reform.

Judiciary 10:00 AM — SD-226
Business meeting to consider S.1312, to prioritize the fight against human trafficking in the United States, S.1311, to provide assistance in abolishing human trafficking in the United States, and the nominations of Stephen Elliott Boyd, of Alabama, to be an Assistant Attorney General, John Kenneth Bush, of Kentucky, to be United States Circuit Judge for the Sixth Circuit, Kevin Christopher Newsom, of Alabama, to be United States Circuit Judge for the Eleventh Circuit, and Damien Michael Schiff, of California, to be a Judge of the United States Court of Federal Claims.

Intelligence 10:00 AM — SH-219
Closed hearings to examine certain intelligence matters.

Appropriations: Subcommittee on Legislative Branch 10:15 AM — SD-124
Hearings to examine proposed budget estimates and justification for fiscal year 2018 for the Senate Sergeant at Arms and the Capitol Police; to be immediately followed by a closed session in SVC-217, following the open session.

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House of Representatives
(6/29/2017 7:00 AM)
House of Representatives
9:00 am Hearing: Full Committee Hearing: Ongoing Intelligence Activity Closed
House Permanent Select Committee on Intelligence:

10:00 am Hearing: A Review of SBA's 504/CDC Loan Program
Committee on Small Business:

10:00 am Hearing: Oversight Hearing on "Examining Access to Oil and Gas Development on Federal Lands"
Committee on Natural Resources:

10:00 am Hearing: In-Space Propulsion: Strategic Choices and Options
Committee on Science, Space, and Technology: Subcommittee on Space

10:00 am Markup: Subcommittee Vote on H.R.767 H.R.880 H.R.931 and H.R.2422.
Committee on Energy and Commerce: Subcommittee on Health

10:00 am Markup: H. Res. 185 H. Res. 218 H. Res. 274 H. Res. 359 and H.R. 2646
Committee on Foreign Affairs: Subcommittee on the Middle East and North Africa

10:00 am Hearing: Recent Trends in International Antitrust Enforcement
Committee on the Judiciary: Subcommittee on Regulatory Reform, Commercial And Antitrust Law

10:30 am Markup: Full Committee Markup: FY2018 Legislative Branch Appropriations Bill and FY2018 Defense Appropriations Bill
Committee on Appropriations: Multiple Subcommittees

11:30 am Markup: Markup of H.R. 986, H.R. 2776, and H.R. 2775
Committee on Education and the Workforce: Full Committee

2:00 pm Markup: Subcommittee Markup - FY 2018 Commerce, Justice and Science Appropriations Bill
Committee on Appropriations: Commerce, Justice, Science, and Related Agencies

3:00 pm Hearing: Subcommittee Markup - FY 2018 Financial Services and General Government Appropriations Bill
Committee on Appropriations: Subcommittee on Financial Services and General Government

{End of Report}

Disclaimer: The information and views expressed in this News Briefing do not necessarily represent the views of HUD or the United States and do not constitute an endorsement by the Department.

AMERICAN OVERSIGHT

HUD PRIORITY DAILY BRIEFING

Prepared for the Office of Public Affairs,
U.S. Department of Housing & Urban Development
By TechMIS
www.techmis.com/hud

TO: **U.S. Department of Housing and Urban Development & Staff**
DATE: **Thursday, June 29, 2017 7:00 AM ET**

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HUD News and Opinion

Ben Carson's visit to Baltimore met with protesters (WBAL TV, MD)
WBAL TV
(6/29/2017 5:30 AM, Barry Simms)
Housing secretary meets with mayor, city housing team

BALTIMORE — Housing Secretary Ben Carson is in Baltimore this week, and the former neurosurgeon's trip back was met with protesters.

The protesters are upset with proposed cuts to the Housing and Urban Development budget that they believe will harm families and create more homeless nationwide.

Carson was in Baltimore Wednesday for several private meetings, one of which was with Mayor Catherine Pugh and the city's housing team.

Carson made no comment as he left the Charles Benton Building in downtown Baltimore. His staff termed it as a private meeting, saying he would answer questions during an informal news conference Thursday.

Pugh described what she called a session with the secretary, saying, "What's really important is that continued relationship and the hundreds of millions of dollars that have been invested in Baltimore by HUD, how much we still need those dollars, and as we continue to look at expanding neighborhoods and communities and giving folks opportunities to be in housing that is affordable, that HUD is important to Baltimore City."

Some community activists gathered outside Henderson Hopkins Elementary School in east Baltimore, where Carson attended an event. The activists voiced their discontent with President Donald Trump's proposed cuts of more than $6 billion, and they called for states, local governments and private entities to assist more in handling the needs of affordable housing.

"Community development block grants are being eliminated. The home program is being eliminated. The National Housing Trust Fund is being eliminated. Rather than eliminating things, we need more of them. Baltimore has, oh, we don't know, 45,000 vacant houses, and it has tens of thousands of people who get eviction notices every year. Let's make positive changes, not negative changes," said Jeff Singer, with City Advocates in Solidarity with the Homeless.

Carson has public appearances scheduled Thursday. He will visit two houses where HUD grants have paid for lead remediation work, and he's scheduled to return to Henderson Hopkins Elementary School for a national Healthy Homes Community Family Fair.

[Editorial note: VIDEO at source].

HUD Secretary Carson eludes protesters (Baltimore Brew, MD)
Baltimore Brew
(6/29/2017 5:30 AM, Baltimore Brew)
Ben Carson, the U.S. Secretary of Housing and Urban Development, slipped in and out of an East Baltimore public school today, holding a private meeting with several local officials while about 50 protesters waited patiently outside to express their concerns about the Trump administration's housing policies.

"There was a big black SUV in the parking lot with a chauffeur in a black uniform, and there were people going

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into the school who said they were going to speak to the secretary. But we never got a chance to even see him," said Jeff Singer, a homeless advocate who helped organize the protest.

Singer identified two of the participants as Greg Sileo, assistant Baltimore health commissioner, and Redonda Miller, president of the Johns Hopkins Hospital. "They told us they were there for a 'listening session' with Carson," Singer said. Sileo and Miller could not be reached for comment this evening.

Last week HUD announced that Carson would come to Baltimore today to meet with local officials at the Henderson-Hopkins public school. The press office later refused to confirm the meeting after it became apparent that several housing groups planned to protest the visit of the retired Johns Hopkins neurosurgeon who was named the top U.S. housing administrator.

The HUD press office, however, stressed that Carson will appear tomorrow (Thursday) in Baltimore to visit two homes that benefited from HUD lead hazard control grants and would be available for a "press gaggle" between 9:30 and 9:37 a.m. at 3104 Gwynns Falls Parkway.

Dozens Greet Ben Carson in Baltimore to Decry his Cruel Cuts to Public Housing (The Real News Network)
The Real News Network
(6/29/2017 5:30 AM, The Real News Network)
VIDEO. Activists rallied in Baltimore to say the deep cuts to public housing proposed by Trump's HUD Secretary Ben Carson will destabilize communities and hurt the city's most vulnerable residents

[Editorial note: TRANSCRIPT at source].

Beware the Agency Leadership Void (Government Executive)
Government Executive
(6/28/2017 1:36 PM, Matthew Dull)
Whatever else transpires, many government workers will remember 2017 as the year of the empty o ce. Almost six months along, the Trump administration's appointments strategy is a slow moving disaster. The administration has not even nominated candidates to fill three-quarters of top Senate-confirmed agency appointee positions, according to the the Political Appointee Tracker developed by the Partnership for Public Service and the Washington Post.

Across federal agencies, anecdotes abound of quiet hallways and pervasive uncertainty. A palpable emptiness fills the southwest corner of the Main Treasury Building's third floor, where empty offices of the department's 27 vacant appointee positions await occupants. Secretary Steven Mnuchin remains the only confirmed Treasury Department appointee. Cabinet secretaries are the only confirmed appointees in the departments of Agriculture (12 vacant positions), Commerce (20), Education (14), Energy (21), Housing and Urban Development (11), Interior (16), Labor (13), and Veterans A airs (10). Even agencies critical to the Trump administration's security agenda are coping with a gaping leadership void. At the Defense Department, 47 of 53 positions are vacant. At Homeland Security, 10 out of 13 appointee positions remain vacant.

LeadingAge Hosts Rally on Capitol Hill to Save HUD 202 (LeadingAge)
LeadingAge
(6/28/2017 1:09 PM, Linda Couch)
More than 1,100 residents of HUD Section 202 Housing for the Elderly communities were joined by members of the U.S. Senate and House, as well as leading advocates for affordable housing for older adults, at a June 27 rally outside the Capitol building in Washington, DC.

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"Save affordable senior housing!" An early chant from the crowd, led by emcee Steve Fleming, president and CEO of WellSpring and chair-elect of LeadingAge, got the juices flowing. Patricia Davis, a resident of Retirement Housing Foundation's North Capitol at Plymouth 202 community in Washington, DC, told the boisterous crowd 13 reasons why she loves her home, including affordability, excellent management, and "our independence."

Representative Al Green (D-TX), a member of the House Committee on Financial Services, which has jurisdiction over housing policy, revved up the crowd and ensured attendees, "I'm going to work as hard as I can to protect your Medicare, to protect your Social Security, and your Section 202 housing!"

Volunteers of America's (VOA) Executive Vice President for Housing Patrick Sheridan told 2 moving stories of residents served by 202 communities sponsored by VOA, one who would otherwise likely be homeless and the other resident who might unnecessarily be in a nursing home without the Section 202 program. Mr. Sheridan implored residents and other advocates to join the Seniors Action Network, a grassroots movement to give America's seniors a greater voice in public policy, which VOA and LeadingAge coordinate jointly.

After Mr. Sheridan, House HUD Appropriations Subcommittee Ranking Member David Price (D-NC) joined the rally stage. "Thank you for fighting for 202 – it is so essential for elderly Americans and, in fact, for all Americans," Rep. Price said. While the budget threats facing the Section 202 and other programs are serious, Rep. Price continued, "There's nothing more essential to human health and well-being than good, decent, and affordable housing!" to loud cheers from the crowd. We must preserve 202 communities and their affordability, but,, "our ultimate goal must be to respond to the need, and this is going to require more, not less!"

[NH] Concord Homeless Shelter Settles With HUD, Victim After Domestic Violence Discrimination Allegations (New Hampshire Public Radio, Concord, NH)
New Hampshire Public Radio
(6/28/2017 10:21 AM, Emily Corwin)
A recent agreement between a Concord homeless shelter and the federal government could help end discrimination against domestic violence survivors who face homelessness.

The settlement includes the US Department of Housing and Urban Development, the Friends Program in Concord, and a female survivor of domestic violence.

In May, 2016, the woman stayed at Friends' Emergency Housing in Concord. When she disclosed to staff that she had recently survived domestic violence, the homeless shelter requested she leave, citing policy: the shelter said it did not have the necessary security measures in place to protect against potential perpetrators. (Read the letter she received below.)

Victoria Horrock, a lawyer with New Hampshire Legal Assistance, says the settlement means this shelter will have to change its policies. Additionally, she said, "It's our hope that other shelters across the state will examine their own policies to make sure they're not placing increased burdens on vulnerable women at this time of most desperate need."

Legal Assistance argued the policy banning recent domestic violence survivors violates the Fair Housing Act. The plaintiff received a $5000 settlement from the shelter. According to Horrock, the funds were used to secure housing.

[CT] MHA seeking $23M loan for Bristol project (My Record Journal, CT)
My Record Journal
(6/29/2017 5:30 AM, Mary Ellen Godin)

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In 2015, the MHA entered into an agreement with Leasing Innovations Inc. that would allow it to lend Maynard Road Corp. $3 million for the Bristol project. The funds covered pre-development work including geothermal installation, and will be repaid at the project closing. Haynes Construction is the contractor on the Bristol deal.

But the MHA continues to answer questions from the federal Department of Housing and Urban Development about the Bristol deal and the role of the MHA and Maynard Road.

A HUD spokeswoman said Monday the MHA has provided answers and is working with HUD on details. The queries are to ensure that no federal funds are being used on the Bristol project.

Maynard Road is also overseeing the Yale Acres redevelopment. The state recently awarded it $5.7 million to rebuild 162 moderate income rental units at Yale Acres. Eight model units have been completed with geothermal heat and solar panels. Construction of the remaining units is expected to begin in the fall, Cappelletti said.

The Meriden Housing Authority, and Maynard Road Corp., have also teamed with Pennrose Properties on a 150-unit mixed income development project called Meriden Commons I and II. The partners were given a $1.5 million grant and subsidy and $2.4 million advance through the Massachusetts Housing Investment Corp. for 75 rental units at Meriden Commons I, now under construction.

[DC] A Housing Stipend for Congress? There's a Better Way (Bloomberg View)
Bloomberg View
(6/28/2017 11:46 AM, Megan McArdle)
Lawmakers should fix the zoning that limits development and drives up DC's cost of living.

Does anyone pity the poor congressman? He spends much of his life on the road, eating rubber chicken or repugnant local specialties, in between making a few speeches and shaking a whole lot of hands. And when he comes off the road, he generally does not go home to whatever fair district where he once chose to live, but to Washington, which may not actually be a badly paved swamp, but sure feels like one come June.

To add insult to injury, it's become a very expensive pseudo-swamp. When I moved here 10 years ago, it was possible to rent a room in a house for a few hundred dollars a month. Now, to hear tell from the young'uns, a mere bedroom in a group house starts around $1,000 a month -- and then heads north at a brisk clip. Apartments in convenient locations are considerably more dear. Which is why some members of Congress spend their time in Washington sleeping on cots in their offices.

Now that he's retiring, and can't be accused of self-interest, Representative Jason Chaffetz of Utah is suggesting that perhaps voters might want to offer their representatives some help affording their own little slice of the quagmire. He's floated the idea of giving our representatives a $2,500 a month housing allowance (that term sounds so much better than "raise"), so that they can actually procure a room with walls and a bed.

It is, in truth, hard to pity the poor congressman. They make $174,000 a year, which may not be private island money, but is a whole heck of a lot more than most Americans make. And while they do have some unusual expenses, even once you net out the suits, the travel incidentals, and the pop psych books on managing a long-distance marriage, they're still doing better than, say, your average trucker.

Yet it seems worth pointing out that our congress critters could do something to help themselves, without even dipping into the federal treasury. Thanks to Washington's unique constitutional status, Congress has more power over its operations than over any other city. The city has "home rule," to be sure, but that home rule was a gift from Congress, and Congress can take back that gift any time they want. Or amend it, to slash through the

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array of zoning regulations that help to make Washington housing so expensive. At the very least, they could repeal the height limits, dating from 1899, which make it impossible to build true high-rises in downtown Washington, and thereby forces up the price of conveniently located housing.

This is an effort that would be beloved of many conservatives, who are rather fond of the free market. It would be beloved of many progressives, who have come to realize that NIMBYism and strict zoning regulations are forcing the poor out of many desirable cities. And it would do a very good thing for the poor and the middle class who live in and around Washington -- for now, anyway.

But here's the best news of all for politicians who contemplate this plan: The only folks who would get angry about it can't vote any of them out of office. Elsewhere in the country, plans to strip away onerous housing regulations generally die a quick and painful death, because homeowners get very, very angry if you suggest a new law that will help developers change the character of their neighborhood, or lower their property values. We have plenty of those folks in DC, mind you -- theoretically in favor of affordable housing, and practically opposed to any plan that would actually make housing affordable. On the local level, they've done a pretty good job at stymieing various efforts to increase Washington's housing supply. But because DC is not a state, its residents have no vote in the government body that ultimately controls their city.

[VA] Essex Village owner faces 9 criminal charges for building violations (WTOC-TV CBS 11 Savannah, GA)
WTOC-TV CBS 11 Savannah
(6/28/2017 6:08 PM, Ashley Monfort)
VIDEO. NBC12 has been investigating living conditions at Essex Village for months, and we've seen crews cleaning up and doing repairs.

However, Revels says it's not enough.

"They've been very responsive to the notices that we've issued so far, but they're not extending their efforts beyond that to repair all of the neglect that's accumulated over the years," said Revels.

He says there needs to be a comprehensive plan of action.

"I don't believe that's being done," says Revels.

Each charge carries a fine of up to $2,500.

It's unclear how that will affect PK Management, who receives millions of federal dollars from the U.S. Department of Housing and Urban Development (HUD). NBC12 reached out to PK Management and Essex VA Investors, LLC and have not yet heard back.

[VA] Henrico County officials to take Essex Village operators to court over building code violations (Richmond Times-Dispatch, VA)
Richmond Times-Dispatch
(6/29/2017 5:12 AM, Debbie Truong)
Henrico County officials are taking the operators of a dilapidated, federally subsidized housing community to court for building-code violations.

Gregory Revels, the county's building official, said the county plans to obtain and serve at least 15 court summonses to Essex VA Investors LLC for a slew of infractions that include failing to properly maintain balconies, roofs and air-conditioning units at Essex Village. Nine of the summonses were issued Tuesday,

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Revels told the Henrico Board of Supervisors during its work session later in the day.

Revels said in an email that the county hopes the court will compel the owner to develop an "aggressive plan to rehabilitate the property." Court hearings for the summonses are scheduled for July 14 and 28 in Henrico General District Court.

"Given the state of disrepair that is evident, they have continued to fail the residents in this regard and they are relying too heavily on the county to identify the defects that need attention," Revels said.

Since 2016, more than 180 violation notices by the county were issued to the management company PK Management for the conditions at Essex, which has been the subject of an attempted turnaround by the county. The housing community also received its first failing inspection grade from the Department of Housing and Urban Development earlier this year.

[VA] Henrico serves criminal summonses against Essex Village management (Henrico Citizen, VA)
Henrico Citizen
(6/29/2017 5:30 AM, Ashlee Korlach)
Essex Village is privately owned but its owners receive funding from the U.S. Housing and Urban Development department. HUD has ultimate authority over the complex.

In December 2015, HUD inspected Essex Village and gave it a passing grade of 74, Middleton said. Then this January, HUD inspected the complex again and gave it a failing grade of 44, Middleton said.

Essex Village is owned by Gregory Pearlman and managed by PK Management, which is also owned by Pearlman. Pearlman manages 18,000 HUD units in the country. Last year, Pearlman received more than $152 million from HUD to subsidize rent, according to CBS 6.

Pearlman attributed the problems at Essex Village to a single manager at PK Management who has since been fired, he said in an interview with CBS 6.

Middleton questioned how one employee's decisions could have resulted in the conditions at Essex Village, he said.

"I think HUD dropped the ball with their inspections, and I'm absolutely confident that Pearlman and PK Management could have cared less," Middleton said.

[VA] Henrico officials respond to Essex Village for sewage overflow (WTVR CBS 6, VA)
WTVR CBS 6
(6/29/2017 5:30 AM, Vernon Freeman Jr. and Shelby Brown)
HENRICO COUNTY, Va. -- Henrico County officials came out to the Essex Village apartment complex Wednesday afternoon after an anonymous tip said there was a sewer overflow issue.

The Henrico Fire Department and the Public Utilities Department responded to the apartment complex.

The low-income housing complex has been the subject of an on-going CBS 6 investigation.

Residents have told CBS 6 that the company has not done enough to fix things like leaks, flood damage, sewage problems, structural issues, broken lights, and bug infestations.

During the meeting Tuesday night, Henrico Board of Supervisors Chair Patricia O'Bannon said the board will

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take action and set up meetings with the Department of Housing and Urban Development (HUD) in Washington.

[Editorial note: VIDEO at source].

[NC] HUD lifts sanctions on authority (The Robesonian, NC)
The Robesonian
(6/29/2017 5:30 AM, Bob Shiles)
LUMBERTON — The Robeson County Housing Authority has been given more financial freedom by the U.S. Department of Housing and Urban Development.

Niakeya Jones, the authority's executive director, confirmed that HUD is no longer requiring the local housing authority get federal approval before making purchases and entering into contracts. The regulation, in effect for about three years, was lifted earlier this month.

"We are now in a good place," said Jones, who has been the authority's executive director since Feb. 2. "Everything is going good. I am happy, and the staff is happy."

Jones declined to comment further about the financial upgrades and improvements that led to HUD lifting its strict oversight of the authority's purchasing process. She said Monday that she did not want to comment "at this time" because she was not involved with the Robeson County Housing Authority when HUD put the procurement regulation in place.

But County Attorney Patrick Pait credited Jones with playing a leading role in helping the authority address HUD's concerns.

"I think Miss Jones and the staff at the housing authority have done a good job," Pait said. "That is reflected in HUD removing the zero-tolerance regulation."

The oversight regulations were put in place as a result of findings in a procurement assessment conducted by HUD in January 2014. The report detailed weaknesses and irregularities in the authority's procurement activities and charged mismanagement of federal funds.

[FL] Federal Probe Looks At Miami-Dade Affordable Housing Projects (WLRN, FL)
WLRN
(6/29/2017 5:30 AM, Christine Dimattei)
AUDIO. Miami-Dade County officials are facing a tight deadline. A subpoena obtained by the Miami Herald shows that federal prosecutors are asking the county for records of all affordable housing projects funded through a $137 million bond program.

Miami-Dade has until June 29 to comply.

In the interview below, WLRN's Christine DiMattei talks to reporter David Smiley, part of the Miami Herald team following the developments.

[TN] Chattanooga receives funding to build lead-safe homes (Chattanooga Times Free Press, TN)
Chattanooga Times Free Press
(6/29/2017 12:31 AM, Rosana Hughes)
The U.S. Department of Housing and Urban Development awarded more than $1.6 million to the city of Chattanooga on Tuesday to confront lead hazards in homes.

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Chattanooga was one of 48 cities across the country that received one of the grants and the only city in Tennessee.

The funding will be used to abate lead and other safety hazards in 75 Chattanooga homes, and about 7,600 homes in the U.S., according to a press release announcing the funding.

HUD's lead-based paint hazard control grant programs promote local efforts to eliminate dangerous lead paint and other housing-related health hazards from low-income homes, encourages private sector investment in lead hazard control and educates the public about the dangers of hazards in the home.

[IL] HUD Secretary Carson ends contract between ACHA and Local 773, citing financial concerns (The Southern, IL)
The Southern
(6/29/2017 5:30 AM, Molly Parker)
CAIRO – Housing and Urban Development Secretary Ben Carson, in a memo dated Wednesday, moved to end the collective bargaining agreement between the Alexander County Housing Authority and Laborers' International Union of North America Local 773, which represents housing authority employees.

As a result of that, 19 employees, a mix of part- and full-time workers, were given notice their positions would be eliminated in 30 days. HUD officials announced the news during a morning staff meeting at the ACHA's administrative office in Cairo.

The employees were told that they would have the option of reapplying for a new set of positions that HUD has created as deemed essential to carry out the duties of the housing authority within its financial constraints, said Jereon Brown, deputy assistant secretary for HUD's Office of Public Affairs.

The move is intended solely to save money for the housing authority, and is not a reflection upon the work of the affected employees, Brown said.

Eliminating all existing positions and then rehiring to fill specific needs will save the housing authority about $339,886 annually of the $705,550 it is presently paying in salary and benefits, according to a financial document that was provided to the newspaper. That represents about a 52 percent cut to the ACHA's labor costs.

[OH] Cleveland, Cuyahoga County receive federal money for lead clean up (Cleveland Plain Dealer, OH)
Cleveland Plain Dealer
(6/28/2017 4:14 PM, Rachel Dissell and Brie Zeltner)
CLEVELAND, Ohio--The city of Cleveland and the Cuyahoga County Board of Health each received new federal grants Tuesday aimed at cleaning up lead contamination in area homes. The grants, totaling $6.3 million, continue funding the health departments have received in the past.

The new funding--a total of $127 million to 48 state and local government agencies-- was announced Tuesday by the U.S. Department of Housing and Urban Development (HUD). Cleveland received $3.4 million and Cuyahoga County received $2.9 million.

Lead, a heavy metal that is particularly dangerous to infants and small children, can cause convulsions, coma and death when absorbed in high doses. Even at lower levels, though, the metal is harmful to the nervous system, the developing brain and kidneys.

Young children exposed to lead early in life, even at low levels, often suffer from behavioral and learning

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problems when they enter school.

Both the city and county are still working through HUD grants awarded in 2015. To date, Cuyahoga County has cleaned up, or abated, lead in 107 homes or rental units with its current grant, with 114 more to be completed by the end of November 2018, according to John Sobolewski, supervisor of the county's lead program.

[IA] UPDATE: Waterloo awarded $3M lead-removal grant (The Courier, IA)
The Courier
(6/29/2017 5:30 AM, Jim Jamison)
WATERLOO — The city has been awarded a $2.9 million federal grant to help remove lead-based paint and other health hazards from homes and apartments.

Waterloo Mayor Quentin Hart on Wednesday announced the U.S.Department of Housing and Urban Development had approved the lead remediation funds, expected to protect nearly 120 families over the next three years.

"We have older housing stock in some parts of our community, and we want to make sure we are able to address any of the health concerns," Hart said.

Waterloo and Clinton were the only Iowa cities to receive the grants this year through HUD's Lead-Based Paint Hazard Control Program. Waterloo received similar grants in 2003, 2007 and 2011 but failed to win a renewal in 2015.

While lead-based paint was banned for housing use in 1978, many older homes still contain the metal, which is especially dangerous to children. Lead poisoning in young children can cause intellectual disabilities, damage to the nervous system, slowed development and hearing and speech problems.

[AZ] Arizona to receive funding from HUD for home hazard protection (KTAR News Radio, Phoenix, AZ)
KTAR News Radio
(6/28/2017 9:01 AM, KTAR.com)
The U.S. Department of Housing and Urban Development has granted more than $127 million to 48 government agencies across the country to protect children and families from safety hazards in the home.

The city of Phoenix will receive $2.9 million, while Pima County is set to gain $1.65 million.

The money will protect 7,600 American families "living in homes with significant lead and other home health and safety hazards," according to a statement.

HUD announced the news on Tuesday as part of "a continuous effort to keep families and their children safe from lead-based paint and other home health and safety hazards." The department is headed by former GOP presidential candidate Ben Carson.

[AZ] Head of troubled Navajo Housing Authority to step down (KVOA-TV NBC 4 Tucson, AZ)
KVOA-TV NBC 4 Tucson
(6/28/2017 8:21 PM, Susan Montoya Bryan)
ALBUQUERQUE, N.M. (AP) - The chief executive of the largest American Indian public housing authority in the U.S. will be stepping down as the Navajo Nation looks to rebuild its reputation after concerns were raised about the lack of housing on the vast reservation.

Newly appointed members of the board that oversees the Navajo Housing Authority made the announcement

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Wednesday. Aneva Yazzie's last day will be Friday.

The board says it was a mutual decision and that Yazzie's departure will mark the first step in rebuilding the organization.

Navajo housing officials in recent weeks have defended themselves from accusations that they overspent millions of dollars in federal grant funds. The allegations spurred a congressional investigation, but federal officials have found no evidence of fraud or abuse.

Still, Navajo officials acknowledge that major changes need to be made to meet the tribe's housing demands.

Affordable Housing

[NY] Task Force Pushes Plan To Bring Affordable Apartments To Saratoga Springs (WAMC Northeast Radio, NY)
WAMC Northeast Radio
(6/28/2017 12:41 PM, Lucas Willard)
AUDIO. Leaders in Saratoga Springs have made their pitch for three workforce housing proposals that aim to provide more apartments in a city desperate for workers and satisfy federal requirements for affordable housing.

Saratoga Springs Mayor Joanne Yepsen and the city's Housing Task Force have been working for the past three years to find ways to make the Spa City a less expensive place to move to.

Yepsen, a second-term Democrat, said the city's "relatively free market process" has worked to make the city a desirable place to live in recent years.

"But it's not working so well to help our local businesses bring employees and a workforce to Saratoga Springs," said Yepsen.

The city is trying to find new ways and new places to build affordable homes and apartments to satisfy requirements from the U.S. Department of Housing and Urban Development.

One approach that has gotten a cool reception from developers is called "inclusionary zoning" or IZ. IZ would require new developments to set aside a percentage of units to low- and moderate-income families.

But the Housing Task Force is taking a different approach by pushing three separate workforce housing developments around the city, totaling more than 380 units.

[CA] Los Angeles takes a step toward making evictions more difficult for landlords (Los Angeles Times)
Los Angeles Times
(6/28/2017 7:39 PM, Andrew Khouri)
If a landlord wants to evict a tenant, the process can be simple. In many cases in Los Angeles, and across California, property owners only have to state they are ending the lease.

No justification is needed — only notices of at least 30 days to provide some time to move out.

Now, amid an affordable housing shortage and reports that low-income tenants are being displaced for wealthier renters, Los Angeles is exploring whether to require landlords to show "just cause" to evict, reasons that would include damaging a unit, creating a nuisance or not paying rent.

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Tenants of rent-controlled units already have that protection, but landlords of newer, unregulated buildings can end a month-to-month tenancy without providing a reason.

[CA] Housing best weapon against mental illness (San Francisco Chronicle, CA)
San Francisco Chronicle
(6/29/2017 5:30 AM, Erin Allday)
What we reported: San Francisco can make a substantial dent in homelessness only by tackling one of society's most intractable problems: mental illness.

People with mental health disorders are the most visible but hardest to reach of San Francisco's homeless. They make up a third of the homeless population and, by some assessments, nearly two-thirds of the chronically homeless — the 2,100 or so people who have been homeless for at least a year.

But treating them requires aggressive, seamless care that isn't consistent with life on the streets. Advocates for people who are homeless and mentally ill understand how best to treat their patients — with individualized care in stable, supportive housing — but the system isn't nearly large enough.

The city needs beds. It needs inpatient psychiatric beds to help stabilize people who are having mental health emergencies, and transitional beds for when they're released from the hospital but still in need of support. It requires beds for people who need addiction treatment and beds in facilities that teach life skills and provide mental health care.

[CA] San Francisco's Civil War Over Affordable Housing (The Atlantic CityLab)
The Atlantic CityLab
(6/29/2017 5:30 AM, Henry Grabar)
Local politics is always, in one way or another, about housing. In San Francisco, a deep blue city whose fault lines long ago ceased to resemble America's, that politics is a vitriolic civic scrimmage, where people who agree about almost every national issue make sworn enemies over zoning, demolition, and development. It's like a circular firing squad at a co-op meeting.

On June 1, members of a group that advocates for housing growth to lower rents called San Francisco YIMBY (for "Yes, In My Back Yard") helped organize a panel in downtown San Francisco: "The Political Dynamics of Housing." Over food and drink, a group of local experts and activists tried to talk through why, despite widespread local consensus that something must change, San Francisco continues to be the country's most expensive city for renting an apartment.

The day before the event, the San Francisco chapter of the Democratic Socialists of America—an organization founded in 1982 whose membership more than tripled, in the 12 months ending in March 2017, to 19,000 dues-paying members—included a note in their regular membership letter. "The SF YIMBY Party is a pro-development, pro-gentrification, pro-landlord organization," it read. "DSA SF is seeking folks to come up with materials and a plan for challenging this narrative and the disinformation they will undoubtedly be spreading regarding housing at this meeting."

That call, and an ensuing shouting match at the panel, was the most overt skirmish in a feud between the DSA and the YIMBYs, two groups that have more in common than you might expect. Each has harnessed the political energy of young people in West Coast cities. Each considers entrenched wealthy homeowners an enemy. They have a good number of members in common. And the goal, of course, is the same: more affordable housing.

San Francisco's left—tenants and homeowners both—has long been hostile to new development, and the

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YIMBYs, as a group that claims tenants' interests broadly align with developers' and, therefore, that cities should do everything they can to increase the housing stock, have received particular opprobrium. In a vicious article in TruthOut and the San Francisco Examiner published last month, writers Toshio Meronek and Andrew Szeto called YIMBYism a "libertarian, anti-poor campaign to turn longtime sites of progressive organizing into rich-people-only zones" and compared pro-growth advocates to the white nationalists of the alt-right. (That second charge was later deleted.) San Francisco supervisor Aaron Peskin compared YIMBYism to the U.S. military's destruction of the Vietnamese village of Ben Tre: "They have a very Ayn Rand, bomb-the-village-to-save-it point of view," he told San Francisco magazine in December. (San Francisco, population 850,000, being the village.)

Fair Housing

[MN] Landlords sue Minneapolis over Section 8 anti-discrimination ordinance (Minneapolis-St. Paul Star Tribune, MN)
Minneapolis-St. Paul Star Tribune
(6/28/2017 5:24 PM, Eric Roper)
A group of Minneapolis landlords has sued the city over a new law that bars them from discriminating against tenants using Section 8 vouchers.

Who is affected?

A city document from March said less than 6 percent of the city's rental units would be affected by the ordinance. Most apartments in the city are too pricey to qualify for the housing voucher programs like Section 8.

Renters receiving housing vouchers typically pay a portion of their apartment rent, with the voucher making up the rest. The share paid by the tenant depends on their income, the number of bedrooms and whether they pay for heat.

Nearly all Section 8 voucher holders in the city identify as people of color, the city document said, and about half of the 17,000 residents served by the program are children.

Landlords warned in a media campaign that the ordinance would result in "coastal rents" in the city and longer wait times to find an apartment. The council voted unanimously to approve it.

The lawsuit says the ordinance changes landlords' business practices, requiring them to submit rent increases for review and leaving apartments vacant for inspection between tenants. To comply with Section 8 rules, the city's public housing authority must inspect each unit before it is rented out.

"I know that this whole issue of inspections and delay caused by inspections has been raised as a concern," Segal said. "And certainly I think that's something the city and the public housing authority has been looking at, to make sure that that can happen in a timely fashion."

Homelessness

[NY] Helping Homeless New Yorkers by the Books (The Atlantic CityLab)
The Atlantic CityLab
(6/29/2017 5:30 AM, Jessica Leigh Hester)
With a new resident social worker, the Brooklyn Public Library is pushing staff and patrons toward a culture of inclusivity.

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A little after 10 a.m. on a humid Thursday in June, a fan is already whirring in the Bedford Avenue branch of the Brooklyn Public Library. The building has just opened, but already people are pushing through the doors and posting up at computer stations or tables on the mezzanine. Many will stay put all day.

The library, just down the block from a clanging subway station in the Bed-Stuy neighborhood, is a salve for the chafing street noise and the heat. There's nothing to buy, no time limit, no implication that you've overstayed your welcome. The airy, 17,000-square-foot space is a comfortable homeroom for people with nowhere else to be.

And today, there are donuts. Those are a big draw, explains Harold Holloway, as he rearranges coffee stirrers and packets of sugar. Holloway buzzes around a table just off the reference desk, next to a magazine rack holding Latina Style and Highlights.

Holloway is an advocate with the Street to Home program from Breaking Ground, a nonprofit that aims to connect homeless New Yorkers with housing.

[NY] Rethinking Homeless Shelters From the Ground Up (The Atlantic CityLab)
The Atlantic CityLab
(6/29/2017 5:30 AM, Krutika Pathi)
One nonprofit wants to reward results, and change the funding model in the process.

Muzzy Rosenblatt takes issue with the conventional way of sheltering the homeless. As the executive director of the Bowery Residents Committee (BRC), a provider of shelter and services to New York City's homeless population, he wants to go beyond just putting up beds. Instead, he proposes a whole new consideration of how shelters are both run and funded.

In a new volume entitled What Matters: Investing in Results to Build Strong, Vibrant Communities, from the Nonprofit Fund (NFF) and the Federal Reserve Bank of San Francisco (FRBSF), Rosenblatt authors a chapter that charts out a blueprint for change. His suggestion: a shift toward a results-based funding model. Rosenblatt plans to apply this vision for the social sector to the BRC's latest project—an amalgamation of a housing development and a shelter. CityLab spoke with Rosenblatt about the in-progress venture, slated to open in the Bronx in 2018, and about how shelters can maximize their funds and their reach.

How could shelters help more people?

An overarching challenge is to do with expectations—those that funders have, that communities have, and that our users have—of what a shelter is. When you think of a disaster, say like a flood or an earthquake, the expectation to mitigate the aftermath is [along] the lines of temporary assistance, and not necessarily transformation. Similarly, there is a notion to look at shelters and homelessness as a crisis that requires an emergency response. After decades of work and research, we know that it is much more of a public health challenge and a need that demands a more transformative and strategic response than the ones we currently see.

[PA] Fewer are homeless in NJ, but the count comes with an asterisk (Philly.com, PA)
Philly.com
(6/28/2017 5:19 PM, Jacqueline L. Urgo)
The annual survey, NJCounts 2017, counted homeless people on the night of Jan. 24, 2017, finding 8,532 homeless men, women, and children county-by-county across New Jersey — 409 fewer than the year before. The count is facilitated by Monarch Housing Associates, a Somerset County-based affordable housing

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advocacy group.

"While the slight decrease in homelessness in New Jersey is a positive result, the reality is that the size of the homeless population has remained relatively the same from 2016 to 2017," Taiisa Kelly, a Monarch senior associate who headed the team that conducted the survey, said in a statement. She noted that the results give the agency "hope," but that the overall numbers are within the statistical margin of error.

Burlington County has the third highest homeless population in the state, with 7.1 percent of the total number, or 604 homeless individuals. Essex County ranks first, with 24 percent or 2,048, followed by Hudson County at 9.6 percent of the homeless population, with 822 individuals.

The count is mandated by the U.S. Department of Housing and Urban Development (HUD) to account for sheltered homeless people each year and unsheltered homeless — those living in the street, in cars, under bridges, or other places not meant for human habitation — every other year. This year is a mandated unsheltered-count year.

[WA] Local media shines light on homelessness issues with #SeaHomeless (seattlepi.com, WA)
seattlepi.com
(6/28/2017 10:54 AM, Kirsten O'Brien)
The day-long conversation involves several local media outlets

For the second year in a row, Seattle media outlets are banding together to tell the stories of those who are often seen but rarely heard through the #SeaHomeless project.

As Seattle grows at a breakneck pace but continues to struggle housing some of its most vulnerable citizens, today is dedicated to the more than 11,000 people in King County grappling with finding safe, permanent and affordable housing.

The project is spearheaded by Crosscut, where you can find a list [HERE] of all stories in the project. You can also follow the conversation on Twitter through the #SeaHomeless hashtag. You can see a full list of participating organizations and learn more about the project [HERE].

SeattlePI.com's contribution this year, written by city affairs reporter Daniel DeMay with photographs by Genna Martin, explores the experience of an entire family experiencing homelessness, as well as the unique challenges faced by children who grow up in poverty. You can read it [HERE].

The idea for the day-long, collaborative project was borrowed from our sister publication, the San Francisco Chronicle. The Chronicle, SFGate.com and other San Francisco media outlets are also hosting a day of stories about homelessness today. You can find them [HERE].

[WA] 'You just hit this wall': The long road taken by many in a 'rapid' homeless housing program (Seattle Times, WA)
Seattle Times
(6/28/2017 10:57 AM, Vernal Coleman)
Even after being placed in a rapid rehousing program, a local single father figured he'd have to hustle to find housing in King County. Two months later, he was still looking.

On a recent Saturday, Townsend Tatterson IV answered his cellphone and listened silently as a property manager told him his rental application was rejected.

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He'd spent the morning organizing documents to prepare for another day of apartment hunting. As he headed toward the building, he got the call about the one-bedroom apartment he'd applied to rent the week before. Unlike some others he'd found sifting through online listings, the place was clean, spacious and most important, the property manager was open to considering subsidized tenants.

In making his pitch, Tatterson was upfront. At 54 years old, he's homeless, self-employed single father, recently enrolled in a program designed to move people without shelter indoors quickly. Called rapid rehousing, the programs provide temporary rental subsidies for those who can't otherwise afford a market-rate apartment.

The letter he handed to the manager says Neighborhood House, a local nonprofit social-service provider, would cover move-in costs and provide rental assistance on the apartment for a year. But the company that owns the complex, a sprawling collection of multiunit buildings in North Seattle, takes a hard line on credit scores, the manager told him. And Tatterson's was south of their mark.

[WA] Seattle opens bidding for $30 million in homeless services (seattlepi.com, WA)
seattlepi.com
(6/28/2017 5:17 PM, Daniel DeMay)
Seattle is undertaking something it hasn't done in 10 years.

The city is overhauling its contracts for services to its homeless population through a competitive bid process.

Mayor Ed Murray officially released the request for proposals (RFP) Wednesday for $30 million in contracts to provide services to Seattle's homeless population.

"Knowing that to be effective, we cannot keep funding in an uncoordinated system, today, for the first time in a decade, the city is rebidding $30 million in homeless service contracts," Murray said at a news conference Wednesday morning.

[WA] Women in Black: They stand vigil, speak the names of Seattle area's homeless who've died (Seattle Times, WA)
Seattle Times
(6/29/2017 5:30 AM, Bettina Hansen)
Women in Black of WHEEL, the Women's Housing, Equality and Enhancement League, for 17 years have been holding vigils for homeless people who have died outside or by violence in King County.

The fliers have names. Willie "Bama" Tedder. Tobias Adams. Kalin Lubben. Nicole Popescu. Kirstyn Outen. They also list causes of death.

The second Wednesday of the month, white paper fliers are either accepted or ignored by downtown Seattle's bustling noontime lunch crowd.

A few people hand out the fliers as others, dressed in mostly black, stand silently from noon until 1 p.m. across Fifth Avenue from City Hall. Then they recite the names of homeless people who have died outside or by violence in King County. Last year, it was 62. Already this year, they have stood for 37 deaths.

"When we first started standing, we usually got word of a death by word-of-mouth, or sometimes, a brief mention in the newspaper," said Anitra Freeman, 67, one of the original Women in Black of WHEEL, the Women's Housing, Equality and Enhancement League, who started the vigils 17 years ago. "You know, page 37, 'Transient found dead.' "

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[CA] 1 in 5 L.A. community college students is homeless, survey finds (Los Angeles Times)
Los Angeles Times
(6/29/2017 5:30 AM, Gale Holland)
One in every 5 of the Los Angeles Community College District's 230,000 students is homeless, and nearly two-thirds can't afford to eat properly, according to a new survey commissioned by the system's board of trustees.

The study looked at students with unstable housing and "food insecurity," which is defined by the U.S. Department of Agriculture as lacking enough to eat to sustain an active, healthy life.

Nearly half the L.A. community college students surveyed reported struggling with high housing costs. Of the 19% who said they were recently homeless, 8% reported being thrown out of their homes, 4% said they had been evicted, and 6% had stayed in an abandoned building, car or other location not meant for housing, the survey says.

Although college students nationwide face financial constraints that affect their nutrition, the study says, those enrolled at the L.A. district's nine campuses fare worse than the national average. About 65% can't afford balanced meals, and 60% are unable to buy more when their food runs out, the study says.

[CA] Smarter Design for Skid Row (The Atlantic CityLab)
The Atlantic CityLab
(6/29/2017 5:30 AM, Liz Wolfe)
Providing decent shelter for people experiencing homelessness is both a political and practical challenge.

Los Angeles's infamous Skid Row neighborhood holds anywhere from 8,000 to 11,000 people who are living on the streets, packed into a 50-block stretch of the city. A mural at Skid Row's entrance, designed to look like an official city sign, reads, "Skid Row City Limit. Population: Too Many."

Most Angelenos avoid the area, if they can; it's a typical example of how homelessness can fester out of sight and out of mind.

Properly sheltering the homeless presents a mix of logistical and political challenges. In many cities, NIMBY residents block efforts to build supportive services nearby, concentrating those living in homelessness in dangerous and squalid conditions under highways and in under-populated areas. When shelters are built, they can be far from where people need them and are often plagued by crime, to the point that many people regularly voluntarily forfeit the opportunity to spend the night there.

One possible way around those barriers—design that utilizes cheap, easily-duplicated, pod-based living.

Public and Indian Housing (PIH)

[NY] NYCHA residents protest policies (Mott Haven Herald, NY)
Mott Haven Herald
(6/29/2017 5:30 AM, Ryan Kelley)
Marchers criticize city, HUD for lack of investment, incompetent leadership

NYCHA residents from the South Bronx joined their counterparts from around the city to protest city and federal policies they say ignore the increasingly desperate need for repairs and other investment to public housing.

A sea of red T-shirts that read "Stop NYCHA from Pushing Out the Poor" could be seen from blocks away as the demonstrators marched through the streets of Harlem on June 24.

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Housing advocates argue that the city continues to neglect NYCHA's needs while prioritizing new affordable housing developments to help Mayor Bill de Blasio fulfill his promise to build and restore 200,000 units of affordable housing.

The protesters shouted "NYCHA says get back, we say fight back!" and other slogans while making their way south between East 143rd Street and Lennox Avenue to 110th Street.

Much of the frustration that sparked the protest stems from the city's proposed solution to the budget shortfall for public housing. In 2015, Mayor de Blasio announced the launch of NextGeneration NYCHA, an initiative to bring in $17 billion in capital improvements for dilapidated buildings. Part of the 10-year plan includes selling underutilized land on NYCHA properties, such as parking lots and trash collection areas, to private developers. Additionally, 50 percent of new apartments in developments to be built on NYCHA property would be slated for market-rate tenants, and the other half for those earning up to 60 percent of the Area Median Income. NYCHA estimates that part of the plan could generate between $300 and $600 million, with the goal of "ensuring the Authority's financial sustainability."

Community Planning and Development (CPD)

[NC] Hurricane Matthew disaster relief bill passes NC House (Raleigh News & Observer, NC)
Raleigh News & Observer
(6/29/2017 4:44 AM, Colin Campbell)
RALEIGH - The budget bill that became law after an override vote Wednesday includes an additional $100 million for disaster relief, but it doesn't detail how the money will be spent.

Those details came Wednesday in a new version of Senate Bill 338, which was introduced in the Appropriations Committee and unanimously passed the full House a few hours later.

Under the new version, titled Disaster Recovery Act of 2017, $20 million would go toward housing needs stemming from Hurricane Matthew, including the repair of public housing in Lumberton and Princeville. Another $5 million would be used to build new low-income housing in the town of Fair Bluff.

The nonprofit group Golden LEAF would get $30 million to provide infrastructure grants to communities affected by the hurricane that struck North Carolina in October and by wildfires last year. The N.C. Department of Agriculture would get $20 million for stream debris removal and for road, dam and pond repairs on affected farms.

National News

Unexpected Drop in U.S. Pending Home Sales Shows Inventory Woes (Bloomberg)
Bloomberg
(6/28/2017 12:12 PM, Sho Chandra)
The third consecutive decline in signed contracts to purchase previously owned U.S. homes indicates progress in the housing market is stalling on the heels of lean inventory and rising prices, according to data released Wednesday from the National Association of Realtors in Washington.

Key Takeaways

The housing market is settling back to a slower pace because listings remain limited. That's driving up asking

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prices and presenting a hurdle for first-time and younger prospective buyers. Nonetheless, steady hiring, easier credit availability and borrowing costs still near historically low levels are supportive for the housing recovery. Economists consider pending sales a leading indicator because they track contract signings. Purchases of existing homes are tabulated when a deal closes, typically a month or two later, and those sales were up in two of the past three months.

Economist Views

"This third consecutive decline in contract activity implies a possible topping off in sales," Lawrence Yun, NAR's chief economist, said in a statement. "Buyer interest is solid, but there is just not enough supply to satisfy demand. Prospective buyers are being sidelined by both limited choices and home prices that are climbing too fast."

Pending home sales tumble as supply crisis worsens (CNBC)
CNBC
(6/28/2017 11:16 AM, Diana Olick)
VIDEO. Fewer buyers signed contracts to buy existing homes in May, likely because they can't find or afford what they want.

The pending home sales index from the National Association of Realtors dropped 0.8 percent month to month and is now 1.7 percent lower than May 2016. Expectations had been for a slight gain, but even April's reading was revised lower.

"Monthly closings have recently been oscillating back and forth, but this third consecutive decline in contract activity implies a possible topping off in sales," said Lawrence Yun, chief economist of the Realtors. "Buyer interest is solid, but there is just not enough supply to satisfy demand. Prospective buyers are being sidelined by both limited choices and home prices that are climbing too fast."

The number of home sales that closed this spring was slightly higher than a year ago, but the lack of listings clearly held the market back. The supply of homes for sale at the end of May was down more than 8 percent from a year ago, and homes that were listed sold at the fastest rate on record.

Pending-home sales stumble as low inventory chokes market (MarketWatch)
MarketWatch
(6/28/2017 10:40 AM, Andrea Riquier)
Home purchase contract signings declined again in May, another sign of the headwinds working against momentum in the housing market.

The pending home sales index from the National Association of Realtors slid 0.8%, marking the third-straight monthly decline.

The index hit 108.5 in May and its April level was revised lower.

It was lower compared to a year ago for the second month in a row in May, this time by 1.7%. The index forecasts future sales by tracking real estate transactions in which a contract has been signed, but the deal has not yet closed.

Home Affordability Near a Nine-Year Low (Wall Street Journal)
Wall Street Journal
(6/29/2017 1:24 AM, Wall Street Journal)

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A report by ATTOM Data Solutions finds the median U.S. home price in the second quarter was at the least affordable level since 2008. ATTOM's Daren Blomquist says home prices rose faster than weekly wages in 87 percent of markets.

[Editorial note: VIDEO at source].

Headlines

The Washington Post
(6/29/2017 7:00 AM)
Health bill set for fast rewrite
Anti-ISIS strategy looks like Obama's
Division, mistrust undercut GOP push on signature issue
D.C.'s poor are left out of supermarket surge
They fled to safety, and were forced back

The New York Times
(6/29/2017 7:00 AM)
In McConnell's Own State, Fear and Confusion Over Health Care Bill
As Affordable Care Act Repeal Teeters, Prospects for Bipartisanship Build
Hacks Raise Fear Over N.S.A.'s Hold on Cyberweapons
Ukraine Cyberattack Was Meant to Paralyze, not Profit, Evidence Shows
Phil Jackson Is Out as Knicks President
Amid Turkey's Purge, a Renewed Attack on Kurdish Culture

The Wall Street Journal
(6/29/2017 7:00 AM)
Fed's Stress Tests: All Banks Cleared on Payouts to Shareholders
Markets Jittery as Central Banks Signal End of Easy Money
Nike Thought It Didn't Need Amazon—Then the Ground Shifted
Chopper Flight Leaves Venezuelans Mystified

ABC News
(6/28/2017 8:00 PM)
McConnell wants revised health care bill by Friday; holdouts contemplate Plan B
Travel ban a blow to Sudan refugees awaiting US resettlement
Father of 'Baby Doe' speaks at sentencing: 'I was robbed of my chance' to be a dad to Bella

NBC News
(6/28/2017 8:00 PM)
Questions Loom as Trump Travel Ban to Take Effect Thursday
Pope's Finance Chief Charged With Multiple Sex Offenses
Fact Check: No Evidence Undocumented Commit More Crimes

CBS News
(6/28/2017 8:00 PM)
Pollution levels considered safe can shorten lifespans, study shows
Senate GOP leaders aim for revised health bill by Friday
Australian police charge top Vatican cardinal with multiple sex offenses

CBS News
(date)

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Washington Schedule

President
(6/29/2017 7:00 AM)
The White House
See source link. Schedule not yet available.

Vice President
(6/29/2017 7:00 AM)
The White House
See source link. Schedule not yet available.

Senate
(6/29/2017 7:00 AM)
Senate
Environment and Public Works Time to be announced. — SD-406
Business meeting to consider S.822, to amend the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 to modify provisions relating to grants, S.1447, to reauthorize the diesel emissions reduction program, S.1359, to amend the John F. Kennedy Center Act to authorize appropriations for the John F. Kennedy Center for the Performing Arts, S.810, to facilitate construction of a bridge on certain property in Christian County, Missouri, S.1395, to revise the boundaries of certain John H. Chafee Coastal Barrier Resources System units in Delaware, General Services Administration resolutions, and the nominations of Annie Caputo, of Virginia, and David Wright, of South Carolina, each to be a Member of the Nuclear Regulatory Commission, and Susan Parker Bodine, of Maryland, to be an Assistant Administrator of the Environmental Protection Agency.

Armed Services 7:00 AM — SR-222
Closed business meeting to markup the proposed National Defense Authorization Act for fiscal year 2018.

Commerce, Science, and Transportation 9:00 AM — SD-106
Business meeting to consider S.1405, to amend title 49, United States Code, to authorize appropriations for the Federal Aviation Administration, S.875, to require the Comptroller General of the United States to conduct a study and submit a report on filing requirements under the Universal Service Fund programs, S.1426, to amend the Ted Stevens Olympic and Amateur Sports Act to expand the purposes of the corporation, to designate the United States Center for Safe Sport, S.1393, to streamline the process by which active duty military, reservists, and veterans receive commercial driver's licenses, and the nominations of David P. Pekoske, of Maryland, to be an Assistant Secretary of Homeland Security, Robert L. Sumwalt III, of South Carolina, to be a Member of the National Transportation Safety Board, and Derek Kan, of California, to be Under Secretary of Transportation for Policy.

Agriculture, Nutrition, and Forestry 9:30 AM — SH-216
Hearings to examine conservation and forestry, focusing on perspectives on the past and future direction for the 2018 Farm Bill.

Appropriations: Subcommittee on Commerce, Justice, Science, and Related Agencies 10:00 AM — SD-192
Hearings to examine proposed budget estimates and justification for fiscal year 2018 for the National Aeronautics and Space Administration.

Banking, Housing, and Urban Affairs 10:00 AM — SD-538
Hearings to examine principles of housing finance reform.

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Judiciary 10:00 AM — SD-226
Business meeting to consider S.1312, to prioritize the fight against human trafficking in the United States, S.1311, to provide assistance in abolishing human trafficking in the United States, and the nominations of Stephen Elliott Boyd, of Alabama, to be an Assistant Attorney General, John Kenneth Bush, of Kentucky, to be United States Circuit Judge for the Sixth Circuit, Kevin Christopher Newsom, of Alabama, to be United States Circuit Judge for the Eleventh Circuit, and Damien Michael Schiff, of California, to be a Judge of the United States Court of Federal Claims.

Intelligence 10:00 AM — SH-219
Closed hearings to examine certain intelligence matters.

Appropriations: Subcommittee on Legislative Branch 10:15 AM — SD-124
Hearings to examine proposed budget estimates and justification for fiscal year 2018 for the Senate Sergeant at Arms and the Capitol Police; to be immediately followed by a closed session in SVC-217, following the open session.

House of Representatives
(6/29/2017 7:00 AM)
House of Representatives
9:00 am Hearing: Full Committee Hearing: Ongoing Intelligence Activity Closed
House Permanent Select Committee on Intelligence:

10:00 am Hearing: A Review of SBA's 504/CDC Loan Program
Committee on Small Business:

10:00 am Hearing: Oversight Hearing on "Examining Access to Oil and Gas Development on Federal Lands"
Committee on Natural Resources:

10:00 am Hearing: In-Space Propulsion: Strategic Choices and Options
Committee on Science, Space, and Technology: Subcommittee on Space

10:00 am Markup: Subcommittee Vote on H.R.767 H.R.880 H.R.931 and H.R.2422.
Committee on Energy and Commerce: Subcommittee on Health

10:00 am Markup: H. Res. 185 H. Res. 218 H. Res. 274 H. Res. 359 and H.R. 2646
Committee on Foreign Affairs: Subcommittee on the Middle East and North Africa

10:00 am Hearing: Recent Trends in International Antitrust Enforcement
Committee on the Judiciary: Subcommittee on Regulatory Reform, Commercial And Antitrust Law

10:30 am Markup: Full Committee Markup: FY2018 Legislative Branch Appropriations Bill and FY2018 Defense Appropriations Bill
Committee on Appropriations: Multiple Subcommittees

11:30 am Markup: Markup of H.R. 986, H.R. 2776, and H.R. 2775
Committee on Education and the Workforce: Full Committee

2:00 pm Markup: Subcommittee Markup - FY 2018 Commerce, Justice and Science Appropriations Bill
Committee on Appropriations: Commerce, Justice, Science, and Related Agencies

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3:00 pm Hearing: Subcommittee Markup - FY 2018 Financial Services and General Government Appropriations Bill
Committee on Appropriations: Subcommittee on Financial Services and General Government

{End of Report}

Disclaimer: The information and views expressed in this News Briefing do not necessarily represent the views of HUD or the United States and do not constitute an endorsement by the Department.

AMERICAN OVERSIGHT

From: Williams, Sheppard V
Sent: Thursday, June 29, 2017 2:22 PM
To: Green, Patrice R; Ott, Richard M; DeFelice, Joseph J; Robinson, Shana; Wolfe, Lisa A; Edwards, Nika V; Porinchak, Brandon R; Kirshenbaum, K Lyn; Porinchak, Brandon R; Solivan, Elvis; Sillery, David A
Subject: On Leave - Friday June 30 - Tuesday July 4

I will return to work on Wednesday, July 5. Have a safe and enjoyable 4th of July!

S. Van Williams
Senior Management Analyst/Regional FOIA & CTS Liaison
Office of the Regional Administrator
Philadelphia Regional Office
Phone 215-430-6628 - Fax 215-656-3445
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From: Davis, Anne
Sent: Monday, July 17, 2017 8:28 AM
To: DeFelice, Joseph J; Solivan, Elvis; Banks, Antoinette P; Downs, Sharon; Lamberg, Catherine D; Legette, Ronnie J; Ott, Richard M; Rader, Brad E; Schmidt, Carrie S; Brown, Brenda J; Punter, Carolyn K; Parker, Judith; Ellis, Lisa C
Cc: Holman, Virginia F; Mares, Steven J; Schmiegelow, Toni D; Paikin, Steven M; Wolfe, Lisa A; Dunn, Tracey; Edwards, Nika V; Anastasi, Carolyn M; SOKOLOW, ARDEN A; Fitch, Ron
Subject: Today's HUD News Briefing

The following items in today's HUD News Briefing are of specific interest to the HUD Richmond Office:

[VA] Essex Village in court over 18 criminal charges (WTVR-TV CBS 6, **VA**) (7/14/2017 2:27 PM, Brendan King)
VIDEO. RICHMOND, Va., - An attorney representing the owners of the Essex Village apartments appeared in front of a Henrico County General District Court judge for an arraignment on charges related to problems that have been the subject of an ongoing CBS 6 investigation. The defendant, Essex VA Investors LLC, Paraco Inc. of Mechanicsville, has more than a dozen criminal summonses issued by the county. The company faces a total of 18 building code violation charges, according to online records. Two of the five misdemeanor counts brought up in court Friday morning were described on court documents as violating Virginia code section. The violations included failing to properly maintain plumbing fixtures, garbage disposal, and sink pipes leaking to cabinet base; abate mice infestation; and failure to maintain interior structure in good repair, holes, and baseboards in a mechanical closet, which allowed pest and rodent entry. An attorney representing the county said the 18 charges were grouped into three offense topics, including broken porches. That attorney told the judge they plan to go to trial without settling. A woman, who county officials said were representing the Essex Village apartments in court, briefly spoke to reporters after the hearing. "We can't make a comment at this time, I'm sorry," she said. "We will be meeting with our residents." No time frame was given when that meeting may be scheduled. The next court date for the five misdemeanor counts arraigned on Friday is scheduled for Sept. 25. The 13 other building code violation charges are scheduled to be heard on July 28 and August 4. County officials showed CBS 6's original report to the Henrico County Board of Supervisors during a June meeting about problems at the low-income housing complex prior to announcing the criminal summonses. In April, the owner Greg Pearlman told us they had maintained the property well, and in the past couple of months things had not been up to their standards. He promised residents would see major changes by the beginning of May, and some residents said improvements are happening. The Department of Housing and Urban Development paid the company managing Essex Village more than $150 million to subsidize the rent of residents at low-income housing complexes across the country in 2016. The numbers were uncovered by a CBS 6 investigation after Congressman Donald McEachin called for HUD to terminate their business with PK Management, which manages three Section 8 facilities in Henrico County: Essex Village, Woodland Crossing and Hope Village. McEachin said PK Management properties is not meeting the spirit of its obligation to provide safe and sanitary housing. PK Management and their parent company, GHC Housing, received $152,110, 882 from HUD in 2016, according to information obtained through a Freedom of Information Act request submitted to HUD. The company receives more than $7 million a year from HUD to subsidize rent at its housing complexes. Other elected officials are also beginning to respond to the ongoing investigation into the Henrico apartment complex. State Senator Siobhan Dunnavant said the living conditions at Essex Village are "Egregious" and she is currently in the process of drafting a letter to HUD Secretary Ben Carson.

[VA] Roanoke awarded over $2.7 million to eliminate lead based paint hazards (WSET-TV ABC 13 Roanoke, **VA**) (7/14/2017 10:48 AM, Catherine Doss)
WASHINGTON, D.C. - Virginia Senators Kaine and Warner are announcing more than $7 million in grants from the Department of Housing and Urban Development. This money will go to cities and organizations in Virginia, including Roanoke. The city of Roanoke will be getting $2,719,660 for the 2017 fiscal year. Officials say the grants will go toward eliminating lead based paint in the city's older homes. A total of $5.42 million will go toward funding and eliminating lead based paint hazards in low and "Very low" income private housing in Roanoke and Richmond. According to the World Health Organization, lead can lead to serious health complications for everyone, but especially children.

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[VA] Norfolk City Council weighing public housing redevelopment plan (WAVY-TV NBC 10 Portsmouth, VA) (7/14/2017 5:15 PM, Chris Horne)
VIDEO. NORFOLK, Va. - Norfolk City Council will decide next week whether to enter a cooperation agreement with the Redevelopment and Housing Authority that would affect 1,700 public housing units.
The agreement would pave the way for a redevelopment plan for Tidewater Gardens, Young Terrace and Calvert Square. It would demolish the existing structures and replace them with a blend of single family homes, carriage houses, townhouses and apartments. The city says if approved, the proposal would fit into a multipronged approach to revitalize what's referred to as the St. Paul's area. City Manager Doug Smith says, "This initiative at its core is about growing opportunity for our residents." A resident who spoke with 10 On Your Side said she'd like to see more local businesses offer child care so that mothers would have more work opportunities. Councilman Paul Riddick is calling it gentrification. "I don't want this to be a dumping ground for the public housing residents, for Section 8 and programs of that nature," Riddick said. The city says the goal is to strengthen the neighborhood by de-concentrating poverty, increasing self-sufficiency and providing access to better education. Council is expected to vote on the agreement Tuesday. A city spokeswoman says residents in the affected communities would have opportunities for input if the proposal moves forward.

[VA] Newport News has plenty of development work planned (Newport News Daily Press, VA) (7/14/2017 6:40 AM, Tara Bozick)
VIDEO. Newport News wants to accomplish more with its announced development projects before taking on too much more, the city's development director said this week. A key focus will be Ferguson's planned City Center at Oyster Point campus that will bring 1,400 workers, including more than 400 new employees, to the mixed-use development with the city building a 1,500-space parking garage, Mayor McKinley Price and Newport News Development Director Florence Kingston told about 50 attendees of an Urban Land Institute Virginia meeting at Christopher Newport University on Tuesday. Attendee Thomas O'Grady with Clancy & Theys Construction Co. in Newport News wanted to know what the Ferguson campus would mean for City Center, although Kingston said it was too early to gauge interest. "I think the spin-off opportunities are tremendous for City Center for future office, retail and residential," O'Grady said. The city is working on a plan to enliven downtown while still trying to create more attractive housing options across the city, Kingston said, adding the city's aging housing stock is a competitive disadvantage. She said the city needs housing that keeps both younger workers and company leaders living within the city. "We have got to work on some new housing options at all prices," Kingston said. When asked about interest for homes or development for Economic Development Authority-owned land near Endview Plantation, Kingston said she doesn't want to rush and would like to see other projects on the books get started. She said Patrick Henry Place and Huntington Pointe are moving forward and would add new homes. The city is using a $500,000 Choice Neighborhoods Initiative planning grant from the U.S. Department of Housing and Urban Development to find ways to improve the Ridley Place public housing complex and the surrounding area in the Southeast Community, Price said.

Here is the link where you may read today's HUD News Briefing in full: http://www.techmis.com/hud/todaysbrief.pdf.

Anne Davis, Sr. Management Analyst
US Dept. of Housing & Urban Development
Richmond Field Office
600 E. Broad Street, Richmond, VA 23219
804-822-4802/800-842-2610, ext. 4802

Please do not print this e-mail unless necessary

AMERICAN OVERSIGHT

From: Williams, Sheppard V
Sent: Monday, July 17, 2017 12:28 PM
Subject: Oops! My upcoming schedule - Off-site Training and Annual Leave

I will be in FOIA training in DC this week and will return to the office on Friday, July 21. I will be on 2-week annual leave from Wednesday, July 26th thru **Tuesday,** August 8. Please contact my supervisor, Richard Ott (x6621), in my absence for any FOIA and CTS matters.

Sheppard "Van" Williams
Senior Management Analyst/Regional FOIA & CTS Liaison
Office of the Regional Administrator - Region III U.S. Department of Housing and Urban Development
100 Penn Square East - 11th Fl.
Philadelphia, PA 19107
215-430-6628 Phone
215-656-3445 Fax
Sheppard.V.Williams@hud.gov

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AMERICAN OVERSIGHT

From: Williams, Sheppard V
Sent: Thursday, July 20, 2017 12:39 PM
To: DeFelice, Joseph J
Subject: Automatic reply: Project Home's LGBTQ housing plan dealt a blow in bankruptcy court (Philly.com, PA)

I will be out of the office, Tuesday, July 18 through Thursday, July 20. I will respond to your message when I return on July 21

For immediate assistance, please contact our Customer Service Representative at 215-656-0600.

For FOIA matters, please contact my supervisor, Richard.M.Ott@hud.gov at 215-430-6621.

Thank you.

AMERICAN OVERSIGHT

From: Turner, Marvin
Sent: Tuesday, July 25, 2017 4:59 PM
To: WAS All Employees
Subject: FW: HUD Further Aligns Mission and Operational Priorities

FYI

From: Office of Public Affairs
Sent: Tuesday, July 25, 2017 4:53 PM
Subject: HUD Further Aligns Mission and Operational Priorities

OFFICE *of the* DEPUTY SECRETARY

THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

HUD Further Aligns Mission and Operational Priorities

Any organization that strives for excellence is continually looking within to make certain the right people are in the right jobs. It's a dynamic process that seeks to ensure that senior leaders serve in roles that are matched with their skill. Toward that end, the Department is reassigning several of our Senior Executive Service (SES) members to improve delivery of HUD programs and to empower new individuals to lead our change efforts over the next few years.

Effective today:

- Paula Lincoln becomes our Deputy Chief Administrative Officer
- Jean Lin Pao will direct the Office of Small and Disadvantaged Business Utilization
- Todd Richardson will serve as the Deputy Assistant Secretary for Policy Development, and also becomes the Acting General Deputy Assistant Secretary for the Office of Policy Development and Research
- Dominique Blom will serve as the General Deputy Assistant Secretary for the Office of Public and Indian Housing
- Matt Ammon will serve as Director of the Office of Healthy Homes and Lead Hazard Control
- Helen Goff Foster becomes the Senior Agency Official for Privacy and the Chief FOIA Officer
- Nancy Corsiglia joins OCHCO as the Deputy Assistant Secretary for the Office of the Chief Management Officer
- Jon Gant will serve as senior advisor to the Office of Healthy Homes and Lead Hazard Control
- Jemine Byron will serve as the Deputy Assistant Secretary for the Office of Special Needs Assistance Programs

Instituting a coherent talent strategy which addresses HUD's current challenges is a critical linchpin to stability and the agency's operational success. Over the last few years, the results of HUD's Employee Viewpoint Survey consistently identified the need to strengthen senior leadership. The agency's goal is to create a senior staffing plan that builds on the talents of our SES members, matches those talents with the needs of today's HUD, and empowers them to be successful with HUD's priorities going forward.

Please join us in welcoming our senior leaders to their new roles.

Sincerely,
Janet Golrick

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Acting Deputy Secretary

AMERICAN OVERSIGHT

From: Ott, Richard M
Sent: Monday, July 31, 2017 4:50 PM
To: DeFelice, Joseph J; Solivan, Elvis
Subject: DRA meeting on 8/10/17

Joe, Elvis: This is the agenda for a DRA call be VTCed to all Regions. This is FYI. Some agenda… Rich

DRA's, by now the VTC staff in your regions have let you know that we will be holding a DRA, VTC meeting in lieu of the quarterly DRA face to face here in the DC headquarters. My apologies that you heard it from them first. Below is the agenda. We have compressed the meeting to 6 hours to fit in all the topics we usually discuss and to accommodate our west coast family. Pam, myself, Darlene and Paul will have our staff on hand for portions of our respective sessions to facilitate an effective discussion. We have included an optional block for those that want to stay on and explore these or other issues with the HQs team in more depth.

Jaime E. Forero
Director of Field Operations
Office of the Assistant Deputy Secretary
Field Policy & Management
US Department of Housing and Urban Development

202-402-6036 (desk)
(b)(6) (Phone)

Deputy Regional Administrators Meeting (via VTC) **Thursday, August 10,2017** **10:30 AM – 4:45 PM EDST**		
Agenda Topics	**Time**	**Who**
Welcome	10:30 - 10:50	Mr. Hunter, ADS Mr. Bregon, AADS
Weekly Reports	10:50 - 11:00	Ms. Angela Beckles
OFPM Administration Updates	11:00 - 11:30	Mr. Scott, DRAs & Select Staff
Operating in the Future		
FY2017 Budgets, HR and Funding		
CRM Implementation		
Open Discussion/Q&A	11:30 - 11:45	
BREAK	**11:45 - 12:00**	
OFPM- Field Operations 5 minute Updates (Read ahead materials will be provided)	12:00 - 12:30	Mr. Forero, DRAs & Select Staff
FY2017 LOP Updates: • Community Partnerships • Data Collection/Trends Analysis		
FY2018 LOP Guidance Development		

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PBEC Update		
Peer-to-Peer Initiative & Evolution		
Small Contractor Initiative		
Connect Home		
Open Discussion/Q&A	12:30 - 12:45	
LUNCH	**12:45 - 1:30**	
Davis-Bacon	1:30 - 2:00	Ms. Glekas, Davis Bacon, DRAs & Select Staff
Open Discussion/Q&A	2:00 - 2:15	
Correspondence, FOIAs, 508 requirements	2:15 - 2:30	Dr. Williams, DRAs and Select Staff
Open Discussion/Q&A	2:30 - 2:45	
OPA Update (Tentative)	2:45 - 3:15	All
CIR/OPE Update	3:15 - 3:45	Seth Appleton & All
AFFH Update	3:45 - 4:15	Bryan Greene/Krista Mills & All
Open Discussion	4:15 - 4:30	All
Wrap-Up	4:30 - 4:45	ADS, AADS, DRA & HQs Managers
Optional - Open Discussion Period/Open Mike	4:45 -5:30	DRAs & FPM Managers

AMERICAN OVERSIGHT

From: DeFelice, Joseph J
Sent: Monday, July 31, 2017 4:54 PM
To: Ott, Richard M; Solivan, Elvis
Subject: RE: DRA meeting on 8/10/17

Ill say

From: Ott, Richard M
Sent: Monday, July 31, 2017 4:50 PM
To: DeFelice, Joseph J <Joseph.J.DeFelice@hud.gov>; Solivan, Elvis <Elvis.Solivan1@hud.gov>
Subject: DRA meeting on 8/10/17

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AMERICAN OVERSIGHT

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AMERICAN OVERSIGHT

From: Solivan, Elvis
Sent: Monday, July 31, 2017 4:56 PM
To: DeFelice, Joseph J
Subject: RE: DRA meeting on 8/10/17

THx Rich.

Elvis Solivan
Regional Senior Advisor to the Regional Administrator
U.S. Department of Housing & Urban Development
The Wanamaker Building
100 Penn Square East, 11th Floor
Philadelphia, PA 19107-3380
Elvis.Solivan1@HUD.gov
(215) 861-7565 Phone
(215) 656-3427 Fax

From: DeFelice, Joseph J
Sent: Monday, July 31, 2017 4:54 PM
To: Ott, Richard M <richard.m.ott@hud.gov>; Solivan, Elvis <Elvis.Solivan1@hud.gov>
Subject: RE: DRA meeting on 8/10/17

Ill say

From: Ott, Richard M
Sent: Monday, July 31, 2017 4:50 PM
To: DeFelice, Joseph J <Joseph.J.DeFelice@hud.gov>; Solivan, Elvis <Elvis.Solivan1@hud.gov>
Subject: DRA meeting on 8/10/17

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Jaime E. Forero
Director of Field Operations
Office of the Assistant Deputy Secretary
Field Policy & Management
US Department of Housing and Urban Development

AMERICAN OVERSIGHT

202-402-6036 (desk)
(b)(6) (iPhone)

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From: Wolfe, Lisa A
Sent: Thursday, August 03, 2017 3:54 PM
To: DeFelice, Joseph J
Cc: Ott, Richard M; Solivan, Elvis; Schmidt, Carrie S
Subject: SUBMISSION: Updated Essex Village Media Report
Attachments: UPDATED Essex Village Media Report 08.03.17.pdf; McEachin Final Response 90 Pages.pdf

Joe – Per your request, I updated the summary section of the media report for Essex Village. I also included the final response to Congressman McEachin. You'll find the letter to the Congressman explains the issues pertaining to our path forward and includes the 74 pages of repairs/issues needed to be addressed at the site. Please note this copy contains Personally identifiable information (PII). We shipped a second version with the PII redacted in the event he elected to share the information or make it public. Please let me know if you have any questions. Thanks!
Lisa

Lisa A. Wolfe
Regional Public Affairs Officer
Office of Field Policy and Management
U.S. Department of Housing and Urban Development
The Wanamaker Building, 100 Penn Square East
Philadelphia, PA 19107
Office: (215) 430-6640

AMERICAN OVERSIGHT

UPDATED MEDIA REPORT, PK Management Properties
Essex Village Apartments, Henrico County, Va., Woodland Crossings Apartments, Richmond, Va. and Hope Village Apartments, Glen Allen, Va.
FROM WHITE HOUSE REPORTING: March 22, 2017 through August 3, 2017
Contact: Lisa Wolfe, Regional Public Affairs Officer, lisa.a.wolfe@hud.gov

SUMMARY: Essex Village Apartment, Henrico County, Va. a PK Management Company Richmond, Virginia Media Outlets
We received our initial Essex Village Apartments inquiry from **CBS6 WTVR-TV** reporter Melissa Hipolit on Wednesday, December 14, 2016. Melissa asked for the total amount of Housing Assistance Payments sent to Essex Village Apartments in Henrico County, Virginia in 2016. At that point, the current annual subsidy was $5,376,299. The apartment complex has 496 units under the Section 8 Housing Assistance Program (HAP) contract. Melissa acknowledged she was new to assisted housing, so I explained that families and individuals pay no more than 30 percent of their income towards their monthly rental—and that the HUD voucher makes up the difference. Because this property is project-based assistance, the voucher is tied to the apartment unit, not the individual or family. She requested a copy of the HAP contract and the most recent HUD REAC Inspection scores—which I let her know were both subject to FOIA.

Over the next few weeks, we received a number in inquiries—mainly resident complaints about water issues, leaks, mold, pests—about the deteriorating living conditions at the property. On January 3, 2017, we confirmed a REAC Inspection was scheduled in two weeks. The inspection was conducted on January 17, 2017. Ms. Hipolit was the first to request a 2017 REAC Inspection report which was not available by FOIA for 120 days. A letter dated February 2 from Henrico County Supervisor Frank Thornton was sent to Richmond Field Office Director Carrie Schmidt making her aware of the County's concern for residents stemming from the many code violations and life safety issues at the complex. Director Schmidt alerted Multifamily and the others impacted by the issues raised in the letter.

A March 30 meeting was scheduled at the Richmond Field Office, but before HUD Multifamily and Field Office leadership met, Henrico County officials dialed up the issue in the press. With **CBS6's Melissa Hipolit** leading in continuing coverage on Essex Village including the failing REAC Inspection score of 46c, she expanded her storyline to include the PK Management properties in the Richmond area including Woodland Crossings, Richmond, Va. (66b) and Hope Village, Glen Allen, Va. (82). **NBC12 WWBT-TV Ashley Monfort** has also been following with coverage on all three properties, with "dueling coverage" on who can uncover ongoing resident issues, including the fall of a 7-month pregnant resident from a balcony in disrepair. "Bubbling" sewage, along with other water, mold and infestation issues, continue to be reported by residents at all three properties. Both television stations are working in concert with Henrico County officials to bring resident issues "to light" and to be quickly addressed by PK Management, Navigate (the Performance Based Contract Administrator) and HUD.

U.S. Congressman Donald McEachin (VA-4) toured the property on May 12 with **NBC's Ashley Monfort** in tow and has been continuing to issue press releases and statements calling for HUD to take action. **WRIC-TV anchor/reporter Kerri O'Brien** has also visited the properties, interviewed residents and is calling for HUD to provide vouchers for residents to relocate. **Richmond Times-Dispatch reporter Debbie Truong** and **Richmond Free Press reporter Jeremy Lazarus** have been adding print and online stories into the mix. We continue to receive notifications of resident issues from the various outlets, and are working to provide updates on resolutions as well as the work underway to upgrade the properties and repair the many issues. In July, we worked with Navigate to craft a "1,2,3 step" communication for

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residents that includes flyers, an upgraded website portal for complaints, and provided this information to the various media outlets requesting their assistance in helping us help the residents.

Key dates/deliverables include: The **Compliance, Disposition and Enforcement (CDE) Plan for Essex Village Apartments that was received from PK Management on May 25** includes 74 pages of issues/repairs to be addressed by PK Management by July 31. A **June 7 conference call with Congressman McEachin and Henrico County officials** addressed the many questions/issues the Congressman had raised with HUD [please see attached]. On July 14, an attorney representing the owners of the Essex Village apartments appeared in front of a Henrico County General District Court judge for an arraignment on charges related to five of the 18 building code violation charges that have been issued. The **July 28 meeting between Henrico County Board Chairman Pat O'Bannon and senior HUD officials** was postponed due to the Secretary's schedule. The meeting is in response to Ms. O'Bannon's email to the President, requesting his assistance. **HUD has scheduled a REAC Re-Inspection for August 8**. We anticipate that Henrico County officials and the media will be on-hand that day.

In the interim, we continue to field multiple media and FOIA requests almost daily, and will continue to respond to these many requests. Residents continue to contact Henrico County officials, CBS6 Problem Solvers or other media portals for customer complaints—noting timely responses for those who bypassed the work order system. During a July 25 Board of Supervisors Meeting, Henrico County officials cited that HUD repeatedly gave the property passing scores, causing misrepresentation of HUD's ongoing work with the owner and property management agent that follows a failing REAC score.

On Friday, July 28, Public Affairs' GDAS Jerry Brown visited the property as a follow-up to his visit a month earlier. He reported a tremendous difference—and that in conversations with residents, they were thrilled with the repairs and the fact that their maintenance calls were receiving a timely response. He noted Essex Village is old (built in 1981) and the property needs the facelift that is now underway. It is clean, kids were playing in the street and externally it looks like it would pass our inspection. Here is what he saw:

- One, out of every four buildings, has some type of repair work underway. Some of it is extensive.
- Gutters are being replaced.
- Siding is being replaced.
- Dry wall work is occurring inside numerous building.
- Crews were still working and it was 5:50 p.m.
- Nearly every balcony had replacement slacks. Those that didn't were completely rebuilt including flooring.
- Storage containers with sheetrock, siding, gutters were prominent throughout the complex.

At least six crews were working throughout the complex. The only portion of the complex that was not being worked on was the rancher-side of the complex—where seniors reside. That portion of the complex looks much better than the other side. It may just be the density of the housing and the cul-de-sac approach. Jerry has photographs that he is willing to share.

As of August 3, two FOIAs with requests for the Compliance Disposition and Enforcement Plan are outstanding pending submitter objections. An additional FOIA with nearly 150 pages of emails will be shipped later today.

AMERICAN OVERSIGHT

MEDIA INQUIRIES

Wednesday, March 22, 2017

CBS6 WTVR-TV (Richmond, Va.) Reporter Melissa Hipolit is continuing her follow-up on several earlier inquiries on Essex Village Apartments in Henrico County, Virginia. The apartment complex has 496 units under the Section 8 Housing Assistance Program (HAP) contract. Melissa withdrew her FOIA request for the last two inspection reports because she is aware there is a subsequent REAC inspection/report out underway. She is asking for specifics as to why the property failed the inspection with a score of 46c*. I let her know that because the most recent inspection was completed on January 11, 2017 and the report was given to Essex Village and HUD on January 19 and that REAC reports are not releasable until 120 days to allow time for appeals. The final REAC report will be available beginning May 19, and subject to any FOIA exemptions. As far as the specific issues at the property, I explained that I am unable to provide any additional information until the final REAC report is released. During a second late-day call, Melissa asked if Gregory Perlman of GH Capital was involved in the project. I mentioned that I was unfamiliar with the name, and the only owner/management company I had knowledge of was PK Management. Today I verified that Gregory Perlman is involved with Essex Village Apartments through both Essex VA Investors LLC and PK Management. I verified that he signed the HAP Basic Renewal Contract as the Manager and authorizing representative. HUD Multifamily leadership has been meeting with Mr. Perlman and others to resolve deficiencies at the property. Melissa is also aware of the meeting between Henrico County officials and HUD scheduled for March 30, so we are anticipating that press will be at the Richmond Field Office that day.

CBS6 WTVR-TV (Richmond, Va.) Reporter Melissa Hipolit inquired about Gregory Perlman, the owner involved with Essex Village Apartments through both Essex VA Investors LLC and PK Management. He signed the HAP Basic Renewal Contract as the Manager and authorizing representative and is one of the individuals representing PK Management who is currently working with our team to resolve the issues at Essex Village.

Monday, March 27, 2017

CBS6 WTVR-TV (Richmond, Va.) Reporter Melissa Hipolit is continuing her follow-up on several earlier inquiries on Essex Village Apartments in Henrico County, Virginia. Melissa has reached out to Colonel Douglas A. Middleton, Henrico County's Deputy County Manager for Public Safety for a pre-meeting interview to discuss the myriad of county inspections that parallel HUD's failing score. Ten County officials will meet with the Richmond Field Office and multifamily teams on March 30. We are anticipating that press will be at the Richmond Field Office that day.

Tuesday, March 28, 2017

Richmond Times-Dispatch (Richmond, Va.) reporter Debbie Truong inquired about Essex Village in Henrico County after speaking with with Doug Middleton, the deputy county manager in Henrico who told her the county has cracked down on the number of code violations at Essex in hopes of bettering the quality of life there. She asked about percentage of Section 8 units at Essex and if HUD is supportive of Henrico's efforts to crackdown on code violations. Doug mentioned that the county would like to strengthen its relationship with HUD and if the agency is willing to do the same. She also identified the county said it found 140 code violations at Essex asking how HUD regulates conditions at the properties it provides funding to and how regularly HUD properties are inspected and/or regulated.

CBS6 WTVR-TV (Richmond, Va.) reporter Melissa Hipolit asked about a proposal for a large rent increase at Essex Village. During an interview with Henrico County officials, it was mentioned that numbers that

AMERICAN OVERSIGHT

show substantial rent increases have been proposed. She also requested an on-camera interview which was declined.

Wednesday, March 29, 2017
Richmond Times-Dispatch (Richmond, Va.) reporter Debbie Truong requested additional information including a follow-up that Middleton stated that Essex Village received the fifth lowest score in the state from HUD though he was unclear about what the scoring was related to. I explained the REAC Inspection process and how the scores determine frequency of inspection and steps HUD/property manager must take to resolve issues. She also submitted a FOIA requesting a list of the property owners/managers since the property was built in 1982.

Friday, March 31, 2017
Richmond Free Press (Richmond, Va.) reporter Jeremy Lazarus was briefed about how Henrico County officials are working with HUD to address the many issues at Essex Village Apartments. I suggested that he follow-up with County officials for specifics, as they are addressing the code violations and health and safety issues their own inspections have uncovered as well as the police and fire calls originating from residents to County responders. I noted our agency has our own inspection process and we are currently working with the property owners and management to address the issues we have identified. There are no proposed rent increases. Independently, we are working on behalf of residents to improve conditions at the property.

Tuesday, April 4, 2017
NBC12 WWBT-TV (Richmond, Va.) Reporter Ashley Monfort has requested under FOIA copies of inspection records regarding Essex Village Apartments located in Henrico County, Va. from 2012 to 2017. She has also requested any correspondence between HUD and PK Management and Essex VA Investors, LLC in regards to Essex Village from 2015 to 2017. She initially contacted HUD while a meeting between Henrico County officials and HUD multifamily and field office leaders were meeting last Thursday, March 30 about living conditions and issues at the property. She also requested and we declined an on-camera. We are working with PK Management to address the issues. More to follow.

NBC12 WWBT-TV (Richmond, Va.) News desk reported there was a fire at Essex Village around 10 p.m. on Wednesday, April 3. Approximately eight households were displaced. The fire department was dispatched and rescued several residents trapped on their balconies; no reported injuries. The cause of the fire is being investigated by the fire department.

Thursday, April 6, 2017
NBC12 WWBT-TV (Richmond, Va.) Reporter Ashley Monfort has requested under FOIA copies of inspection records regarding Essex Village Apartments located in Henrico County, Va. from 2012 to 2017. She has also requested any correspondence between HUD and PK Management and Essex VA Investors, LLC in regards to Essex Village from 2015 to 2017. The FOIA has been assigned and the inspection reports have been pulled and are being redacted. Multifamily housing is working on the correspondence aspects of the request. Because there is an inspection process currently underway, any correspondence pulled will need to be carefully reviewed before release. Continuing to work this request.

CBS6 WTVR-TV (Richmond, Va.) Reporter Melissa Hipolit is continuing her follow-up on several earlier inquiries on Essex Village Apartments in Henrico County, Virginia. Melissa is continuing to ask for an on-camera interview which we have declined (three times). She is also follow-up with a resident document

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that illustrates a substantial rent increase. Yesterday I responded with the note that for a rent increase, the owner/management would have to submit a formal proposal to HUD for approval. Nothing has been submitted to HUD to date. PK Management is contemplating a substantial renovation of the property (ranging from $9 to 19 million), but the initial proposal was incomplete and a new proposal has not been submitted. Will continue to work the various aspects of this question.

Friday, April 7, 2017

Richmond Free Press (Richmond, Va.) Reporter Jeremy Lazarus followed-up on last week's second request about issues at Essex Village Apartments in Henrico, Va. Pending approval from multifamily housing leadership, today's response will address a series of questions including a date or time that a project-based Section 8 property must correct problems; the timeframe HUD will give them time to correct and/or bring the property into compliance as well as what is the actual time-period. Notice: H 2015-02-Subject: Required Actions for Multifamily Housing Projects Receiving Failing Scores from HUD's Real Estate Assessment Center (REAC) which defines the various steps both HUD and the property owner/manager must take following a failed physical inspection. The Notice covers the deliverables with deadlines. The process is basically a decision tree in the event the corrections/deficiencies are not made at the various points in time. I did not cover what happens in the event of a Failure to Comply, but that is also included in the notice. More to come.

Friday, April 21, 2017

NBC12, WWBT-TV (Richmond, Va.) Reporter Ashley Monfort followed-up with us on a FOIA request she sent over April 4. She requested copies of the REAC property inspection reports from 2012 to 2017 regarding Essex Village located in Henrico County, Va. Inspection scores for 2012 to 2015 have been in the 70s. The most recent inspection in January 2017 resulted in an initial REAC score (46c*). The owners' appeal was granted, bringing the score to 51--still considered a fail. That report will be releasable on May 19, 2017. Corrective actions and timeline has been put in place for the owner/manager. The reporter also requested any correspondence between HUD and PK Management and Essex VA Investors, LLC in regards to Essex Village from 2015 to 2017. My guess is she is searching for information about a possible rehabilitation/sale which was initiated by the owner, but never completed. The Richmond Field Office anticipates completing the request early next week. A March 30 online story was updated this week to include a statement by Congressman A. Donald McEachin (VA-04) who issued the following statement about the failing living conditions at Essex Village: "No family deserves to live in conditions such as the one documented at Essex Village. All individuals – no matter their race, socioeconomic status, or sexual orientation – should be treated fairly and have safe and clean shelter. The property managers must address these unhealthy conditions immediately. The families who call this community home, should be able to rest easy in a safe environment after a long day at work and school, not worry about the living conditions."

Thursday, April 27, 2017

NBC12, WWBT-TV (Richmond, Va.) Reporter Ashley Monfort received the FOIA request she sent over April 4. We shipped the REAC property inspection reports from 2012 to 2017 regarding Essex Village located in Henrico County, Va. Inspection scores for 2012 to 2015 have been in the 70s. The most recent inspection in January 2017 resulted in an initial REAC score (46c*). The final report will be releasable on May 19, 2017. The reporter also requested any correspondence between HUD and PK Management and Essex VA Investors, LLC in regards to Essex Village from 2015 to 2017. Documentation within the correspondence validated that GHC Housing had been trying to sell the property, but Henrico County turned down supporting their request for LIHTC to support an estimated $19 million in renovations. I anticipate more follow-up tomorrow.

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CBS6 WTVR-TV (Richmond, Va.) Reporter Melissa Hipolit is continuing her follow-up on several earlier inquiries on Essex Village Apartments in Henrico County, Virginia. Yesterday she submitted three requests for information on GHC Housing properties including specifics Woodland Crossing in Richmond including the most recent inspection report and amount of subsidy for residents annually. She is also seeking any information on Greg Perlman as well as how to research any Section 8 property owners with a history with HUD. She's looking for investigations, sanctions, etc. She has also requested a list of the inspection ratings, resident complaints and overall subsidy GHC Housing Properties received last year (2016). With more than 18,000 units in 24 states, we are determining if any reports can be run with the inspection/funding information. More to follow on that tomorrow.

Friday, April 28, 2017
CBS6 WTVR-TV (Richmond, Va.) Reporter Melissa Hipolit expanded her FOIA requests as she prepares for an interview with Greg Perlman, owner/manager of PK Management (Essex Village Apartments, Henrico County, Va.). Today, we confirmed her request for information for a second PK Management property, Woodland Crossing in Richmond Va. She has requested the most recent inspection report (which earned a barely passing 66B) as well as the current annual funding HUD pays on behalf of residents; believe to be approximately $2,146,000. She has requested a listing of any sanctions or investigations involving PK Management; a HUD-2530 report has been pulled by multifamily and indicates there is no current negative activity. She has requested a total of all monies HUD paid to PK Management and/or GHC Housing last year (2016) to subsidize the rent of residents at their properties. This report has been produced by multifamily, but included expired contracts; awaiting update from multifamily. Annual receipts appear to be in the range of $200 million. She has also requested resident complaints for all of PK Management's Virginia properties. We are working with the PBCA agents to generate the requested reports.

Monday, May 1, 2017
CBS6 WTVR-TV (Richmond, Va.) Working Reporter Melissa Hipolit' s FOIA requests as she prepares for an interview with Greg Perlman, owner/manager of PK Management (Essex Village Apartments, Henrico County, Va.). She has requested a total of all monies HUD paid to PK Management and/or GHC Housing last year (2016) to subsidize the rent of residents at their properties. This report has been produced by multifamily, but included expired contracts; awaiting update from multifamily. Annual receipts appear to be in the range of $200 million. She has also requested resident complaints for all of PK Management's Virginia properties. Reaching out to the PBCA agents to generate the requested reports.

Wednesday, May 3, 2017
CBS6 WTVR-TV (Richmond, Va.) Continuing to work on Reporter Melissa Hipolit' s FOIA requests as she prepares for an interview with Greg Perlman, owner/manager of PK Management (Essex Village Apartments, Henrico County, Va.). She has requested a total of all monies HUD paid to PK Management and/or GHC Housing last year (2016) to subsidize the rent of residents at their properties nationwide as well as Woodland Crossings. Multifamily is generating the report. She has also requested resident complaints for all of PK Management's Virginia properties; Tim Shearer of Navigate, the PBCA, will generate the requested reports. HUD Headquarters is also working on the REAC inspection report scores for PK Management properties nationwide. If all goes well, we should be able to ship the FOIA by the end of the week. Her interview is scheduled for Monday, May 8.

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Friday, May 5, 2017
CBS6 WTVR-TV (Richmond, Va.) Continuing to work on Reporter Melissa Hipolit' s FOIA requests as she prepares for an interview with Greg Perlman, owner/manager of PK Management (Essex Village Apartments, Henrico County, Va.). Her FOIA request has been classified as "complex" and we continue to pull together files including the subsidies paid to PK Management for Woodland Crossings ($1.4 million) and nationwide ($152 million). We also collected the PBCA's complaint numbers—surprisingly low considering the issues at Essex Village. The input from the requested sources (HQ, Baltimore Multifamily HUB, Richmond Field Office Multifamily) are due next Wednesday. We should be able to release a portion of the FOIA before the end of next week.

Tuesday, May 9, 2017
CBS6 WTVR-TV (Richmond, Va.) Reporter Melissa Hipolit requested a partial for her last FOIA request on PK Management, the owner of Essex Village Apartments, Henrico County, Va. She is currently working on a story about Woodland Crossing, the other almost failing (66b) PK Management property in Richmond, Va. She is hoping to air the story within the next week or so. We have completed several items in her request and should be able to ship partials today and tomorrow.

CBS6 WTVR-TV (Richmond, Va.) Reporter Melissa Hipolit visited Hope Village in Glen Allen, Va., a PK Management property, and alerted us that a resident who contacted her claimed her child has elevated lead levels. The reporter reviewed the lab results which confirm the young boy does have an elevated lead level. The resident is scheduled to have all three of her children tested next week. Henrico County officials as well as the health department have been made aware and are responding to the situation. HUD confirmed the property has both lead certification disclosure and reports up-to-date and on file for the property. A follow-up call with the reporter led to further discussions that multiple resident appeals from both Hope Village and Woodland Crossing in Richmond, Va. have gone unanswered. All three are older and deteriorating. We are working with multifamily and the PBCA Navigate to learn more and initiate follow-up actions.

CBS6 WTVR-TV (Richmond, Va.) Reporter Melissa Hipolit requested a partial for her last FOIA request on PK Management, the owner of Essex Village Apartments, Henrico County, Va. She is currently working on a story about Woodland Crossing, the other almost failing (66b) PK Management property in Richmond, Va. She is hoping to air the story within the next week or so. The redacted REAC inspection report and annual Section 8 funding amount have been submitted to OGC for clearance; hope to ship today or Monday.

CBS6 WTVR-TV (Richmond, Va.) Reporter Melissa Hipolit received a follow-up to her request for a listing of the most recent REAC inspection scores for the 164 properties nationwide managed by PK Management. There are five properties that have had recent inspections that are not releasable. Most REAC Inspections are in the 80-99-point range—146 of the 164.

Friday, May 12, 2017
NBC12 WWBT-TV (Richmond, Va.) Reporter Ashley Monfort toured Essex Village Apartments with U.S. Congressman Donald McEachin and called and asked for comment about the Congressman's comment that he is going to try to convince HUD to provide vouchers.

Tuesday, May 16, 2017
CBS6 WTVR-TV (Richmond, Va.) Reporter Melissa Hipolit requested the amount of money HUD provides

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GHC Housing/PK Management to subsidize the rent of residents at Hope Village annually. She also requested an update on her other open FOIA requests.

Wednesday, May 17, 2017

CBS6 WTVR-TV (Richmond, Va.) Reporter Melissa Hipolit received an interim response to her FOIA request which included the HUD subsidy information and the 2016 REAC Inspection on Woodland Crossings Apartments in Richmond, Va. The score was a barely passing 66c.

Friday, May 19, 2017

CBS6 WTVR-TV (Richmond, Va.) Reporter Melissa Hipolit visited Hope Village in Glen Allen, Va., a PK Management property on May 9, and alerted us that a resident who contacted her claimed her child has elevated lead levels. The reporter reviewed the lab results which confirm the young boy does have an elevated lead level. The resident is scheduled to have all three of her children tested next week. Henrico County officials as well as the health department have been made aware and are responding to the situation. HUD confirmed the property has both lead certification disclosure and reports up-to-date and on file for the property. A follow-up call with the reporter led to further discussions that multiple resident appeals from both Hope Village and Woodland Crossing in Richmond, Va. have gone unanswered. All three are older and deteriorating. We have learned the number of resident complaints from all four of the PK Management properties is surprising low, given the issues of late. Following up with the reporter today.

CBS6 WTVR-TV (Richmond, Va.) Reporter Melissa Hipolit requested information on the inspection process for HUD REAC Inspections—she was particularly interested in the inspectors are third party contractors or HUD employees. The 2017 REAC Inspection at Essex Village Apartments was performed by HUD Quality Assurance Inspectors.

Monday, May 22, 2017

CBS6 WTVR-TV (Richmond, Va.) Reporter Melissa Hipolit requested a partial for her last FOIA request on PK Management, the owner of Essex Village Apartments, Henrico County, Va. She is currently working on a story about Woodland Crossing, the other almost failing (66b) PK Management property in Richmond, Va. The redacted REAC inspection report and annual Section 8 funding amount reports were shipped last Tuesday. On Friday May 19, Melissa interviewed PK Management's Jenne McClain-Blankhead. The story has not yet aired. Jenne will submit a summary of the interview to multifamily by COB on Monday, May 22.

CBS6 WTVR-TV (Richmond, Va.) Reporter Melissa Hipolit and **NBC12, WWBT-TV** (Richmond, Va.) Reporter Ashley Monfort previously inquired about the January 11, 2017 REAC Inspection report for Essex Village Apartments that is now available for release. I anticipate FOIAs from both television stations as well as the Richmond Times-Dispatch in the next day or so.

Wednesday, May 24, 2017

CBS6 WTVR-TV (Richmond, Va.) Reporter Melissa Hipolit submitted a FOIA request on the annual subsidy amount paid to PK Management for Hope Village in Glen Allen, Va. The FOIA was completed and shipped today. This is a follow-up to her visit to that property on May 9. The resident's apartment, which she alerted us had evidence of mold and a child with an elevated blood lead level, has been tested and certified there is no lead in the residence. The report has been given to County officials. No further action on this matter anticipated. During the May 23 meeting with Henrico County officials and Congressman McEachin, both the County and Congressman requested that HUD investigate issues at the property.

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Friday, May 26, 2017
Richmond Free Press (Richmond, Va.) Reporter Jeremy Lazarus followed-up on his April 10 request about issues at Essex Village Apartments in Henrico County, Va. He inquired about the status of the pregnant woman who fell from a second-floor balcony and was injured. U.S. Rep. Donald McEachin is now calling on the Secretary of HUD to explain what HUD is doing to force the landlord to make improvements. Jeremy is asking what HUD is doing, aside from flunking the complex as well as if the agency is planning more inspections and imposing requirements for fixes. Working with multifamily housing and legal on a response to the steps underway to bring the complex into compliance. Also, received a Congressional request as a follow-up to the May 23 call on our discussion on vouchers during the conference call about Essex Village, the Congressman's staff is hoping to get more information about how residents can vacate their contracts.

Sunday, May 28, 2017
CBS6 WTVR-TV (Richmond, Va.) Reporter Melissa Hipolit contacted us after residents of Essex Village reached out to WTVR CBS 6 News about a sewage issue Sunday afternoon. They said the problems started around 1 p.m. when a woman's toilet overflowed and solid waste continued to flood into her apartment. Outside the unit, sewage also started bubbling up from a drain in a sidewalk because of a blockage. Essex Village's sewage system is privately owned and not maintained by the county, but Henrico utility crews responded, removed the blockage and made sure the line was clear. PK Management investigated and learned it was the fault of the resident. No additional action needed.

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Richmond Free Press (Richmond, Va.) Reporter Jeremy Lazarus followed-up on his April 10 request about issues at Essex Village Apartments in Henrico County, Va. He inquired about the status of the pregnant woman who fell from a second-floor balcony and was injured. U.S. Rep. Donald McEachin is now calling on the Secretary of HUD to explain what HUD is doing to force the landlord to make improvements. Jeremy is asking what HUD is doing, aside from flunking the complex as well as if the agency is planning more inspections and imposing requirements for fixes. Working with multifamily housing and legal on a response to the steps underway to bring the complex into compliance. Also, received a Congressional request as a follow-up to the May 23 call on our discussion on vouchers during the conference call about Essex Village, the Congressman's staff is hoping to get more information about how residents can vacate their contracts.

Sunday, May 28, 2017
CBS6 WTVR-TV (Richmond, Va.) Reporter Melissa Hipolit contacted us after residents of Essex Village reached out to WTVR CBS 6 News about a sewage issue Sunday afternoon. They said the problems started around 1 p.m. when a woman's toilet overflowed and solid waste continued to flood into her apartment. Outside the unit, sewage also started bubbling up from a drain in a sidewalk because of a blockage. Essex Village's sewage system is privately owned and not maintained by the county, but Henrico utility crews responded, removed the blockage and made sure the line was clear. PK Management investigated and learned it was the fault of the resident. No additional action needed.

Wednesday, May 31, 2017
CBS6 WTVR-TV (Richmond, Va.) Reporter Melissa Hipolit reached out to find out any updates to the PK Management/Essex Village story. She noted Congressman McEachin's letter to Dr. Carson last week expressing concerns about the pregnant woman that fell, as well as the weekend the sewage eruption. Waiting for approval from legal and others to ship timeline/reporting of what HUD is doing in response.

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CBS6 WTVR-TV (Richmond, Va.) Reporter Melissa Hipolit and **NBC12, WWBT-TV** (Richmond, Va.) Reporter Ashley Monfort previously inquired about the January 11, 2017 REAC Inspection report for Essex Village Apartments that is now available for release. Redacted copies of the 2017 REAC Inspection report for Essex Village Apartments were shipped to both reporters, along with the December 2017 report requested by CBS6.

Richmond Times-Dispatch (Richmond, Va.) Reporter Debbie Truong contacted me about a story she is writing about Henrico County issuing a violation notice for a balcony at Essex Village that a pregnant woman apparently fell through. She asked if HUD is aware of the issue, and asked for comment. Waiting for legal to advise since there is concern about resident litigation/disclosure.

Thursday, June 1, 2017

CBS6 WTVR-TV (Richmond, Va.) Reporter Melissa Hipolit reached out to find out any updates to the PK Management/Essex Village story. She noted Congressman McEachin's letter to Dr. Carson last week expressing concerns about the pregnant woman that fell, as well as the weekend the sewage eruption. Crafted a response to the status of the resident who fell as well as the work underway by HUD, PK Management, Henrico County and others to address the many issues at the property. Multifamily, OPA, OGC and FPM reviewed and approved the response. In response, received a query about the balconies—and a resident rumor that the balconies were going to be removed. Confirmed with PK Management they have contracted for the inspection and repair of the balconies throughout the property.

CBS6 WTVR-TV (Richmond, Va.) Reporter Melissa Hipolit continued her investigation/reporting of PK Management properties with a report on Woodland Crossing in Richmond. Her investigation uncovered that PK Management has been cited by the U.S. Department of Housing and Urban Development for several health and safety infractions at the complex. The story included evidence of roach infestation, front doors that will not lock, mold and other safety and health hazards.

8NEWS, WRIC-TV (Richmond, Va.) Noon Anchor/Investigative Reporter Kerri O'Brien contacted me multiple times yesterday for a story regarding complaints about PK Management that included federal lawsuits, involving overcharging and HUD violations in 2009 out of North Carolina. Additional research uncovered two HUD OIG audits. In addition to shipping information on assisted housing, REAC Inspections and specific PK Management REAC Inspection reports, the reporter focused on the question—why is HUD entrusting its resident housing to an unscrupulous company? PK Management has three properties in Henrico County, Va.—all in disrepair.

Richmond Free Press (Richmond, Va.) Reporter Jeremy Lazarus submitted three (3) requests over the past few days including an update on the status of the resident who fell from the balcony as well as the work underway to remedy the deficiencies at Essex Village. He noted that the inspections in previous years appeared to overlook the deterioration—not the case—the property has always been scored in the 70s. He requested an update on the letters Congressman McEachin issued to Secretary Carson. He also inquired about the HUD inspection process and the Compliance, Disposition and Enforcement (CDE) Plan. All questions were addressed, status report shipped and closed.

NBC12, WWBT-TV (Richmond, Va.) Reporter Ashley Monfort received the January 11, 2017 REAC Inspection report for Essex Village Apartments that is now available for release. She requested an update on the resident who fell from the balcony and the work underway at Essex (status report shipped). She also requested a copy of the Compliance, Disposition and Enforcement (CDE) Plan. As far

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as the plan, it was just submitted on Friday and is in review, so no copy is available right now. I am trying to get a timetable (line a REAC inspection report) as well as what elements of the plan are releasable by FOIA (and when).

Richmond Times-Dispatch (Richmond, Va.) Reporter Debbie Truong contacted me about a story she is writing about Henrico County issuing a violation notice for a balcony at Essex Village that a pregnant woman apparently fell through. She asked if HUD is aware of the issue, and asked for comment. Waiting for legal to advise since there is concern about resident litigation/disclosure. Crafted a response to the status of the resident who fell as well as the work underway by HUD, PK Management, Henrico County and others to address the many issues at the property. Truong directly quoted from the response.

Friday, June 2, 2017
CBS6 WTVR-TV (Richmond, Va.) Reporter Melissa Hipolit is at Hope Village, the third PK Management property in Henrico County, Va. More than 25 residents are preparing a petition identifying the ongoing issues at that complex including mold, water damage, nonworking smoke detectors/lights as well as other issues. One resident (b)(6) contacted Henrico County official Colonel Doug Middleton who referred the resident to FOD Carrie Schmidt. Yesterday the resident met with PK Management, identified the issues with her apartment and is scheduled for repairs next week. During a call this afternoon, the resident asked me about obtaining a housing choice voucher—an obvious plant. Melissa is also pushing for a follow-up story on Woodland Crossing next week.

Monday, June 5, 2017
CBS6 WTVR-TV (Richmond, Va.) Reporter Melissa Hipolit is continuing her coverage at Hope Village, the third PK Management property in Virginia. She is continuing to interview residents who signed a petition identifying the ongoing issues at that complex including mold, water damage, nonworking smoke detectors/lights as well as other issues. Sourcing information on how residents can contact the PBCA contractor Navigate—a communication "miss" that we identified and are trying to remedy.

Tuesday, June 6, 2017
CBS6 WTVR-TV (Richmond, Va.) Reporter Melissa Hipolit is continuing her coverage of PK Management properties in Virginia. Today, the request was for data sets for tracking safety/security/crime issues in multifamily and public housing. She was specifically looking for public housing because of the criminal activity in Richmond's housing projects here recently. She requested an update on the FOIA that includes the list of complaints fielded by HUD/Navigate related to PK Management properties in Virginia. And, also made us aware the 25 residents signing a petition in Hope Village had decided not to follow through since their issues are being taken care of by PK Management this week.

NBC12, WWBT-TV (Richmond, Va.) Reporter Ashley Monfort inquired about additional information on the 2017 Essex Village REAC Inspection report. The property profile says 26 residential units were sampled. Are different units inspected each year? The inspection reports show that inoperable smoke detectors, infestations and inoperable water heaters were issues for years. Were there follow ups to makes sure these issues were fixed? And even if there was, it seems the issues persisted and became worse. I've been told Essex Village was given a passing score until 2017 after the county started issuing violations as well. Will work to clarify the many myths in her request.

Richmond Free Press (Richmond, Va.) Reporter Jeremy Lazarus requested the insight on the Essex Village subsidy. Per the Congressman's request for how much HUD subsidized rents last year, the actual Housing Assistance Payment (HAP) contract amount for Essex was $ 4,226,300. The contract runs from

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October 1 – September 31, so the figure reflects the contracted amount from October 1, 2015 to September 31, 2016. Monthly vouchers can fluctuate depending on tenant adjustments, vacancy claims etc. so the figure reported on December 23, 2016 (per the CBS6 FOIA request) had not accounted for the adjustments and was based on calendar year. At that point, the reported subsidy was $5,376,299. There was no additional capital--no right/wrong--simply a different period of reporting. Working on a second follow-up about the progress of work underway at Woodland Crossing.

Wednesday, June 7, 2017
CBS6 WTVR-TV (Richmond, Va.) Reporter Melissa Hipolit reached out to find out any updates to the PK Management/Essex Village story. She is looking for information from her original FOIA request due June 5. Today, we will be shipping the table of resident complaints from PK Management properties in Virginia submitted to Navigate, the PBCA and the total subsidy funding from PK Management properties nationwide. We are in the process of clarifying her final request for any sanctions and/or investigations involving PK Management and HUD. Checking in with multifamily housing.

8NEWS, WRIC-TV (Richmond, Va.) Noon Anchor/Investigative Reporter Kerri O'Brien submitted four (4) FOIA requests looking for PK Management property REAC Inspection scores from Jan. 2016 through June 2017 (164 properties nationwide, HUD OIG audit reports, all electronic payment vouchers for Essex Village Apartments in Henrico County, Va. from 2013 to 2017 and a copy of the CDE Plan submitted to HUD on Friday, May 16. HQ is working through the requests.

Richmond Free Press (Richmond, Va.) Reporter Jeremy Lazarus is looking for an update on the work underway at Woodland Crossings in Richmond, Va. Awaiting multifamily housing's response.

NBC12, WWBT-TV (Richmond, Va.) Reporter Ashley Monfort submitted several follow-up questions based on her review of the Essex Village REAC Inspection Report for January 2017. She's trying to understand the sample size, why multiple reports cite inoperable smoke detectors, infestations and inoperable water heaters were issues for years, how is HUD holding the owner accountable and did HUD respond only after Henrico County reported code violations. All issues circle back to the deterioration of the property and the failing REAC Inspection score.

Richmond Times-Dispatch (Richmond, Va.) Reporter Debbie Truong is looking for information on how many audits/copies of audits HUD conducted with PK Management. If PK Management needs to notify HUD of any lawsuits filed against the company and if so, how many lawsuits have been filed against the company, where and by whom. She is also requesting HUD's assessment of how PK Management manages the federally subsidized housing it runs and owns as well as a list of the property owners and managers who have overseen Essex Village since it opened. She is writing a story for the weekend edition and is on deadline.

Wednesday, June 7, 2017
CBS6 WTVR-TV (Richmond, Va.) Reporter Melissa Hipolit reached out for comment on the Congressman McEachin releasing a statement that he's asking HUD to cease all business with PK Management. No response—after hours.

NBC12, WWBT-TV (Richmond, Va.) Reporter Ashley Monfort requested a response in regards to Congressman McEachin's most recent statement: McEachin requests HUD to address conditions at Essex Village; other PK Management properties:

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http://www.nbc12.com/story/35614556/mceachin-requests-hud-to-address-conditions-at-essex-village-other-pk-management-properties

Thursday, June 8, 2017
NBC12, WWBT-TV (Richmond, Va.) Reporter Ashley Monfort submitted a FOIA request for the 2015 and 2016 REAC Inspection reports for Essex Village, Henrico County, Va. She misunderstood that we declined the availability of correspondence in a previous request, not the reports.

Richmond Times-Dispatch (Richmond, Va.) Reporter Debbie Truong is following up on her request for information on how many audits/copies of audits HUD conducted with PK Management. If PK Management needs to notify HUD of any lawsuits filed against the company and if so, how many lawsuits have been filed against the company, where and by whom. She is also requesting HUD's assessment of how PK Management manages the federally subsidized housing it runs and owns as well as a list of the property owners and managers who have overseen Essex Village since it opened. She is writing a story for the weekend edition and is on deadline. Multifamily provided guidance on each element; response shipped this afternoon.

Friday, June 9, 2017
NBC12, WWBT-TV (Richmond, Va.) Reporter Ashley Monfort submitted a FOIA request for the 2015 and 2016 REAC Inspection reports for Essex Village, Henrico County, Va. The reports had been previously sent under an earlier request. Confirmed receipt.

Richmond Times-Dispatch (Richmond, Va.) Reporter Debbie Truong submitted a FOIA request for the 2017 REAC Inspection report and appeal report for Essex Village, Henrico County, Va. Both reports were shipped this afternoon.

Richmond Free Press (Richmond, Va.) Reporter Jeremy Lazarus requested information on the conference call on June 7 with Congressman McEachin and Henrico County Officials. In subsequent press releases and news articles, the Congressman appeared skeptical that progress is being made as HUD has stated it is and that the plan of action PK provided will be implemented. He asked if HUD provided any response to congressman's request. He also inquired if there is a reason that the Congressman believes PK is not getting the improvements done and that HUD is allowing complex to slide while keeping tenants in unfit apartments. He also asked if HUD is exploring the voucher option. Waiting for the Multifamily/CIR response that is in review; will craft follow-up following release of that information.

WRIC-TV (Richmond, Va.) Anchor/Reporter Kerri O'Brien submitted four FOIA requests for information submitted through the public access link on Essex Village Apartments in Henrico County, Va. and PK Management. These are in addition to the multiple media inquiries from Kerri that I have been addressing. Kerri has requested copies of all electronic payments made to Essex Village from HUD for a period of two-years; a copy of the CDE Plan that was submitted to HUD on May 25; copies of all REAC Inspection Reports for all of PK Management's 164 properties and any HUD OIG audits and/or investigations of any PK Management properties. The Richmond Field Office is working with HQ to pull the requested files and determine who will provide the final information to the reporter.

Monday, June 12, 2017
WRIC-TV (Richmond, Va.) Reporter Kerri O'Brien contacted us about a shooting that occurred in Essex Village Apartments in Henrico County, Va. on Sunday, June 10. The victim who was shot in the arm, had been previously banned from the property for shooting dice and is a friend of a resident who has been

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notified of eviction proceedings. We contacted PK Management and requested information relative to on-site security and camera footage. There is an unmarked auxiliary police unit stationed in an apartment on the property. Followed-up with the reporter with that information as well as the fact the security camera footage had been turned over to police officials.

CBS6 WTVR-TV (Richmond, Va.) Reporter Melissa Hipolit requested a comment on Congressman McEachin's announcement that he wanted HUD to cease business with PK Management. She also requested a follow-up on her multi-pronged FOIA on Essex Village Apartments and Woodland Crossings Apartments in Richmond, Va. Of the five item requests, the two on Woodland Crossings have been shipped; awaiting concurrence on the final three items pertaining to Essex Village.

CBS6 WTVR-TV (Richmond, Va.) Reporter Melissa Hipolit sent a video about an Essex Village resident complaint about bedbugs and roaches emailed to WTVR Problem Solvers. I forwarded the complaint to multifamily who in turn notified PK Management and Navigate. Both followed-up with the tenant, who had not submitted a work order for the complaint, and was advised PK would have an exterminator follow-up immediately. The issue has been followed-up and resolved.

CBS6 WTVR-TV (Richmond, Va.) Reporter Melissa Hipolit requested information on the outcome of an investigation by HUD's inspector general back in 1982 into allegations that HUD illegally bypassed procedures to approve the construction of Essex Village. The reporter stated there were allegations of a $2 million cost overrun. The inquiry was transferred to Darryl Madden, HUD OIG Public Affairs, to handle. We were also made aware that HUD OIG is considering opening an investigation at Essex Village.

CBS6 WTVR-TV (Richmond, Va.) Reporter Melissa Hipolit shipped an Essex Village resident complaint posted on the station's Facebook live. The woman appeared to have water leaking all over her apartment from a defective water tank or water heater. I forwarded the complaint to multifamily who in turn notified PK Management and Navigate. The following morning, it was reported the leak, from a malfunctioning air conditioning unit, had been repaired overnight. The issue had been followed-up and resolved.

Tuesday, June 13, 2017

CBS6 WTVR-TV (Richmond, Va.) Reporter Melissa Hipolit sent an email about an Essex Village resident complaint about bedbugs emailed to WTVR Problem Solvers. I forwarded the complaint to multifamily who in turn notified PK Management and Navigate. Both followed-up with the tenant, who had not submitted a work order for the complaint, and was advised PK would have an exterminator follow-up immediately. The issue has been followed-up and resolved.

WRIC-TV (Richmond, Va.) Anchor/Reporter Kerri O'Brien received her FOIA requesting copies of all electronic payments made to Essex Village Apartments from HUD for a period of two-years.

Thursday, June 15, 2017

CBS6 WTVR-TV (Richmond, Va.) Reporter Melissa Hipolit received a follow-up to her FOIA request for information that included full amount of housing subsidy paid to PK Management during FY2016 ($152 million) as well as the complaints collected on PK Management properties in Virginia. I spoke with Melissa to further clarification the remaining requested item pertaining to "sanctions" and "investigations."

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CBS6 WTVR-TV (Richmond, Va.) Reporter Melissa Hipolit reached out late-day to inquire why NBC12 had the 2017 REAC Inspection report for Essex Village Apartments that she had requested, but had not received. After a series of emails, I determined the FOIA had been shipped on June 1 that included the 2015 and 2017 inspection reports. We determined her station's filters were not accepting the files after I successfully shipped them to her private email account. Her evening report included the "more than $150 million" subsidy report.

NBC12, WWBT-TV (Richmond, Va.) Reporter Ashley Monfort submitted a FOIA request about how much money PK Management received from HUD for Essex Village and Woodland Crossings in the past fiscal year. The FOIA is being handled by the Richmond Field Office and will be shipped on Friday.

Friday, June 16, 2017

NBC12, WWBT-TV (Richmond, Va.) Reporter Ashley Monfort inquired about the date of HUD's follow-up REAC inspection in July. No date has been set. She is also seeking an on camera with a HUD official, which I politely declined.

Richmond Free Press (Richmond, Va.) Reporter Jeremy Lazarus requested information on the conference call on June 7 with Congressman McEachin and Henrico County Officials. In subsequent press releases and news articles, the Congressman appeared skeptical that progress is being made as HUD has stated it is and that the plan of action PK provided will be implemented. He asked if HUD provided any response to congressman's request. He also inquired if there is a reason that the Congressman believes PK is not getting the improvements done and that HUD is allowing complex to slide while keeping tenants in unfit apartments. He also asked if HUD is exploring the voucher option. Waiting for the Multifamily/CIR response that is in review; crafted a follow-up for media. Awaiting approval from both to ship.

Richmond Times Dispatch (Richmond, Va.) Reporter Debbie Truong is doing a story on Essex Village for the weekend edition and had a few questions to be addressed. She stated that Henrico County manager John Vithoulkas criticized HUD for the way it conducts inspections and suggested that inspecting only sampling of buildings is not adequate. He said that he feels HUD erroneously gave Essex passing REAC inspection scores when the property should not have received them. She requested HUD's response which we did not respond to. We addressed her other questions including the REAC re-inspection has not been scheduled. The other two "troubled" properties are Woodland Crossings in Richmond, Va. and Hope Village in Glen Allen, Va. And, HUD's records reflect GHC Properties as the owner, PK Management as the management company.

CBS6 WTVR-TV (Richmond, Va.) Reporter Melissa Hipolit requested assistance for an Essex Village resident who cited issues with her apartment since she moved into the complex March 23, 2016. She complained of leaks and mold. Forwarded the inquiry to Multifamily and Navigate. She requested a response ASAP.

CBS6 WTVR-TV (Richmond, Va.) Reporter Melissa Hipolit followed with a second inquiry regarding the ongoing calls and emails from residents at Essex Village who are continuing to have issues that have gone unresolved. I requested that Melissa assist us with "getting the word out" about the process we have in place to deal with the issues—particularly since the work to remedy the deficiencies in the CDE report is underway. I crafted a response and forwarded it to Melissa and Colonel Middleton and requested their assistance.

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Monday, June 19, 2017
Richmond Times Dispatch (Richmond, Va.) Reporter Debbie Truong forwarded a Richmond Times-Dispatch article from 1982 stating that an investigation was started over a possible cost overrun as Essex was being constructed. The article doesn't show up online, but she attached a copy. She was requesting a resolution to the inquiry—which I forwarded to HUD OIG to respond.

Tuesday, June 20, 2017
CBS6 WTVR-TV (Richmond, Va.) Reporter Melissa Hipolit reviewed the 2015 and 2017 Essex Village HUD inspection reports and inquired about several PK Management employees trying to validate if either one was the senior VP that was allegedly "terminated" by PK Management for poor performance related to the properties in the Richmond area. I directed the reporter to PK Management because of the nature of the personnel issue.

CBS6 WTVR-TV (Richmond, Va.) Reporter Melissa Hipolit was confused by the notation of unsuccessful versus successful on the REAC Inspection reports and did not understand that a score of 59 or below constitutes a failing score. I confirmed that Essex Village Apartments failed the REAC Inspection with a 46c/51c and verified the notation on the REAC Inspection report means that the inspection was successfully completed and the inspection file was successfully uploaded to our PASS IT system. The word "successful" has nothing to do with the condition of the property.

CBS6 WTVR-TV (Richmond, Va.) Reporter Melissa Hipolit submitted a FOIA for Essex Village and PK Management's Compliance, Disposition and Enforcement Plan submitted on May 26, the appeal for the January 2017 REAC Inspection, the Notice of Default from HUD to PK Management and the Project Owner's Certification form. She also asked if the repair plan has been approved by HUD.

Friday, June 23, 2017
NBC12 WWBT-TV (Richmond, Va.) Reporter Ashley Monfort has submitted a FOIA requested the amount of annual subsidy paid to PK Management last year to support the assisted housing in Essex Village Apartments, Henrico County, Va. and Woodland Crossings, Richmond, Va. We have pulled the actual amounts, but are also determining the HAP Contract amount for FY2016 for each property. We will most likely release the FOIA on Monday after hearing back from multifamily housing.

CBS6 WTVR-TV (Richmond, Va.) Reporter Melissa Hipolit followed up on her FOIA request for Essex Village and PK Management's Compliance, Disposition and Enforcement Plan submitted on May 26, the appeal for the January 2017 REAC Inspection, the Notice of Default from HUD to PK Management and the Project Owner's Certification form. She also asked if the repair plan has been approved by HUD. Awaiting available documents and a response about plan acceptance from multifamily housing.

Monday, June 26, 2017
NBC12 WWBT-TV (Richmond, Va.) Reporter Ashley Monfort has submitted a FOIA requested the amount of annual subsidy paid to PK Management last year to support the assisted housing in Essex Village Apartments, Henrico County, Va. and Woodland Crossings, Richmond, Va. We have pulled the actual amounts, but are also determining the HAP Contract amount for FY2016 for each property. Working on a response with multifamily housing.

Tuesday, June 27, 2017
NBC12 WWBT-TV (Richmond, Va.) Reporter Ashley Monfort has submitted a FOIA requested the amount of annual subsidy paid to PK Management last year to support the assisted housing in Essex

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Village Apartments, Henrico County, Va. and Woodland Crossings, Richmond, Va. We have pulled the actual amounts, but are also determining the HAP Contract amount for FY2016 for each property. Waiting on a response/clarification from multifamily housing.

WRIC-TV 8News Where You Live (Richmond, Va.) Noon Anchor/Investigative Reporter Kerri O'Brien has requested a response/copy of the Compliance, Disposition and Enforcement Plan submitted by PK Management for Essex Village Apartments, Henrico County, Va. She also inquired if the REAC re-inspection been scheduled. She informed us there is a meeting tonight with Henrico Board of Supervisors on Essex Village.

CBS6 WTVR-TV (Richmond, Va.) Reporter Melissa Hipolit inquired about the FOIA she submitted related to Essex Village Apartments and PK Management. She has requested a copy of the Compliance, Disposition and Enforcement Plan submitted May 26 (accepted and currently being redacted), the Notice of Default, the Project Owner's Certification Survey and Certification form. We are currently waiting for a response from multifamily housing.

CBS6 WTVR-TV (Richmond, Va.) Reporter Melissa Hipolit has yet to clarify what she means by requesting a listing of any sanctions or investigations involving PK Management from an earlier FOIA request. She has until July 5 to respond to our request.

Wednesday, June 28, 2017

NBC12 WWBT-TV (Richmond, Va.) Online Reporter Megan Woo in her report on the Henrico County Board of Supervisors meeting reported that poor living conditions in Essex Village Apartments was the focus of the meeting. Officials say their goal is to get up to speed on what's being done to fix the problems and to determine the next steps. Officials also say they will continue to work with the chief building inspector, and HUD officials to follow up on notices and violations—but incorrectly reported that "despite the fact that HUD continues to give the facility passing grades." The story noted Congressman Donald McEachin has also sent two letters to HUD Secretary Ben Carson about the problems. A correction was filed on the property's failing REAC Inspection score of 51c*.

WRIC-TV 8News Where You Live (Richmond, Va.) Noon Anchor/Reporter Kerri O'Brien alerted us to the fact that Henrico County filed nine (9) criminal summons against the owners of Essex Village and Greg Perlman. They range from failing to maintain balconies to air condition problems to failing to fix plumbing. PK Management stated the violations were received after 5 p.m. last evening. Essex staff is already addressing them and Management is verifying the issues were not previously addressed. Also, a violation, if corrected prior to court date carries no fine, only if not addressed. Carolyn Anastasi will follow-up tomorrow morning.

WTVR-TV CBS6 (Richmond, Va.) Reporter Melissa Hipolit contacted us about a resident reporting w/video that there is another sewage overflow in Essex. PK Management made us aware of the issue prior to receiving the reporter's note and alerted us that the plumbing company had been called and was on-site along with Henrico County officials and the fire department. Melissa also sent two additional resident complaints our way—one with an overflowing air conditioner and one with long-term carpet damage. I forwarded the information to Multifamily and Navigate.

CBS6 WTVR-TV (Richmond, Va.) Reporter Melissa Hipolit is interviewing National Alliance of Housing Tenants Michael Kane about HUD's REAC Inspection process. Delton Nichols and Robert Iber provided insight about the process that was edited and shipped to the reporter. Melissa requested an interview with Deputy Assistant Secretary DJ Lavoy. We will again politely decline.

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NBC12 WWBT-TV (Richmond, Va.) Reporter Ashley Monfort received her FOIA requesting the amount of annual subsidy paid to PK Management last year to support the assisted housing in Essex Village Apartments, Henrico County, Va. and Woodland Crossings, Richmond, Va. The decision was to pull actual payments, not HAP Contract amount.

Richmond Times-Dispatch (Richmond, Va.) Reporter Debbie Truong submitted a FOIA for the amount of federal funding Essex Village receive last year and what the money was intended for. She asked if HUD require owners of properties that receive federal funding to report how they use their money as well as a copy of reports or any documentation GHC Housing Partners, PK Management and/or Essex VA Investors LLC. submitted related to how they used the federal money they received. She also requested a copy of the Compliance, Disposition and Enforcement Plan for the property.

Thursday, June 29, 2017
CBS6 WTVR-TV (Richmond, Va.) Investigative Reporter Melissa Hipolit received an interim response her FOIA (June 20) that included the Notice of Default sent by HUD to the Owner of Essex Village on February 24, 2017. The other requested documents have been submitted to HUD by either the ownership or the management entity for Essex Village, and may contain commercial or financial information that is arguably protected from disclosure under Exemption 4 of the Act (42 U.S.C. 552(b)(4)) and require submitter notification--which has been made.

Friday, June 30, 2017
WTVR-TV CBS6 (Richmond, Va.) Reporter Melissa Hipolit contacted us about a resident reporting w/video that there is another sewage overflow in Essex. PK Management made us aware of the issue prior to receiving the reporter's note and alerted us that the plumbing company had been called and was on-site along with Henrico County officials and the fire department. The additional questions about the issues with the sewer system have been partially addressed with the remainder forwarded to PK Management.

WTVR-TV CBS6 (Richmond, Va.) Reporter Melissa Hipolit followed-up her Wednesday afternoon inquiry that included how PK Management is being held accountable in any way for not properly taking care of Essex Village. Cited Code of Federal Regulations and guidelines HUD must follow when a multifamily owner fails in the requirement to provide decent, safe, sanitary housing in good repair. The Notice of Default of the Housing Assistance Provider Contract has been issued and the subsequent steps are underway. That If the property fails to pass the REAC Re-Inspection, actions may include considering imposition of civil money penalties (CMPs), abatement of the Section 8 or other rental assistance subsidy, in whole or in part, and possible assignment of an FHA loan and/or foreclosure. She also inquired if HUD is investigating what happened to the money they gave PK Management to maintain Essex Village.

WTVR-TV CBS6 (Richmond, Va.) Reporter Melissa Hipolit asked why HUD continues to decline requests for an interview. Jerry Brown agreed to follow-up with the reporter.

Monday, July 10
Richmond Times-Dispatch (Richmond, Va.) Reporter Debbie Truong received a partial delivery on her FOIA request for federal funding Essex Village received last year and what the money was intended for. She asked if HUD require owners of properties that receive federal funding to report how they use their money as well as a copy of reports or any documentation GHC Housing Partners, PK Management and/or Essex VA Investors LLC. submitted related to how they used the federal money they received.

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This documentation has been shipped. She also requested a copy of the Compliance, Disposition and Enforcement Plan for the property which is still under submitter notification.

Tuesday, July 11
WTVR-TV CBS6 (Richmond, Va.) Reporter Melissa Hipolit followed-up on her FOIA for relating to Essex Village and PK Management. She is looking for the Compliance, Disposition and Enforcement Plan submitted May 26 (still in submitter notification and unavailable for release) as well as the appeal to the January 2017 REAC inspection, the Notice of Default and the "Project Owner's Certification" Survey and Certification form that the project is compliant with HUD's physical condition standards and state and local codes (this was to be submitted within 60 days of receipt of NOD). A partial is available for release. Melissa requested a verification of the dates of the submitter notification.

Tuesday, July 11
WTVR-TV CBS6 (Richmond, Va.) Reporter Melissa Hipolit followed-up on her FOIA for relating to Essex Village and PK Management. She is looking for the Compliance, Disposition and Enforcement Plan submitted May 26 (still in submitter notification and unavailable for release). I confirmed the period of the submitter notification. I also confirmed the remainder of her requests were shipped to her on June 29 that included the appeal to the January 2017 REAC inspection, the Notice of Default and the "Project Owner's Certification" Survey and Certification form that the project is compliant with HUD's physical condition standards and state and local codes. She has had issues receiving large files before and may not have received the reports/submittals.

WTVR-TV CBS6 (Richmond, Va.) Reporter Melissa Hipolit requested information on HUD's REAC Inspections including if the inspectors talk to the tenants as well as how much weight are mold/mildew/toxic air issues and bed bugs are given in the inspections. Also, whether inspectors test for mold or if it is just a visual test. The response included the fact that these issues are exigent health and safety issues calling for immediate reaction. I also included extensive information on our bed bug guidance and policies. Melissa followed-up on Wednesday with additional questions concerning inspections.

WTVR-TV CBS6 (Richmond, Va.) Reporter Melissa Hipolit made us aware that a meeting had been held between PK Management and the residents of Essex Village Apartments last week and that PK Management said they were looking to sell property to Ernst and Hoss in 60-90 days. She asked if HUD was aware of the meeting and/or sale of the property. We confirmed there was a meeting, but that a sale was not discussed.

Wednesday, July 12
WTVR-TV CBS6 (Richmond, Va.) Reporter Melissa submitted a new FOIA request related to Essex Village and PK Management. She has requested digital copies of all emails written to and from DJ Lavoy, Lisa Wolfe, Greg Perlman, Jenee McClain-Blankhead, and Carrie Schmidt between the following dates: January 19 and February 2, April 19 and May 3, and May 25 and June 8, 2017. Richmond Field Office will be handling that request.

Thursday, July 13
WTVR-TV CBS6 (Richmond, Va.) Reporter Melissa submitted a FOIA request related to Essex Village and PK Management. She has requested digital copies of all emails written to and from DJ Lavoy, Lisa Wolfe, Greg Perlman, Jenee MCClain-Bankhead, and Carrie Schmidt between the following dates: January 19 and February 2, April 19 and May 3, and May 25 and June 8, 2017. We have been back and forth

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clarifying exactly what the reporter is looking for; she has requested any emails in the time periods noted that include information about Essex Village, PK Management, GHC Housing, Melissa Hipolit and WTVR. We are beginning to pull emails in response.

WTVR-TV CBS6 (Richmond, Va.) Reporter Melissa Hipolit requested information on any mold testing conducted at Essex Village Apartments in Henrico County, Va. Her request has been forwarded to PK Management for response.

Friday, July 14
WTVR-TV CBS6 (Richmond, Va.) Reporter Melissa Hipolit requested the last four REAC Inspection scores for the Burton Apartments in Cincinnati, Ohio. The scores include: 04.03.17, 73b*; 07.08.16, 33c*; 08.22.12, 90c and 05.07.08, 84b. Burton Apartments is part of a 727-unit portfolio in Cincinnati owned by affiliates of PE Holdings, the principal of which is Chaim Puretz. The portfolio, which includes Burton Apartments, was placed in a Receivership in a joint action brought by the private lender and the City of Cincinnati on February 1, 2016. Burton Apartments experienced a fire and a collapsed roof due to flooding conditions during the period that PE was in control of the asset. The Receiver, Jodi M. Ridings and her agent, Milhaus Management, have had operational control of the properties since February 1, 2016 and have performed roof repairs and brought fire damaged units back on line. The Receiver also performed other stabilization repairs at the property. This could be an explanation for the change in score (from a failing 33c* to 73b*) as the Receiver did not commence substantial stabilization work at Burton until after July of 2016, but did substantial work after that date.

Friday, July 14
WTVR-TV CBS6 (Richmond, Va.) Reporter Melissa Hipolit and **Richmond Times-Dispatch** (Richmond, Va.) Reporter Debbie Truong have both submitted requests for the Compliance, Disposition and Enforcement Plan for Essex Village Apartments in Henrico County, Va. **A**s expected, the attorney for GHC Housing and PK Management has sent an objection to the release of the media requested materials which include this document. We anticipate a ruling about next steps on July 18.

WTVR-TV CBS6 (Richmond, Va.) Reporter Brendan King filed the story Essex Village in court over 18 criminal charges and called asking for comment, which we declined.

NBC12 WWBT-TV (Richmond, Va.) Reporter Ashley Monfort filed the story Essex Village owners dodge questions outside courthouse and left a message, also asking for a call-back if able to comment.

Saturday, July 15
WTVR-TV CBS6 (Richmond, Va.) Reporter Melissa Hipolit requested assistance with an Essex Village resident complaint about (b)(6) Her mother, (b)(6) contacted the reporter about rodent and bed bug infestations and a request for a transfer. PK Management immediately followed-up and (b)(6) apartment is scheduled for extermination.

Monday, July 17
WTVR-TV CBS6 (Richmond, Va.) Reporter Melissa Hipolit requested assistance with an Essex Village resident complaint for (b)(6) The new mother with two additional young children has been staying with her sister for the last seven months because of an ongoing rodent infestation. PK Management immediately followed-up and (b)(6) apartment is scheduled for extermination.

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Wednesday, July 19
Richmond Times-Dispatch (Richmond, Va.) Reporter Debbie Truong followed-up on her FOIA requesting a copy of the Compliance, Disposition and Enforcement Plan for Essex Village in Henrico County, Va. PK Management objected to the release of the document, so the Plan will be unavailable until August 1.

Friday, July 28
WTVR-TV CBS6 (Richmond, Va.) Reporter Melissa submitted a FOIA request related to Essex Village and PK Management. She has requested digital copies of all emails written to and from DJ Lavoy, Lisa Wolfe, Greg Perlman, Jenee MCClain-Bankhead, and Carrie Schmidt between the following dates: January 19 and February 2, April 19 and May 3, and May 25 and June 8, 2017. She has requested any emails in the time periods noted that include information about Essex Village, PK Management, GHC Housing, Melissa Hipolit and WTVR. Completed pulling and culling the records; forwarded to Anne Davis, Richmond Field Office FOIA Lead.

Thursday, August 3
WTVR-TV CBS6 (Richmond, Va.) Reporter Melissa submitted a FOIA request related to Essex Village and PK Management. She has requested digital copies of all emails written to and from DJ Lavoy, Lisa Wolfe, Greg Perlman, Jenee MCClain-Bankhead, and Carrie Schmidt between the following dates: January 19 and February 2, April 19 and May 3, and May 25 and June 8, 2017. She has requested any emails in the time periods noted that include information about Essex Village, PK Management, GHC Housing, Melissa Hipolit and WTVR. Completed the review of and concurred on the final two documents and letter and submitted to Anne Davis, Richmond Field Office FOIA Lead. We anticipate the final FOIA to be shipped late this afternoon or tomorrow.

WTVR-TV CBS6 (Richmond, Va.) Reporter Melissa submitted a FOIA request for the Compliance, Disposition and Enforcement (CDE) Plan for Essex Village Apartments that was received from PK Management. When she inquired about the delivery of that plan, we reshipped a description of the submitter notification process, and that it is a requirement under FOIA. Again, we explained the FOIA is on hold because there were some objections to release of documents raised by the submitter. PK Management has been given until tomorrow COB to present those objections in a way that will give us reason to withhold the documents. We will follow-up with PK Management tomorrow, and in turn, the reporter.

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U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-1000

OFFICE OF CONGRESSIONAL AND
INTERGOVERNMENTAL RELATIONS

The Honorable A. Donald McEachin
Member, United States
House of Representatives
110 N. Robinson Street, Suite 401
Richmond, VA 23220-4457

Dear Representative McEachin:

On behalf of Secretary Benjamin S. Carson, Sr., thank you for your interest in Essex Village and your continued concern for its residents. The Department is keenly interested in resolving the issues at the property and shares your desire to achieve the best outcome for the residents of the Essex Village community. Specifically, you made a series of inquiries regarding the village. The HUD team has already responded to a series of email inquiries and had numerous conversations with your staff regarding Essex Village. The Department is pleased to work with you in this manner to address these very important concerns.

Initially, given the general scarcity of affordable housing, the Department's policy is to work with owners, residents, and localities to preserve project based Section 8 contracts whenever possible. If the Section 8 Housing Assistance Payment Contract at Essex Village were to be terminated, without first attempting to rectify the physical deficiencies at the property, those 496 units of affordable housing would be lost to Henrico County forever. In addition, many families residing in the property would be displaced. Preserving affordable housing units strengthens neighborhoods and allows families to remain in the communities they call home. This policy of preservation does not override the owner's obligation to provide decent, safe, and sanitary housing according to the terms of the contract. Nor does it override the tenant's right to live in peaceful enjoyment of that housing. The following information is provided by HUD's Office of Multifamily Housing.

Your letters make specific requests of the Department. You also ask that where your request(s) cannot be met, that the Department provide a detailed explanation and "constructive alternative suggestions for ensuring that current residents of Essex Village have access to homes that afford them a decent quality of life." In your letter of May 25, 2017, you requested a call from HUD with your staff and Henrico County officials. Most of your requests resulting from the June 7, 2017, conference call with HUD staff were addressed at that time, and this letter largely reiterates the information provided in that call. HUD has numbered and listed each of your requests below and provided a detailed response.

The following responds to your letter dated, June 13, 2017:

Request 1: Receive a copy of PK Management's report on needed repairs at Essex Village sent to HUD in May 2017.

Response: When Essex Village received a failing REAC inspection score, HUD sent the owner a Notice of Default letter requiring that it perform a 100 percent unit inspection and submit a plan to

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address all physical deficiencies at the property. HUD reviewed and accepted the owner's plan, which was received on May 25, 2017 (Refer to enclosure #1).

Request 2: Confirmation of the date of HUD's next REAC inspection at Essex Village, which we understand will happen late July/early August.

Response: The date of the next REAC inspection is August 8, 2017.

Request 3: A plan to close Essex Village and provide vouchers to residents as soon as possible.

Response: As discussed on our June 7, 2017, conference call, after the failing REAC inspection from January 2017, the owner was given a Notice of Default and an opportunity to cure the deficiencies. The repairs are expected to be completed by July 31, 2017. In accordance with this process, if the owner fails the second REAC inspection, the Department will take enforcement action, which can include requiring a change in management; encouraging a sale of the property; or abating the Section 8 subsidy. If the determination is made to abate and terminate the subsidy, the residents will receive vouchers.

If the REAC inspection reflects that the owner is maintaining the physical condition of the property to standard, HUD will continue to monitor the conditions at the property and work with Henrico County officials to ensure that ownership continues to meet its obligations. As discussed during our conference call, if Henrico County condemns the units or revokes the rental license, the owner will be considered in violation of the Section 8 contract. This will result in HUD terminating the contract and making vouchers available to the residents.

Request 4: Allow Henrico County officials to join HUD for future inspections of Essex Village.

Response: HUD cannot accept this request because the HUD inspection process and standards of the locality are different than REAC's. Conducting two different inspections at the same time can present confusion for the resident, owner, and the inspectors. As we discussed on our call and provided in our written responses to earlier questions posed by your office, the Department's policy is to allow only property participants (owner, management, resident) to accompany the REAC inspector. HUD's policy minimizes the number of people for a good reason: Too many people on inspections can become distracting to the inspector as well to residents. In addition, the policy also protects the tenants' right to privacy by ensuring that physical inspections are not viewed as an intrusion into tenants' homes. Many tenants take issue if people other than the property's representative are present. This is a long-standing policy in existence since REAC's inception.

HUD will continue to work with the County and the owner on resolution of the outstanding code violations.

Request 5: Terminate or abate HUD's contracts with PK Management at all properties.

Response: At present, Essex Village is the only PK Management affiliated property that is experiencing a default. Therefore, HUD has no grounds to terminate contracts at other affiliated properties. To do so would violate the respective property business agreements and be contrary to our mission of preserving scarce affordable housing resources across the country. As was discussed on the call, the Department monitors all of its 30,000 properties using a variety of sources in addition

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to the REAC inspection. HUD will provide closer scrutiny to the 171 PK affiliated properties, with particular attention to the Virginia-based assets.

Request 6: Please provide constructive alternative suggestions for addressing Essex Village.

Response: The Department shares your goal of ensuring that all Americans, including residents of Essex Village and all HUD-affiliated housing, have access to safe, decent, affordable housing. As stated above, HUD also has the goal of preserving limited housing stock. Therefore, HUD cannot abate the contract without first attempting to improve the physical condition of this property. Currently, Henrico County administers approximately 250 vouchers. Given the significantly rising rents in nearly every city in the country, there is concern that a significant increase in vouchers may not be easily accommodated by the existing units in the county. HUD is committed to working with you to find the best solution. HUD works with local stakeholders to balance the needs of residents, communities, and the due process protections that are basic to all property participants. HUD will continue to ensure that our owner and management partners adhere to their business agreements and provide decent, safe, and sanitary housing. If they do not, the Department will enforce compliance or will terminate our relationship and provide alternative housing for residents.

In addition to the specific actions HUD is taking with Essex Village as the federal agency charged with ensuring the potentially competing goals of preservation and compliance, the Department developed a series of initiatives to more quickly identify troubled properties; enhance enforcement actions; and improve our communication concerning such properties with residents, communities, and local governments and can share them with you and your staff.

The following responds to your letter dated, June 22, 2017:

Request 7: You referenced general concerns regarding the property, specifically the sewage system.

Response: The owner/management reported a sewer line camera inspection was completed by Dillon Plumbing, a local third party plumbing and sewer company, over the course of two weeks in late May and early June. The final written report was due on June 16, 2017, but was delayed. To expedite the receipt of the report, the videos were forwarded to UIS Engineering, who provided an initial response on Wednesday June 22, 2017. The initial report was a review of 1,000 lineal feet of the lines.

Verbally, Dillon Plumbing conveyed to County inspectors that no material damage was noted in their review of the camera videos. The cause of the backups was primarily due to improper disposal of grease, pampers, baby wipes, etc. Dillon Plumbing also noted that the lines were previously obstructed by bottles and other large objects. Preliminary results of the report from UIS show that over 63 percent of the lines were clear and that the 36 percent of apparent obstruction was grease build up. Management provided a notice detailing items that are not flushable and proper grease disposal instructions in May and this notice will be redistributed and included in the July Newsletter (Refer to enclosure #2). Management has a contract to jet the lines quarterly (Refer to enclosure #3).

The owner/management reported that recent backups (including the one highlighted by the media over the Memorial Day weekend) were due to grease, pampers, and wipes. They have no record of recent incidents of the backup of actual raw sewage. Bill Mohr, Facilities Director for PK

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Management, was on site at Essex and personally observed one of the backups in question at the cleanout. He reported that the backup consisted of clear waste water (no feces or urine).

Request 8: You noted residents stated they were told not to contact the County and that PK staff did not respond to requests for assistance. PK Management reports the following:

Response: According to management, residents have not been told not to contact the County and encouraged to contact the leasing office (during the business day) and to use the emergency after hours service (after business hours) to report maintenance issues. In addition, the contact information and grievance protocol for Navigate Housing, the Contract Administrator for Essex, was redistributed to residents and reposted in the leasing office.

Last week, management instituted a customer service email where residents can voice concerns about repair quality, maintenance promptness, or any other management concern. This email is monitored and goes directly to the centralized Customer Service center located at the PK Corporate office.

Management is also aware that recently, some residents voiced that calls to the emergency after hours' line went unanswered. To address this, management added a second "on-call" maintenance technician. Each shift will now include one HVAC technician at all times, and the technicians are authorized to use 3rd party HVAC contractors, as needed, to expedite service.

These customer service enhancements were reiterated via hand delivered tenant notices, as well as, during the resident meetings held the week of June 19, 2017. (Refer to enclosures #4).

The Department encourages residents to contact management first, then the Navigate Housing, then contract administrator, and then HUD staff.

Request 9: You requested a list of all properties in Virginia's 4th Congressional district with failing REAC scores and the names of the owner operators of those housing complexes.

Response: The list of properties is enclosure #5.

I hope this information is helpful.

Sincerely,

Aaron Santa Anna
Acting General Deputy Assistant Secretary
for Congressional and Intergovernmental Relations

Enclosures

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ENCLOSURE #1

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May 25, 2017

VIA Electronic Mail and Federal Express

Ms. Carolyn Anastasi
US Dept. of HUD
Wanamaker Bldg. 12th fl
100 Penn Square East
Philadelphia, PA 19107

RE: Essex Village Apartments – VA36-H027-196
REAC Inspection CDE

Dear Ms. Anastasi:

As a follow up to our original submission dated April 28, 2017, please accept this as our final CDE and improvement plan for Essex Village Apartments.

EHS

All EHS items noted on the REAC inspection were addressed and documented to HUD on January 13, 2017 (see attached report). In addition, from the 100% unit inspection survey, all items of this type have been addressed.

Interior Units

Total Point Loss Units (b)(6)

As previously noted, following the receipt of the final REAC score of 51, a 100% unit inspection was conducted. Attached please find the revised CDE report including completed service requests.

Management utilized several third-party contractors including flooring contractors, plumbers, HVAC contractors, carpenters, and exterminators, to address unit deficiencies.

Unless noted, repair work has been completed. Any open items will be addressed by July 31, 2017. Due to the number of units at Essex, as well as the comprehensive nature of this inspection, management will be revisiting units and ensuring that 3rd party contractor work as well as on-site work has been completed up to UPCS standards. We expect this secondary review to be completed by July 31, 2017.

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Exterior

Fencing and Gates – Point Loss – 2.23
All fencing and gates that were damaged were repaired. Some sections are being reviewed for replacement and will be done by July 31, 2017 if needed.

Gutters/Downspouts/Soffits/Fascia – Point Loss – 2.47
All gutters, downspouts, soffits, and fascia noted on the REAC inspection report have been repaired/replaced as needed. The entire property was surveyed and repairs to gutters, downspouts, soffits and fascia were made by our 3rd party contractors on site.

Siding – Point Loss – 3.63
All siding has been repaired and is up to UPCS standards, however, the owner has approved to begin siding replacements over the next 60 days, beginning with the 100 Series. We anticipate that this first series of 5 buildings will be completed by July 31, 2017.

Common Areas – Point Loss – 1.08/Stair Repairs (Breezeways) – Point Loss - .01
Common Areas have been inspected and repairs have been made as needed including in the office, community room, laundry rooms, and breezeways. All breezeways have been power washed and all several stair risers have been repaired and stairs replaced as needed. All common areas will continue to be inspected weekly and repairs will be made as needed.

Grounds (Landscaping) Overgrown Vegetation – Point Loss- 5.57
Landscaping upgrades have been extensive since March 1, 2017. Specifically mulch, shrubs, and other plantings have been added. In addition, tree trimming and bush trimming have been completed to address any areas of overgrown vegetation. Landscaping and the monitoring of vegetation will be ongoing and continuous.

Grounds (Landscaping) Erosion – Point Loss – 7.43
Erosion has been addressed by seeding and straw coverings. This will be ongoing with major areas addressed by July 31, 2017.

Playgrounds – Point Loss – 5.57
All playgrounds have been repaired and swing seats replaced. Playgrounds will be monitored daily and any needed repairs will be addressed immediately.

Paving – Point Loss - 0
No deductions related to paving were made on the REAC report. However, the owner authorized a full seal coating and striping of all lots which will occur on May 31, 2017.

Extermination (Infestation) – Point Loss – 4.20
Service has been transferred to Terminix. All units on the property have been treated during a "cleanout" process. Terminix is now contracted for the ongoing service as well. Cleanouts for both roaches and mice have been completed. Mice exclusion and extraction will continue as needed. Units will be treated a minimum of four times per year – more as needed.
Note – the point loss in Extermination is also reflected in the total unit interior point deduction above.

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Other Items

Sewer Backups – No point deductions related to Sewer backups were made on the REAC report. However, this issue was discussed during the meeting held on March 29, 2017. To address this issue, all lines were jetted during the first week of May 2017. This procedure will be continued, as needed, but is planned for a minimum of twice annually. In addition, the owner has agreed to conduct a camera inspection of all lines. The latter is planned for the first week of June.

Balconies – All balconies were inspected on May 25, 2017. Repairs and replacement will be made by third party contractors as needed.

Refuse Disposal – It was determined that the number of refuse pickups was not adequate. Management increased the refuse service from:

- Old Service: 20-8 yd. dumpsters on site
  4-8yds emptied 3x week
  12- 8yds emptied 2x week
  4-8yds emptied 1x week (senior side)

- New Service: 20 - 8yd dumpsters on site
  16-8 cubic yard dumpsters each emptied 3x week and the 4-8yds emptied 1x week (senior side)

Security

Guard Service - Security was discussed during the meeting held with Management and HUD on March 29, 2017. Since that meeting security guard service at Essex is now setup on a 16 hour day schedule utilizing 2 off-duty Henrico Police Officers per shift.

Day Shift will operate from approximately 12:00 pm – 4:00 pm daily.
Evening Shifts will operate from approximately 2:00 pm – 2am daily.
(7 days per week)

Officers will utilize marked police vehicles while on duty for mobile patrols, and also be spending most of their shifts on foot patrol when weather permits.

Essex also has a HPD sub-station "office" where officers can take breaks from the elements and do any report writing. Other On-Duty Police often do foot patrols with the Essex officers on a regular basis. Officers will enforce all local and state laws, including but not limited to: Trespassing, Curfew Violation, Loud Music, Domestic Calls, Firearm Violations, Alcohol/Drug Violations, etc. Reports will be emailed to our distribution group daily for review.

Cameras – Currently, the property has a camera system covering certain areas of heavy traffic. This system will be augmented over the next 90 days, by August 31, 2017 to have additional coverage in all three series (100, 200, and 300), as well as on the senior side.

Customer Service/Nuisance Calls

Management has requested the most recent log of nuisance calls from the County and will follow up with Colonel Middleton on this matter. In the meantime, management has reiterated its grievance procedure to the residents as well as all after-hour's emergency numbers, service request procedures, etc.

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Tenant Relations

In an effort to improve tenant relations, management conducted one on one meetings with tenants in April to discuss the House Rules and to address concerns.

A new Property Manager was hired on March 27, 2017 and will ensure follow up meetings are being scheduled to check in with residents, discuss any concerns they have and to solicit constructive criticism and feedback from the residents regarding the recent repairs and the management team in general.

Social Services

Essex currently has one full-time Social Service Coordinator. Management is in the process of hiring another Service Coordinator who will be assigned to augment services specifically for the children who reside at Essex. We look to have this new position in place by July 15, 2017. In the meantime, Essex will continue with a robust services and programming schedule.

If you have any questions regarding this matter, please contact me at (216) 472-1870x115.

Sincerely,

Jenee McClain-Bankhead
President

JMB/pjo
Attach.

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Essex Village - 100% Unit Inspection

Deficiency Area	Deficiency	Comments	Date Completed	Work Order #
Site:				
Fencing and Gates	Holes/Missing Sections/Damaged/Falling/Leaning (Non-security/Non-safety)	unit privacy fences missing at first floor of several units		
Fencing and Gates	Holes/Missing Sections/Damaged/Falling/Leaning (Security/Safety)	vegetation growing through all fencing causing damage, chain link at rear of office damaged, wood fence damaged at golf cart garage		
Grounds	Erosion/Rutting Areas	numerous buildings ; undermining at (b)(6) (b)(6) entries, holes front of (b)(6) erosion in numerous areas, throughout site, behind (b)(near condensers, undermining at elec closet, rear of 204, undermining, wall at entry to (b) hole at downspout front of (b) rutting front of 300-(b)(6 erosion at downspouts of office		
Grounds	Overgrown/Penetrating Vegetation	vegetation growing through		
Health & Safety	Hazards—Sharp Edges	broken glass numerous		
Health & Safety	Hazards—Tripping	sidewalk to curb transition ; by office // around office parking lot sewer cover cable ; rear of (b)(6) coomunity patio, sidewalk uneven at entry gate near (b)(6) entry hall, cable trip hazards around most bldgs, pothole causing trip hazard corner near (b)(6) walk at office at water meter cover		
Mailboxes/Project Signs	Mailbox Missing/Damaged	numerous throughout site		
Market Appeal	Graffiti	rear of (b) transformer box		
Parking Lots/Driveways/	Cracks/Settlement/Heaving/Loose Materials/Potholes	pothole causing trip hazard		
Play Areas and Equipment	Damaged/Broken Equipment	swings missing at (b)(6		
Refuse Disposal	Broken/Damaged Enclosure—Inadequate Outside	boards missing ; by (b)(broken enclosure		
Walkways/Steps	Broken/Missing Hand Railing	loose handrail ; by (b)(6) (b)(6)		
Building Exterior				
Doors	Damaged Frames/Threshold/Lintels/Trim	right side exit hole from old deadbolt		

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Essex Village - 100% Unit Inspection

Deficiency Area	Deficiency	Comments	Date Completed	Work Order #
Building Systems				
Emergency Power	Auxiliary Lighting Inoperable	lobby		
Health & Safety	Electrical Hazards—Exposed Wires/Open Panels	main disconnect has j-box cover for a knockout cover, may be considered NIS		
Common Areas: Health & Safety				
Health & Safety	Hazards—Other	no access to mechanical room, key not		
Common Areas: Restrooms/Pool Structures				
Ceiling	Mold/Mildew/Water Stains/Water Damage	mens		
Walls	Mold/Mildew/Water Stains/Water Damage	under sink ; mens & womens		
Common Areas: Storage				
Doors	Damaged Hardware/Locks	spring latch ; by womens restroom		
Unit # (b)(6)				
Bathroom	Lavatory Sink—Damaged/Missing	stopper not functioning	3/24/2017	26804-1
Ceiling	Bulging/Buckling	Bathroom 1	3/24/2017	26804-1
Ceiling	Peeling/Needs Paint	Bedroom 1	3/24/2017	26804-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	3/24/2017	26804-1
Doors	Missing Door	Closets	3/24/2017	26804-1
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	Bedroom 3	3/24/2017	26804-1
Hot Water Heater	General Rust/Corrosion		3/24/2017	26804-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	Right/front burner does not function	3/24/2017	26804-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	3/24/2017	26804-1
Windows	Inoperable/Not Lockable	Lock inoperable;Bedroom 1 & 2	3/24/2017	26804-1
Unit # (b)(6)				
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	3/24/2017	26805-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	3/24/2017	26805-1
Unit # (b)(6)				
Bathroom	Leaking Faucet/Pipes	showerhead	3/26/2017	26806-1
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seat loose	3/26/2017	26806-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	3/26/2017	26806-1
Doors	Missing Door	Bedroom 1;Closet	3/26/2017	26806-1
Electrical System	GFI—Inoperable	Kitchen	3/26/2017	26806-1
Health & Safety	Air Quality—Mold and/or Mildew Observed	Mechanical area	3/26/2017	26806-1
Health & Safety	Infestation—Insects	Roaches	Contractor	26806-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	Left/front burner does not function	3/26/2017	26806-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	3/26/2017	26806-1
Outlets/Switches	Missing	Switch broken/missing;Hallway/Hall	3/26/2017	26806-1
Walls	Mold/Mildew/Water Stains/Water Damage	Bedroom 1	3/26/2017	26806-1
Unit # (b)(6)				
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seat loose		
Doors	Damaged Hardware/Locks	Closer/hinges damaged Bathroom 1		
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door		
Electrical System	Missing Covers	on hwh		
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	Bedroom 2 couch		

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Essex Village - 100% Unit Inspection

Deficiency Area	Deficiency	Comments	Date Completed	Work Order #
Kitchen	Dishwasher/Garbage Disposal—Inoperable	garbage disposal not functioning		
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced		
Smoke Detector	Missing/Inoperable	Smoke detector is missing;Bedroom 1		
Walls	Damaged	gap in mech closet		
Unit # (b)(6)				
Bathroom	Ventilation/Exhaust System—Inoperable	not functioning	3/24/2017	26808-1
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seat loose	3/24/2017	26808-1
Doors	Damaged Hardware/Locks	slider useless	3/24/2017	26808-1
Doors	Damaged/Missing Screen/Storm/Security Door	Screen missing	3/24/2017	26808-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	3/24/2017	26808-1
Floors	Rot/Deteriorated Subfloor	hole in floor by toiler	3/24/2017	26808-1
Hot Water Heater	General Rust/Corrosion		3/24/2017	26808-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	3/24/2017	26808-1
Walls	Damaged	gaps Mechanical area	3/24/2017	26808-1
Unit # (b)(6)				
Bathroom	Lavatory Sink—Damaged/Missing	stopper missing	3/24/2017	26809-1
Bathroom	Ventilation/Exhaust System—Inoperable	not functioning	3/24/2017	26809-1
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seal loose	3/24/2017	26809-1
Doors	Damaged Hardware/Locks	Closer damaged; Bed 1; Striker plate missing	3/24/2017	26809-1
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	door edge split;Bedroom 3	3/24/2017	26809-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	3/24/2017	26809-1
Doors	Missing Door	closets	3/24/2017	26809-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	Left/front burner does not function	3/24/2017	26809-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	3/24/2017	26809-1
Outlets/Switches	Missing/Broken Cover Plates	Outlet plate crack/miss; Bed 2 & 3	3/24/2017	26809-1
Walls	Damaged	Hallway/Hall gaps/holes - Mech. Room	3/24/2017	26809-1
Unit # (b)(6)				
Bathroom	Lavatory Sink—Damaged/Missing	stopper not functioning	3/23/2017	26810-1
Bathroom	Leaking Faucet/Pipes	tub handles	3/23/2017	26810-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	3/23/2017	26810-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	3/23/2017	26810-1
Walls	Damaged	gaps in Mechanical area	3/23/2017	26810-1
Unit # (b)(6)				
Bathroom	Lavatory Sink—Damaged/Missing	stopper not functioning	3/24/2017	26811-1
Doors	Damaged Hardware/Locks	Closer damaged/disconnected	3/24/2017	26811-1
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	hole(s);Bedroom 1	3/24/2017	26811-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	3/24/2017	26811-1
Health & Safety	Electrical Hazards—Exposed Wires/Open Panels	Living Room outlet plate missing	3/24/2017	26811-1
Kitchen	Range Hood/Exhaust Fans—Excessive	not functioning/blocked	3/24/2017	26811-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	Left/front burner not work, knob missing	3/24/2017	26811-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	3/24/2017	26811-1
Kitchen	Sink—Missing/Damaged	faucet loose	3/24/2017	26811-1
Outlets/Switches	Missing/Broken Cover Plates	Outlet plate missing;Living Room	3/24/2017	26811-1
Smoke Detector	Missing/Inoperable	smoke detector not working ;Bed 1	3/24/2017	26811-1
Walls	Damaged	Hallway/Hall;Mechanical area gaps	3/24/2017	26811-1
Unit # (b)(6)				

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Essex Village - 100% Unit Inspection

Deficiency Area	Deficiency	Comments	Date Completed	Work Order #
Bathroom	Lavatory Sink—Damaged/Missing	stopper missing ;Bathroom 1	4/4/2017	26812-1
Bathroom	Shower/Tub—Damaged/Missing	stains/stopper/diverter Bathroom 2	4/4/2017	26812-1
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seat loose Bathroom 1	4/4/2017	26812-1
Doors	Damaged/Missing Screen/Storm/Security Door	Screen missing	4/4/2017	26812-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/4/2017	26812-1
Walls	Damaged	gaps Mechanical area	4/4/2017	26812-1
Unit # (b)(6)				
Health & Safety	Other	no key	3/31/2017	26813-1
Unit # (b)(6)				
Bathroom	Clogged Drains	Sink does not drain	3/31/2017	26814-1
Bathroom	Lavatory Sink—Damaged/Missing	stopper missing	3/31/2017	26814-1
Bathroom	Leaking Faucet/Pipes	showerhead	3/31/2017	26814-1
Bathroom	Shower/Tub—Damaged/Missing	cold knob not functioning	3/31/2017	26814-1
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seat loose	3/31/2017	26814-1
Doors	Damaged Hardware/Locks	Closer damaged/disconnected ; slider handle missing	3/31/2017	26814-1
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	hole(s) nisr Bedroom 1	3/31/2017	26814-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	3/31/2017	26814-1
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	Bedroom 1 window balance	3/31/2017	26814-1
Health & Safety	Infestation—Insects	Roaches	Contractor	26814-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	3/31/2017	26814-1
Outlets/Switches	Missing/Broken Cover Plates	Switch plate missing;Living Room	3/31/2017	26814-1
Walls	Damaged	Mechanical area; gaps holes Bedroom 2;	3/31/2017	26814-1
Windows	Inoperable/Not Lockable	Bedroom 1;Window won't stay up; Bedroom 2;Lock inoperable	3/31/2017	26814-1
Unit # (b)(6)				
Health & Safety	Other	no key	3/30/2017	26815-1
Unit # (b)(6)				
Bathroom	Bathroom Cabinets—Damaged/Missing	vanity damaged under sink		
Bathroom	Shower/Tub—Damaged/Missing	stopper missing ;Bathroom 1/2		
Doors	Damaged Hardware/Locks	Closer damaged/disconnected		
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	hole(s):Bathroom 2; door edge		
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	3/15/2017	26733-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced		
Kitchen	Sink—Missing/Damaged	faucet loose		
Smoke Detector	Missing/Inoperable	smoke detector is not functioning:Hallway/Hall;		
Walls	Damaged	gaps Mechanical area		
Walls	Peeling/Needs Paint	Bathroom 2		
Unit # (b)(6)				
Health & Safety	Other	no key	3/24/2017	26809-1
Bathroom	Leaking Faucet/Pipes	sink stopper missing/ exhaust fan; toilet seat	3/24/2017	26809-1
Doors	Damaged Hardware/Locks	missing seal entry; door edge split; Bed 3	3/24/2017	26809-1
Kitchen	Stove - Missing/damaged/inoperable	left burner not working	3/24/2017	26809-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	fresh food seal needs replaced	3/24/2017	26809-1
Health & Safety	Outlets missing/damaged	cracked outlet place; bedroom 2	3/24/2017	26809-1

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Essex Village - 100% Unit Inspection

Deficiency Area	Deficiency	Comments	Date Completed	Work Order #
Walls	holes/gaps	gaps in Mechanical area; holes in hallway	3/24/2017	26809-1
Unit # (b)(6)				
Health & Safety	Other	no key	3/31/2017	26818-1
Unit (b)(6)				
Bathroom	Leaking Faucet/Pipes	showerhead	3/28/2017	26819-1
Bathroom	Shower/Tub—Damaged/Missing	low pressure	3/28/2017	26819-1
Doors	Damaged Hardware/Locks	Lock not functioning ;Bathroom 1	3/28/2017	26819-1
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	door edge split;Bedroom 2	3/28/2017	26819-1
Windows	Inoperable/Not Lockable	Off track;Bedroom 2	3/28/2017	26819-1
Building Exterior				
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	hole in elec room entry o (b)(6)		
Walls	Missing Pieces/Holes/Spalling	hole abv light at rear o (b)(numerous nisr on siding damage		
Building Systems				
Health & Safety	Electrical Hazards—Exposed Wires/Open Panels	gap at disconnect box in elec rooms from wrong size wire fitting		
Sanitary System	Missing Drain/Cleanout/Manhole Covers	floor drain cover missing (b) laundry		
Common Areas: Halls/Corridors/Stairs				
Graffiti	Graffiti	at (b)(6)		
Common Areas: Health & Safety				
Health & Safety	Garbage and Debris—Indoors	hallways		
(b)(6)				
Unit # (b)(6)				
Bathroom	Lavatory Sink—Damaged/Missing	stopper not working/missing Bath 1 & 2	3/14/2017	26641-1
Bathroom	Leaking Faucet/Pipes	Toilet leaking; Bath 1; tub faucet drips and diverter; Bath 2	3/14/2017	26641-1
Doors	Damaged Hardware/Locks	Off track ; Bedroom 1; Closet	3/14/2017	26641-1
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	tv in Bedroom 3	3/14/2017	26641-1
Hot Water Heater	General Rust/Corrosion		3/14/2017	26641-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	2 or more burners do not function	3/14/2017	26641-1
Smoke Detector	Missing/Inoperable	hanging ; Hallway/Hall	3/14/2017	26641-1
Unit # (b)(6)				
Bathroom	Lavatory Sink—Damaged/Missing	stopper not functioning ;Bathroom 2;	3/14/2017	26642-1
Bathroom	Leaking Faucet/Pipes	Toilet flapper/valve leaking ;Bathroom 2	3/14/2017	26642-1
Electrical System	GFI—Inoperable	Kitchen	3/14/2017	26642-1
Health & Safety	Infestation—Insects	Roaches	Contractor	
Health & Safety	Other	no access ; Bathroom 1	3/14/2017	26642-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	2 or more burners do not function	3/14/2017	26642-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Freezer seal needs replaced	3/14/2017	26642-1
Outlets/Switches	Missing/Broken Cover Plates	Switch plate cracked ; Bedroom 3	3/14/2017	26642-1
Unit # (b)(6)				
Ceiling	Peeling/Needs Paint	Bathroom 1; Bedroom 1	3/17/2017	26643-1
Unit # (b)(6)				
Doors	Damaged Hardware/Locks	Lock not functioning; front entry	3/14/2017	26644-1
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	door edge split; Bedroom 1	3/14/2017	26644-1

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Essex Village - 100% Unit Inspection

Deficiency Area	Deficiency	Comments	Date Completed	Work Order #
Kitchen	Leaking Faucet/Pipes	Faucet leaks	3/14/2017	26644-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	Right/front burner does not function	3/14/2017	26644-1
Unit #(b)(6)				
Health & Safety	Infestation—Insects	Roaches	Contractor	26645-1
Kitchen	Range Hood/Exhaust Fans—Excessive	not functioning/blocked	3/14/2017	26645-1
Smoke Detector	Missing/Inoperable	smoke det. not working; Hall & Bed 2	3/14/2017	26645-1
Unit #(b)(6)				
Bathroom	Leaking Faucet/Pipes	sink faucet drips ;tub faucet	3/15/2017	26646-1
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	Toilet is loose	3/15/2017	26646-1
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	Bedroom 2 window	3/15/2017	26646-1
Kitchen	Range Hood/Exhaust Fans—Excessive	not functioning/blocked	3/15/2017	26646-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	3/15/2017	26646-1
Smoke Detector	Missing/Inoperable	smoke detector is not functioning;Bedroom 1;	3/15/2017	26646-1
Windows	Inoperable/Not Lockable	Window won't stay up; Bedroom 2	3/15/2017	26646-1
Unit #(b)(6)				
Health & Safety	Other	no electric	3/13/2017	26647-1
Unit #(b)(6)				
Doors	Damaged Hardware/Locks	Lock not functioning ;Bedroom 1;Bedroom 2;	3/14/2017	26648-1
Kitchen	Sink—Missing/Damaged	sprayer	3/14/2017	26648-1
Smoke Detector	Missing/Inoperable	Smoke detector is missing; Bedroom	3/14/2017	26648-1
Walls	Mold/Mildew/Water Stains/Water Damage	Bathroom 1	3/14/2017	26648-1
Unit #(b)(6)				
Ceiling	Mold/Mildew/Water Stains/Water Damage	Bathroom 1	3/14/2017	26649-1
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	window in Bedroom 3	3/14/2017	26649-1
Health & Safety	Hazards—Tripping	tv cable/cord in hallway	3/14/2017	26649-1
Health & Safety	Infestation—Insects	Roaches	Contractor	26649-1
Health & Safety	Other	no access to Bedroom 2	3/14/2017	26649-1
Smoke Detector	Missing/Inoperable	Smoke detector is missing; Hall/Bdrm 1	3/14/2017	26649-1
Windows	Inoperable/Not Lockable	Window won't stay up;Bedroom 3	3/14/2017	26649-1
Unit #(b)(6)				
Bathroom	Lavatory Sink—Damaged/Missing	loose faucet	3/14/2017	26650-1
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	window Bedroom 1	3/14/2017	26650-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	3/14/2017	26650-1
Lighting	Missing/Inoperable Fixture	Dining Room	3/14/2017	26650-1
Windows	Cracked/Broken/Missing Panes	cracked pane;Bedroom 1	3/14/2017	26650-1
Windows	Inoperable/Not Lockable	Window won't stay up;Bedroom 1	3/14/2017	26650-1
Unit #(b)(6)				
Smoke Detector	Missing/Inoperable	smoke detector not working Bdrm 2	3/14/2017	26651-1
Unit #(b)(6)				
Health & Safety	Other	BB unit	Contractor	26652-1
Unit #(b)(6)				
Ceiling	Peeling/Needs Paint	Bedroom 2	3/15/2017	26653-1
Doors	Damaged Hardware/Locks	Off track ; Closets	3/15/2017	26653-1
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	Bathroom 1;Bedroom 1;Closet	3/15/2017	26653-1
Health & Safety	Electrical Hazards—Exposed Wires/Open Panels	HWH element	3/15/2017	26653-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	3/15/2017	26653-1

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Essex Village - 100% Unit Inspection

Deficiency Area	Deficiency	Comments	Date Completed	Work Order #
Smoke Detector	Missing/Inoperable	Smoke detector is missing; Hall	3/15/2017	26853-1
Unit # (b)(6)				
Kitchen	Range/Stove—Missing/Damaged/Inoperable	Right/front burner does not function	3/15/2017	26854-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	3/15/2017	26854-1
Kitchen	Sink—Missing/Damaged	sprayer	3/15/2017	26854-1
Building Exterior				
Roofs	Missing/Damaged Components from Downspout/Gutter	splashblocks	3/11/2017	26855-1
Common Areas: Closet/Utility/Mechanical				
Doors	Damaged Hardware/Locks	Striker plate misaligned/missing;	3/11/2017	26855-1
Lighting	Missing/Damaged/Inoperable Fixture	meter room	3/11/2017	26855-1
(b)(6)				
Unit # (b)(6)				
Bathroom	Bathroom Cabinets—Damaged/Missing	counter	3/24/2017	26850-1
Bathroom	Lavatory Sink—Damaged/Missing	stopper missing	3/24/2017	26850-1
Bathroom	Shower/Tub—Damaged/Missing	cold water not functioning	3/24/2017	26850-1
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seat loose	3/24/2017	26850-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	3/24/2017	26850-1
Health & Safety	Infestation—Rats/Mice/Vermin	Mice	Contractor	26850-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	Left/front burner does not function	3/24/2017	26850-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	3/24/2017	26850-1
Walls	Damaged	Mechanical area gaps	3/24/2017	26850-1
Unit # (b)(6)				
Bathroom	Lavatory Sink—Damaged/Missing	stopper missing	4/4/2017	26851-1
Doors	Damaged Hardware/Locks	Handle/knob loose;Closer damaged, Lock not working Bath 1	4/4/2017	26851-1
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	door edge split; Bedroom 1	4/4/2017	26851-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	4/4/2017	26851-1
Doors	Missing Door	closets	4/4/2017	26851-1
Health & Safety	Air Quality—Mold and/or Mildew Observed	Bathroom walls/ceiling	4/4/2017	26851-1
Kitchen	Cabinets—Missing/Damaged	doors	4/4/2017	26851-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/4/2017	26851-1
Walls	Damaged	Bathroom 1	4/4/2017	26851-1
Unit # (b)(6)				
Bedroom	Door	Striker plate	3/31/2017	26854-1
Unit # (b)(6)				
Bathroom	Lavatory Sink—Damaged/Missing	stopper missing	3/31/2017	26855-1
Bathroom	Leaking Faucet/Pipes	showerhead	3/31/2017	26855-1
Bathroom	Shower/Tub—Damaged/Missing	stopper missing	3/31/2017	26855-1
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seat broken and toilet not functioning	3/31/2017	26855-1
Doors	Damaged Hardware/Locks	Closer damaged/disconnected	3/31/2017	26855-1
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	door structure damaged; Bedroom 2	3/31/2017	26855-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	3/31/2017	26855-1
Health & Safety	Electrical Hazards—Exposed Wires/Open Panels	disposal wire	3/31/2017	26855-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	3/31/2017	26855-1
Walls	Damaged	Mechanical area gaps	3/31/2017	26855-1

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Essex Village - 100% Unit Inspection

Deficiency Area	Deficiency	Comments	Date Completed	Work Order #
Unit # (b)(6)				
Bathroom	Lavatory Sink—Damaged/Missing	stopper missing	4/3/2017	26856-1
Bathroom	Leaking Faucet/Pipes	tub handles	4/3/2017	26856-1
Doors	Damaged Hardware/Locks	Striker plate misaligned/missing ;Bedroom 1;	4/3/2017	26856-1
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	door edge split; Bed 1; nisr Bath 1	4/3/2017	26856-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	4/3/2017	26856-1
Kitchen	Leaking Faucet/Pipes	Faucet leaks	4/3/2017	26856-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/3/2017	26856-
Walls	Damaged	Mechanical area gaps	4/3/2017	26856-1
Unit # (b)(6)				
Bathroom	Light Switch	Cracked	4/3/2017	26857-1
Bathroom	Toilet	Toilet tank leaks	4/3/2017	26857-1
Doors	Bathroom and Bedroom	replace	4/3/2017	26857-1
Unit # (b)(6)				
Health & Safety	Other	no key	4/5/2017	26859-1
Bathroom	Ceiling - water damage	Paint	4/5/2017	26859-1
Bathroom	tub and toilet seat	needs caulk and loose seat	4/5/2017	26859-1
Doors	Repair doors	repair	4/5/2017	26859-1
Unit # (b)(6)				
Bathroom	Lavatory Sink—Damaged/Missing	stopper missing		
Doors	Damaged Hardware/Locks	Closer damaged/disconnected		
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	hole(s);Bedroom 2/3		
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door		
Floors	Soft Floor Covering Missing/Damaged	stains;Living Room		
Health & Safety	Air Quality—Mold and/or Mildew Observed	Bathroom walls/ceiling		
Health & Safety	Electrical Hazards—Exposed Wires/Open Panels	disposal wire		
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	Bedroom 1/2 bed		
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced		
Smoke Detector	Missing/Inoperable	smoke detector is not functioning;Bedroom 3;		
Walls	Damaged	Bathroom 1		
Unit # (b)(6)				
Bathroom	Lavatory Sink—Damaged/Missing	cold handle missing/stopper missing	4/4/2017	26861-1
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	door edge split;Bedroom 2 and nisr Bedroom	4/4/2017	26861-1
Health & Safety	Air Quality—Mold and/or Mildew Observed	Tub	4/4/2017	26861-1
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	Bedroom 2 dresser/tv	4/4/2017	26861-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/4/2017	26861-1
Walls	Damaged	Bathroom 1	4/4/2017	26861-1
Unit # (b)(6)				
Bathroom	Lavatory Sink—Damaged/Missing	stopper missing ;Bathroom 1		
Doors	Damaged Hardware/Locks	Lock not functioning ;Bathroom 1		
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door		
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced		
Outlets/Switches	Missing	Switch broken/missing;Hallway/Hall		
Walls	Damaged	Mechanical area gaps		
Unit # (b)(6)				
Bathroom	Lavatory Sink—Damaged/Missing	Bathroom 2;stopper missing		

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Deficiency Area	Deficiency	Comments	Date Completed	Work Order #
Bathroom	Leaking Faucet/Pipes	sink faucet drips ;Bathroom 1		
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seat loose Bathroom 1;Bathroom 2		
Doors	Damaged Hardware/Locks	Closer damaged/disconnected		
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door		
Doors	Missing Door	Bedroom 3; Closet		
Floors	Soft Floor Covering Missing/Damaged	throughout		
Health & Safety	Infestation—Rats/Mice/Vermin	Mice		
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced		
Outlets/Switches	Missing/Broken Cover Plates	GFI plate missing; Kitchen		
Walls	Damaged	gaps Mechanical area; door knob		
Walls	Damaged/Deteriorated Trim	cove base missing;Bathroom 2		
Unit # (b)(6)				
Bathroom	Lavatory Sink—Damaged/Missing	stopper missing ;Bathroom 1/2		
Bathroom	Leaking Faucet/Pipes	showerhead and tub handle		
Bathroom	Ventilation/Exhaust System—Inoperable	not functioning; Bathroom 1		
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seat loose Bathroom 1		
Doors	Damaged Frames/Threshold/Lintels/Trim	Hallway/Hall;Closet		
Doors	Damaged Hardware/Locks	Hinges loose/damaged ;Bed. 1 & 2		
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door		
Doors	Missing Door	closets		
Hot Water Heater	Inoperable Unit/Components	not heating properly		
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced		
Walls	Damaged	gaps Mechanical area		
Walls	Damaged/Deteriorated Trim	cove base missing;Bathroom 1		
Unit (b)(6)				
Bathroom	Lavatory Sink—Damaged/Missing	stopper missing; Bathroom 1	4/6/2017	26865-1
Bathroom	Leaking Faucet/Pipes	tub faucet drips	4/6/2017	26865-1
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seat loose	4/6/2017	26865-1
Electrical System	GFI—Inoperable	Bathroom 1	4/6/2017	26865-1
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	Bedroom 1 bed	4/6/2017	26865-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	Left/front burner does not function	4/6/2017	26865-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/6/2017	26865-1
Walls	Damaged	Mechanical area gaps, Bathroom 1 hole	4/6/2017	26865-1
Unit # (b)(6)				
Bathroom	Leaking Faucet/Pipes	tub faucet drips	4/5/2017	26866-1
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	runs	4/5/2017	26866-1
Doors	Damaged Hardware/Locks	Closer damaged; closet knobs missing	4/5/2017	26866-1
Doors	Damaged/Missing Screen/Storm/Security Door	not sliding	4/5/2017	26866-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door;	4/5/2017	26866-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	Right/front burner does not function	4/5/2017	26866-1
Kitchen	Sink—Missing/Damaged	faucet loose	4/5/2017	26866-1
Walls	Damaged	gaps Mechanical area; holes Bedroom 2;	4/5/2017	26866-1
Windows	Damaged/Missing Screens			
Building Exterior				
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	(b)(elec closet holes		
Walls	Missing Pieces/Holes/Spalling	nisr siding damage		

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Essex Village - 100% Unit Inspection

Deficiency Area	Deficiency	Comments	Date Completed	Work Order #
Common Areas: Halls/Corridors/Stairs				
Ceiling	Peeling/Needs Paint	(b) floor2		
Graffiti	Graffiti	hall (b)(6)		
Common Areas: Laundry				
Dryer Vent	Dryer Vent—Missing/Damaged/Inoperable	vent disconnected (b)(6)		
Lighting	Missing/Damaged/Inoperable Fixture	laundry (b)(6		
(b)(6)				
Unit # (b)(6)				
Bathroom	Leaking Faucet/Pipes	sink drips; Bath 1;Toilet leak; Bath 2		
Bathroom	Shower/Tub—Damaged/Missing	tiles; Bathroom 1; diverter Bathroom 2		
Ceiling	Mold/Mildew/Water Stains/Water Damage	Bathroom 1		
Doors	Damaged Hardware/Locks	Off track; Closet		
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	door edge split; numerous		
Health & Safety	Infestation—Insects	Roaches		
Kitchen	Countertops—Missing/Damaged			
Walls	Damaged	holes; Hallway		
Unit # (b)(6)				
Bathroom	Leaking Faucet/Pipes	diverter	3/13/2017	26658-1
Doors	Damaged Hardware/Locks	entry closer	3/17/2017	26659-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	3/17/2017	26659-1
Unit # (b)(6)				
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	door edge split; Bedroom 1 & 3	3/15/2017	26660-1
Health & Safety	Other	HWH appears to have been on fire	3/15/2017	26660-1
Walls	Damaged	door knob damage; Bedroom 2	3/15/2017	26660-1
Unit # (b)(6)				
Bathroom	Leaking Faucet/Pipes	diverter; Bathroom 2		
Bathroom	Shower/Tub—Damaged/Missing	Caulk needs replaced ; Bathroom 1		
Doors	Damaged Hardware/Locks	entry closer; Hinges damaged; Bd 2		
Health & Safety	Electrical Hazards—Exposed Wires/Open Panels	HWH wire		
Health & Safety	Infestation—Insects	Roaches		
Hot Water Heater	Missing Pressure Relief Valv	extension tube from pressure relief valve is		
Kitchen	Range Hood/Exhaust Fans—Excessive	not functioning/blocked		
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced		
Unit # (b)(6)				
Electrical System	GFI—Inoperable	Kitchen	3/15/2017	26662-1
Unit # (b)(6)				
Doors	Damaged Hardware/Locks	Bedroom 2	3/13/2017	26663-1
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	headboard ; Bedroom 2	3/13/2017	26663-1
Kitchen	Leaking Faucet/Pipes	Faucet leaks	3/13/2017	26663-1
Smoke Detector	Missing/Inoperable	hanging ; Hallway/Hall	3/13/2017	26663-1
Unit # (b)(6)				
Doors	Damaged Hardware/Locks	Striker plate missing Bedroom 2	3/15/2017	26664-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	3/15/2017	26664-1
Health & Safety	Infestation—Insects	Roaches	Contractor	26664-1
Hot Water Heater	Missing Pressure Relief Valv	ext. tube pressure relief valve is missing	3/15/2017	26664-1

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Deficiency Area	Deficiency	Comments	Date Completed	Work Order #
Kitchen	Sink—Missing/Damaged	sprayer	3/15/2017	26664-1
Outlets/Switches	Missing/Broken Cover Plates	Outlet plate missing; Bedroom 1	3/15/2017	26664-1
Unit # (b)(6)				
Doors	Damaged Hardware/Locks	entry closer	3/15/2017	26665-1
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	windows ; Bedroom 2;Bedroom 3	3/15/2017	26665-1
Health & Safety	Infestation—Insects	Roaches	Contractor	26665-1
Smoke Detector	Missing/Inoperable	smoke detector not working; Bd 3	3/15/2017	26665-1
Windows	Inoperable/Not Lockable	screwed closed ; Bed 2 & 3	3/15/2017	26665-1
Unit # (b)(6)				
Doors	Damaged Hardware/Locks	entry closer	3/15/2017	26666-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	3/15/2017	26666-1
Kitchen	Sink—Missing/Damaged	sprayer	3/15/2017	26666-1
Walls	Mold/Mildew/Water Stains/Water Damage	Bathroom 1	3/15/2017	26666-1
Unit # (b)(6)				
Bathroom	Leaking Faucet/Pipes	sink faucet drips	3/16/2017	26667-1
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	peeling paint; Entry	3/16/2017	26667-1
Doors	Missing Door	Bedroom 1	3/16/2017	26667-1
Floors	Soft Floor Covering Missing/Damaged	stains	3/16/2017	26667-1
Health & Safety	Infestation—Insects	Roaches	Contractor	26667-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	3/16/2017	26667-1
Smoke Detector	Missing/Inoperable	smoke detectors Hallway, Bed 1 & 2	3/16/2017	26667-1
Unit # (b)(6)				
Doors	Damaged Hardware/Locks	entry closer	3/16/2017	26668-1
Health & Safety	Infestation—Insects	Roaches	Contractor	26668-1
Kitchen	Range Hood/Exhaust Fans—Excessive	not functioning/blocked	3/16/2017	26668-1
Kitchen	Sink—Missing/Damaged	sprayer	3/16/2017	26668-1
Unit # (b)(6)				
Electrical System	GFI—Inoperable	Bathroom 1	3/15/2017	26669-1
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	Bedroom 3 in window	3/15/2017	26669-1
Health & Safety	Hazards—Tripping	tv cable/cord in hallway	3/15/2017	26669-1
Kitchen	Range Hood/Exhaust Fans—Excessive	not functioning/blocked	3/15/2017	26669-1
Walls	Peeling/Needs Paint	Bedroom 3	3/15/2017	26669-1
Windows	Inoperable/Not Lockable	Window won't stay up; Bedroom 3	3/15/2017	26669-1
Unit # (b)(6)				
Kitchen	Filter	replace	3/16/2017	26703-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	gasket missing	3/16/2017	26703-1
Doors	Closet damaged	repair	3/16/2017	26703-1
Unit # (b)(6)				
Doors	Damaged/missing	Bedroom and closet doors	3/15/2017	26704-1
Doors	Patio door	handle missing	3/15/2017	26704-1
Living room/Hallway	Walls damaged	need paint	3/15/2017	26704-1
Building Exterior				
Walls	Missing Pieces/Holes/Spalling	caulk & tape repair ; NIS rear left corner	3/15/2017	26656-1
Building Systems				
Sanitary System	Broken/Leaking/Clogged Pipes or Drains	laundry room	3/15/2017	26656-1
Common Areas: Closet/Utility/Mechanical				

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Deficiency Area	Deficiency	Comments	Date Completed	Work Order #
Doors	Damaged Hardware/Locks	(b)(6)	3/15/2017	26656-1
Common Areas: Halls/Corridors/Stairs				
Mailboxes	Mailbox—Missing/Damaged	1 door missing in (b)(6)	3/15/2017	26656-1
(b)(6)				
Unit # (b)(6)				
Ceiling	Bulging/Buckling	Bathroom 1	4/4/2017	26872-1
Doors	Damaged Hardware/Locks	Closer damaged/disconnected	4/4/2017	26872-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	4/4/2017	26872-1
Health & Safety	Air Quality—Mold and/or Mildew Observed	Bathroom walls/ceiling	4/4/2017	26872-1
Health & Safety	Infestation—Insects	Roaches	Contractor	26872-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	2 or more burners do not function	4/4/2017	26872-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/4/2017	26872-1
Unit # (b)(6)				
Health & Safety	Other	VACANT - deficiencies will be repaired as unit is made market ready	26873-1	3/24/2017
Unit # (b)(6)				
Bathroom	Bathroom Cabinets—Damaged/Missing	counter	4/4/2017	26874-1
Bathroom	Lavatory Sink—Damaged/Missing	stopper not functioning	4/4/2017	26874-1
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	Handle broken	4/4/2017	26874-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	4/4/2017	26874-1
Health & Safety	Hazards—Sharp Edges	Broken window;Bedroom 2	4/4/2017	26874-1
Health & Safety	Infestation—Insects	Roaches	Contractor	26874-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/4/2017	26874-1
Windows	Cracked/Broken/Missing Panes	broken pane;Bedroom 2	4/4/2017	26874-1
Unit # (b)(6)				
Health & Safety	Other	tenant refusal		
Unit # (b)(6)				
Bathroom	Leaking Faucet/Pipes	sink faucet drips ;Bathroom 1	4/7/2017	26876-1
Doors	Damaged Hardware/Locks	Closer damaged/disconnected ;	4/7/2017	26876-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door;	4/7/2017	26876-1
Floors	Rot/Deteriorated Subfloor	Bathroom 1;	4/7/2017	26876-1
Kitchen	Leaking Faucet/Pipes	Faucet leaks;	4/7/2017	26876-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	Left/front burner does not function;	4/7/2017	26876-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced;	4/7/2017	26876-1
Walls	Damaged	Bathroom 1;	4/7/2017	26876-1
Walls	Damaged/Deteriorated Trim	cove base missing;Bathroom 1;	4/7/2017	26876-1
Unit # (b)(6)				
Bathroom	Lavatory Sink—Damaged/Missing	stopper missing ;	4/8/2017	26877-1
Bathroom	Leaking Faucet/Pipes	showerhead	4/8/2017	26877-1
Bathroom	Ventilation/Exhaust System—Inoperable	not functioning ;	4/8/2017	26877-1
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seat loose	4/8/2017	26877-1
Doors	Damaged Hardware/Locks	Closer damaged/disconnected ;	4/8/2017	26877-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door;	4/8/2017	26877-1
Kitchen	Cabinets—Missing/Damaged	doors;	4/8/2017	26877-1
Unit # (b)(6)				
Doors	Damaged Hardware/Locks	Handle/knob loose/damaged patio	4/7/2017	26878-1

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Deficiency Area	Deficiency	Comments	Date Completed	Work Order #
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door;	4/7/2017	26878-1
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	Bedroom 1 balance, bedroom 2 bed	4/7/2017	26878-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced;	4/7/2017	26878-1
Windows	Inoperable/Not Lockable	Lock inoperable;Window won't stay	4/7/2017	26878-1
Unit # (b)(6)				
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door/slider	4/7/2017	26879-1
Health & Safety	Electrical Hazards—Exposed Wires/Open Panels	on hwh	4/7/2017	26879-1
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	window balance Bedroom 1;	4/7/2017	26879-1
Health & Safety	Infestation—Rats/Mice/Vermin	Mice;	Contractor	26879-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced;	4/7/2017	26879-1
Windows	Inoperable/Not Lockable	Window won't stay up;Bedroom 1;	4/7/2017	26879-1
Unit # (b)(6)				
Health & Safety	Other	Make entry - repair all observed dificiencies and thoroughly list out	4/7/2017	26881-1
Unit # (b)(6)				
Bathroom	Lavatory Sink—Damaged/Missing	stopper missing ;Bathroom1/2	4/11/2017	26880-1
Bathroom	Shower/Tub—Damaged/Missing	stopper missing ;Bathroom 1;	4/11/2017	26880-1
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seat loose Bathroom 1;	4/11/2017	26880-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door;	4/11/2017	26880-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	Right/front burner does not function;	4/11/2017	26880-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced;	4/11/2017	26880-1
Windows	Damaged/Missing Screens		4/11/2017	26880-1
Unit # (b)(6)				
Bathroom	Lavatory Sink—Damaged/Missing	stopper missing ;	4/10/2017	26882-1
Doors	Damaged Hardware/Locks	Closer damaged/disconnected ; Bathroom	4/10/2017	26882-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door;	4/10/2017	26882-1
Health & Safety	Hazards—Sharp Edges	Hallway/Hall;Closet knob	4/10/2017	26882-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced;	4/10/2017	26882-1
Unit # (b)(6)				
Bathroom	Lavatory Sink—Damaged/Missing	stopper missing ;	4/11/2017	26883-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door;	4/11/2017	26883-1
Hot Water Heater	General Rust/Corrosion		4/11/2017	26883-1
Kitchen	Leaking Faucet/Pipes	Faucet leaks;	4/11/2017	26883-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced;	4/11/2017	26883-1
Unit # (b)(6)				
Bathroom	Lavatory Sink—Damaged/Missing	no cold	4/10/2017	26885-1
Bathroom	Leaking Faucet/Pipes	sink faucet drips ;tub faucet drips ;	4/10/2017	26885-1
Doors	Damaged Hardware/Locks	Closer damaged/disconnected ;	4/10/2017	26885-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door;	4/10/2017	26885-1
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	Bedroom 2 mirror	4/10/2017	26885-1
Health & Safety	Infestation—Insects	Roaches;	Contractor	26885-1
Hot Water Heater	General Rust/Corrosion		4/10/2017	26885-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	Right/front burner does not function;	4/10/2017	26885-1
Kitchen	Sink—Missing/Damaged	faucet not functioning properly	4/10/2017	26885-1
Lighting	Missing/Inoperable Fixture	Bathroom 2;	4/10/2017	26885-1
Unit # (b)(6)				

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Deficiency Area	Deficiency	Comments	Date Completed	Work Order #
Bathroom	Lavatory Sink—Damaged/Missing	stopper missing ;Bathroom 1;	4/10/2017	26886-1
Bathroom	Leaking Faucet/Pipes	Tub faucet , showerhead Bathroom 2;	4/10/2017	26886-1
Bathroom	Shower/Tub—Damaged/Missing	cold knob not functioning Bathroom 1;	4/10/2017	26886-1
Bathroom	Ventilation/Exhaust System—Inoperable	not functioning ;Bathroom 2;	4/10/2017	26886-1
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seat loose Bathroom 1; toilet not functioning	4/10/2017	26886-1
Ceiling	Bulging/Buckling	Dining Room;	4/10/2017	26886-1
Doors	Damaged/Missing Screen/Storm/Security Door	slider	4/10/2017	26886-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door;	4/10/2017	26886-1
Doors	Missing Door	Bedroom 1; and closets	4/10/2017	26886-1
Floors	Hard Floor Covering Missing/Damaged Flooring/Tiles	balcony board	4/10/2017	26886-1
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	Bedroom 2 window balance	4/10/2017	26886-1
Kitchen	Cabinets—Missing/Damaged	countertop	4/10/2017	26886-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced;	4/10/2017	26886-1
Walls	Damaged	throughout	4/10/2017	26886-1
Windows	Inoperable/Not Lockable	Window won't stay up;Bedroom 2;	4/10/2017	26886-1
Unit # (b)(6)				
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seat loose	4/10/2017	26887-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door;	4/10/2017	26887-1
Electrical System	GFI—Inoperable	Bathroom 1;	4/10/2017	26887-1
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	child lock front entry	4/10/2017	26887-1
Kitchen	Range Hood/Exhaust Fans—Excessive	not functioning/blocked;	4/10/2017	26887-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced;	4/10/2017	26887-1
Unit # (b)(6)				
Health & Safety	Other	VACANT - All repairs will be completed as applicable when unit made make ready	3/26/2017	26888-1
Building Exterior				
Doors	Damaged Hardware/Locks	(b) (6) elec closet striker missing		
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	elec closet holes		
Walls	Missing Pieces/Holes/Spalling	nisr siding		
Common Areas: Halls/Corridors/Stairs				
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	hole(s) (b) laundry		
Graffiti	Graffiti	(b)(6) hall		
Common Areas: Laundry				
Lighting	Missing/Damaged/Inoperable Fixture	(b) laundry		
Common Areas: Storage				
Lighting	Missing/Damaged/Inoperable Fixture	(b)(6)		
(b)(6)				
Unit # (b)(6)				
Bathroom	Leaking Faucet/Pipes	tub faucet drips ;Bathroom 1	4/20/2017	26890-1
Ceiling	Mold/Mildew/Water Stains/Water Damage	Bedroom 3	4/20/2017	26890-1
Doors	Damaged Hardware/Locks	Closer damaged/disconnected; entry	4/20/2017	26890-1
Health & Safety	Air Quality—Mold and/or Mildew Observed	Walls/ceiling; Bath 1; Tub; Bath 2	4/20/2017	26890-1
Health & Safety	Infestation—Insects	Roaches	Contractor	26890-1
Hot Water Heater	General Rust/Corrosion		4/20/2017	26890-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	2 or more burners do not function	4/20/2017	26890-1
Smoke Detector	Missing/Inoperable	smoke detector Hall/Bed 1 & 2	4/20/2017	26890-1

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Deficiency Area	Deficiency	Comments	Date Completed	Work Order #
Unit # (b)(6)				
Health & Safety	Other	VACANT - Unit will be repaired when unit is made market ready	4/20/2017	26891-1
Unit # (b)(6)				
Windows	Cracked/Broken/Missing Panes	cracked pane;Bedroom 1	4/20/2017	26892-1
Unit # (b)(6)				
Doors	Damaged Hardware/Locks	Off track; Utility Room	4/20/2017	26893-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	4/20/2017	26893-1
Electrical System	GFI—Inoperable	Bathroom 1	4/20/2017	26893-1
Floors	Hard Floor Covering Missing/Damaged Flooring/Tiles	Bathroom 1; tiles missing	4/20/2017	26893-1
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	headboard in Bedroom 1	4/20/2017	26893-1
Health & Safety	Hazards—Tripping	tv cable/cord in hallway	4/20/2017	26893-1
Health & Safety	Infestation—Insects	Roaches	Contractor	26893-1
Kitchen	Dishwasher/Garbage Disposal—Inoperable	garbage disposal not functioning	4/20/2017	26893-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/20/2017	26893-1
Outlets/Switches	Missing/Broken Cover Plates	Outlet plate missing;Dining Room	4/20/2017	26893-1
Smoke Detector	Missing/Inoperable	Smoke detector hall and Bedroom 2	4/20/2017	26893-1
Windows	Inoperable/Not Lockable	Window won't stay up; Bedroom 2	4/20/2017	26893-1
Unit # (b)(6)				
Electrical System	GFI—Inoperable	Kitchen	4/20/2017	26894-1
Health & Safety	Infestation—Insects	Roaches	Contractor	26894-1
Unit # (b)(6)				
Health & Safety	Other	Make entry - repair all observed dificiencies and thoroughly list out	4/20/2017	26895-1
Unit # (b)(6)				
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/20/2017	26896-1
Unit # (b)(6)				
Doors	Damaged Hardware/Locks	Locks Entry Bed 1 & 2	4/20/2017	26897-1
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	hole(s); Bedroom 2	4/20/2017	26897-1
Health & Safety	Hazards—Tripping	tv cable/cord in hallway	4/20/2017	26897-1
Health & Safety	Infestation—Insects	Roaches	4/20/2017	26897-1
Kitchen	Cabinets—Missing/Damaged	drawers	4/20/2017	26897-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/20/2017	26897-1
Unit # (b)(6)				
Health & Safety	Other	Make entry - repair all observed dificiencies and thoroughly list out	4/20/2017	26898-1
Unit # (b)(6)				
Health & Safety	Other	Make entry - repair all observed dificiencies and thoroughly list out	4/20/2017	26899-1
Unit # (b)(6)				
Doors	Damaged Hardware/Locks	Bedroom 2;Bedroom 1	4/20/2017	26900-1
Kitchen	Dishwasher/Garbage Disposal—Inoperable	garbage disposal not functioning	4/20/2017	26900-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	2 or more burners do not function	4/20/2017	26900-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/20/2017	26900-1

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Deficiency Area	Deficiency	Comments	Date Completed	Work Order #
Smoke Detector	Missing/Inoperable	smoke detectors Hall Bedroom 2	4/20/2017	26900-1
Unit # (b)(6)				
Health & Safety	Other	Make entry - repair all observed dificiencies and thoroughly list out	4/20/2017	26901-1
Unit # (b)(6)				
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	holes Bedroom 2; Bedroom 3	4/20/2017	26902-1
Kitchen	Dishwasher/Garbage Disposal—Inoperable	garbage disposal not functioning	4/20/2017	26902-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/20/2017	26902-1
Walls	Damaged	holes Bedroom 2; Bedroom 3	4/20/2017	26902-1
Unit # (b)(6)				
Bathroom	Leaking Faucet/Pipes	sink faucet drips	4/20/2017	26903-1
Bathroom	Shower/Tub—Damaged/Missing	peeling	4/20/2017	26903-1
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	Toilet is loose	4/20/2017	26903-1
Doors	Damaged Hardware/Locks	Striker plate missing;Closer damaged entry	4/20/2017	26903-1
Health & Safety	Infestation—Insects	Roaches	Contractor	26903-1
Unit # (b)(6)				
Health & Safety	Other	Make entry - repair all observed dificiencies and thoroughly list out	4/20/2017	26904-1
Unit # (b)(6)				
Health & Safety	Other	Make entry - repair all observed dificiencies and thoroughly list out	4/20/2017	26905-1
Building Exterior				
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	peeling paint (b) meter room		
Health & Safety	Exposed Wires/Open Panels	ac disconnect; rear j-boxes left side of bldg		
Roofs	Missing/Damaged Components from Downspout/Gutter	splashblocks		
Walls	Missing Pieces/Holes/Spalling	crner trim dmged		
(b)(6)				
Unit # (b)(6)				
Bathroom	Lavatory Sink—Damaged/Missing	stopper missing	4/10/2017	26907-1
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seat loose	4/10/2017	26907-1
Doors	Damaged Hardware/Locks	patio not opening	4/10/2017	26907-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	4/10/2017	26907-1
Electrical System	GFI—Inoperable	Bathroom 1	4/10/2017	26907-1
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	patio not opening, Bedroom 2 blocked	4/10/2017	26907-1
Health & Safety	Infestation—Insects	Roaches	Contractor	26907-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/10/2017	26907-1
Unit # (b)(6)				
Bathroom	Lavatory Sink—Damaged/Missing	stopper not functioning	4/10/2017	26908-1
Bathroom	Leaking Faucet/Pipes	tub faucet drips	4/10/2017	26908-1
Doors	Damaged Hardware/Locks	Closer damaged/disconnected	4/10/2017	26908-1
Doors	Damaged/Missing Screen/Storm/Security Door	Screen missing	4/10/2017	26908-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	4/10/2017	26908-1
Electrical System	GFI—Inoperable	Kitchen	4/10/2017	26908-1
Health & Safety	Infestation—Insects	Roaches	Contractor	26908-1

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Deficiency Area	Deficiency	Comments	Date Completed	Work Order #
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/10/2017	26908-1
Unit # (b)(6)				
Bathroom	Leaking Faucet/Pipes	showerhead	4/10/2017	26909-1
Doors	Damaged Hardware/Locks	Closer damaged/disconnected	4/10/2017	26909-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	4/10/2017	26909-1
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	Bedroom 2 screwed shut	4/10/2017	26909-1
HVAC System	Inoperable	Thermostat not functioning	4/10/2017	26909-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	Right/front burner does not function	4/10/2017	26909-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/10/2017	26909-1
Windows	Inoperable/Not Lockable	screwed shut Bedroom 2	4/10/2017	26909-1
Unit # (b)(6)				
Doors	Damaged Hardware/Locks	Closer damaged/disconnected	4/10/2017	26910-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	4/10/2017	26910-1
Floors	Soft Floor Covering Missing/Damaged	stains	4/10/2017	26910-1
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	Bedroom 1 bed	4/10/2017	26910-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/10/2017	26910-1
Unit # (b)(6)				
Health & Safety	Other	Make Entry - repair all observed dificiencies and thoroughly list out	4/11/2017	26911-1
Unit # (b)(6)				
Bathroom	Lavatory Sink—Damaged/Missing	stopper missing	4/10/2017	26912-1
Bathroom	Leaking Faucet/Pipes	showerhead	4/10/2017	26912-1
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	Bedroom 3 bed	4/10/2017	26912-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/10/2017	26912-1
Unit # (b)(6)				
Health & Safety	Other	Make Entry - repair all observed dificiencies and thoroughly list out	4/10/2017	26913-1
Unit # (b)(6)				
Bathroom	Lavatory Sink—Damaged/Missing	stopper missing	4/10/2017	26914-1
Bathroom	Leaking Faucet/Pipes	sink faucet drips	4/10/2017	26914-1
Doors	Damaged Hardware/Locks	Closer damaged; patio handle	4/10/2017	26914-1
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	door edge split; Bathroom 1	4/10/2017	26914-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door; patio fogged	4/10/2017	26914-1
Floors	Soft Floor Covering Missing/Damaged	stains	4/10/2017	26914-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/10/2017	26914-1
Kitchen	Sink—Missing/Damaged	no pressure/loose	4/10/2017	26914-1
Unit # (b)(6)				
Health & Safety	Other	Make Entry - repair all observed dificiencies and thoroughly list out	4/11/2017	26915-1
Unit # (b)(6)				
Bathroom	Lavatory Sink—Damaged/Missing	stopper missing; Bathroom 1/2	4/11/2017	26916-1
Bathroom	Leaking Faucet/Pipes	showerhead Bathroom 1	4/11/2017	26916-1
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	toilet clogged seat loose; Bath 2	4/11/2017	26916-1
Ceiling	Bulging/Buckling	Bathroom 1	4/11/2017	26916-1
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	door edge split; Bathroom 2	4/11/2017	26916-1

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Deficiency Area	Deficiency	Comments	Date Completed	Work Order #
Doors	Damaged/Missing Screen/Storm/Security Door	Screen torn	4/11/2017	26916-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	4/11/2017	26916-1
Health & Safety	Infestation—Insects	Roaches	Contractor	26916-1
Kitchen	Clogged Drains	Sink drain is clogged	4/11/2017	26916-1
Kitchen	Dishwasher/Garbage Disposal—Inoperable	garbage disposal not functioning	4/11/2017	26916-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/11/2017	26916-1
Unit # (b)(6)				
Bathroom	Lavatory Sink—Damaged/Missing	stopper missing	Contractor	26917-1
Bathroom	Shower/Tub—Damaged/Missing	stopper missing	Contractor	26917-1
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seat loose	Contractor	26917-1
Doors	Damaged Hardware/Locks	Striker plate misaligned/missing ;Bedroom 2;	Contractor	26917-1
Health & Safety	Infestation—Insects	Roaches	Contractor	26917-1
Health & Safety	Infestation—Rats/Mice/Vermin	Mice	Contractor	26917-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	Left/front burner does not function	Contractor	26917-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	Contractor	26917-1
Unit # (b)(6)				
Bathroom	Leaking Faucet/Pipes	sink faucet drips	4/29/2017	26918-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door; slider fogged	4/29/2017	26918-1
Health & Safety	Infestation—Insects	Roaches	Contractor	26918-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/29/2017	26918-1
Unit # (b)(6)				
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seat loose Bathroom 1; Bathroom 2	4/11/2017	26919-1
Doors	Damaged Hardware/Locks	Closer damaged/disconnected	4/11/2017	26919-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	4/11/2017	26919-1
Health & Safety	Electrical Hazards—Exposed Wires/Open Panels	disposal wire	4/11/2017	26919-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	Right/front burner does not function	4/11/2017	26919-1
Unit # (b)(6)				
Bathroom	Ventilation/Exhaust System—Inoperable	no power	4/11/2017	26920-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door;	4/11/2017	26920-1
Electrical System	GFI—Inoperable	no power	4/11/2017	26920-1
Hot Water Heater	Inoperable Unit/Components	no power	4/11/2017	26920-1
HVAC System	Inoperable	no power	4/11/2017	26920-1
Kitchen	Dishwasher/Garbage Disposal—Inoperable	no power	4/11/2017	26920-1
Kitchen	Range Hood/Exhaust Fans—Excessive	no power	4/11/2017	26920-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	no power	4/11/2017	26920-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	no power	4/11/2017	26920-1
Lighting	Missing/Inoperable Fixture	no power	4/11/2017	26920-1
Unit # (b)(6)				
Doors	Damaged Hardware/Locks	Closer damaged/disconnected ;	4/11/2017	26921-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door;	4/11/2017	26921-1
Lighting	Missing/Inoperable Fixture	Dining Room;	4/11/2017	26921-1
Unit # (b)(6)				
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door;	4/11/2017	26922-1
Health & Safety	Infestation—Insects	Roaches;	Contractor	26922-1
HVAC System	Inoperable	not adequately heating;	4/11/2017	26922-1
Building Exterior				

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Deficiency Area	Deficiency	Comments	Date Completed	Work Order #
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	(b)(6) elec closet holes	4/10/2017	26906-1
Common Areas: Halls/Corridors/Stairs				
Doors	Damaged Hardware/Locks	Closer damaged/disconnected; Striker plate	4/10/2017	26906-1
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	hole(s) (b)(6) laundry, hole(s) (b)(6) laundry	4/10/2017	26906-1
Graffiti	Graffiti	both halls	4/10/2017	26906-1
Stairs/Hand Railings	Broken/Missing Hand Railing	Missing/broken (b)(6)	4/10/2017	26906-1
Walls	Damaged	(b)(6) stairwell	4/10/2017	26906-1
Common Areas: Health & Safety				
Health & Safety	Hazards—Sharp Edges	(b)(6) handrail	4/10/2017	26906-1
Common Areas: Laundry				
Dryer Vent	Dryer Vent—Missing/Damaged/Inoperable	vent disconnected (b)(6) in elec closet	4/10/2017	26906-1
(b)(6)				
Unit # (b)(6)				
Health & Safety	Other	no key, no access		
Unit # (b)(6)				
Bathroom	Shower/Tub—Damaged/Missing	peeling		
Ceiling	Peeling/Needs Paint	Bathroom 1; Bathroom 2		
Doors	Damaged Hardware/Locks	Closer damaged/disconnected; entry		
Health & Safety	Infestation—Insects	Roaches		
Hot Water Heater	General Rust/Corrosion			
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal; Freezer seal replace		
Walls	Damaged/Deteriorated Trim	cove base missing; Bathroom 1		
Unit # (b)(6)				
Bathroom	Leaking Faucet/Pipes	tub faucet		
Unit # (b)(6)				
Bathroom	Leaking Faucet/Pipes	Toilet leaking		
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	scratched/scuffed; Bathroom 1		
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door		
Unit # (b)(6)				
Bathroom	Leaking Faucet/Pipes	sink faucet drips; Bathroom 1		
Doors	Damaged Hardware/Locks	Hinges loose/damaged; Bed 1 & Closet		
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	Bedroom 2		
Electrical System	GFI—Inoperable	Bathroom 1		
Health & Safety	Hazards—Tripping	tv cable/cord in hallway		
Kitchen	Range/Stove—Missing/Damaged/Inoperable	Left/rear burner does not function		
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced		
Windows	Cracked/Broken/Missing Panes	cracked pane; Bedroom 1		
Unit # (b)(6)				
Bathroom	Lavatory Sink—Damaged/Missing	stopper missing; Bathroom 2		
Bathroom	Leaking Faucet/Pipes	diverters; both		
Doors	Damaged Hardware/Locks	Closer damaged/disconnected; entry		
Kitchen	Range/Stove—Missing/Damaged/Inoperable	2 or more burners do not function		
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal;Freezer seal replace		
Windows	Inoperable/Not Lockable	Lock inoperable; Bedroom 1		
Unit # (b)(6)				
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	toilet not functioning; toilet clogged		

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Deficiency Area	Deficiency	Comments	Date Completed	Work Order #
Doors	Damaged Hardware/Locks	Striker plate missing; entry & Bed 1		
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	door edge split; Bedroom 2;		
Health & Safety	Infestation—Insects	Roaches		
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced		
Unit # (b)(6)				
Doors	Damaged Hardware/Locks	Closer damaged/disconnected; entry		
Health & Safety	Infestation—Insects	Roaches		
Kitchen	Leaking Faucet/Pipes	Faucet leaks		
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced		
Walls	Damaged	Hallway/Hall		
Unit # (b)(6)				
Doors	Damaged Frames/Threshold/Lintels/Trim	Bedroom 3		
Doors	Damaged Hardware/Locks	Bedroom 2		
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	hole(s);Bedroom 2		
Doors	Missing Door	Bedroom 3		
Electrical System	GFI—Inoperable	Bathroom 1		
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal; Freezer seal replace		
Walls	Damaged	holes; Hallway/Hall; Bedroom 2		
Unit # (b)(6)				
Health & Safety	Other	minor only present		
Unit # (b)(6)				
Bathroom	Shower/Tub—Damaged/Missing	peeling		
Doors	Damaged Hardware/Locks	Striker plate misaligned/missing; entry		
Kitchen	Leaking Faucet/Pipes	trap leaking		
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced		
Unit # (b)(6)				
Bathroom	Leaking Faucet/Pipes	sink faucet drips		
Doors	Damaged Hardware/Locks	Closer damaged/disconnected; Striker plate misaligned/missing; entry		
Health & Safety	Air Quality—Mold and/or Mildew Observed	Tub		
Health & Safety	Other	mildew on tub tiles		
Kitchen	Cabinets—Missing/Damaged	drawers		
Kitchen	Range Hood/Exhaust Fans—Excessive	not functioning/blocked		
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced		
Outlets/Switches	Missing/Broken Cover Plates	Switch plate missing; Bedroom 3		
Unit # (b)(6)				
Health & Safety	Other	New Unit - no issues	4/29/2017	26938-1
Unit # (b)(6)				
Kitchen	Leaking Faucet/Pipes	Faucet leaks		
Building Exterior				
Health & Safety	Exposed Wires/Open Panels	ac disconnect conduit; rear		
Health & Safety	Sharp Edges	(b)(6) window		
Roofs	Missing/Damaged Components from Downspout/Gutter	splashblocks		
Walls	Missing Pieces/Holes/Spalling	vinyl patching non match, NIS dryer vent louvers missing		

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AMERICAN OVERSIGHT

Essex Village - 100% Unit Inspection

Deficiency Area	Deficiency	Comments	Date Completed	Work Order #
Windows	Cracked/Broken/Missing Panes	(b)(6)		
Common Areas: Health & Safety				
Health & Safety	Hazards—Other	no key no access (b) laundry & (b) (6) electric closet		
Common Areas: Storage				
Doors	Damaged Hardware/Locks	Striker plate misaligned/missing; (b)(6)		
(b)(6)				
Unit # (b)(6)				
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seat loose		
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	hole(s); Bedroom 1		
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door		
Kitchen	Range/Stove—Missing/Damaged/Inoperable	Oven does not function		
Unit # (b)(6)				
Bathroom	Leaking Faucet/Pipes	sink faucet drips		
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seat loose		
Doors	Damaged Hardware/Locks	Closer damaged/disconnected		
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door		
Health & Safety	Infestation—Insects	Roaches		
Unit # (b)(6)				
Bathroom	Lavatory Sink—Damaged/Missing	stopper missing		
Bathroom	Leaking Faucet/Pipes	showerhead		
Doors	Damaged Hardware/Locks	Closer damaged/disconnected		
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door		
Hot Water Heater	General Rust/Corrosion			
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced		
Unit # (b)(6)				
Bathroom	Lavatory Sink—Damaged/Missing	stopper missing		
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door		
Electrical System	GFI—Inoperable	Bathroom 1		
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced		
Unit # (b)(6)				
Bathroom	Leaking Faucet/Pipes	sink faucet drips; tub faucet drips		
Doors	Damaged Hardware/Locks	Closer damaged/disconnected		
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	hole(s); Bedroom 3		
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door		
Electrical System	GFI—Inoperable	Kitchen		
Health & Safety	Infestation—Insects	Roaches		
Kitchen	Range Hood/Exhaust Fans—Excessive	not functioning/blocked		
Kitchen	Range/Stove—Missing/Damaged/Inoperable	2 or more burners do not function		
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced		
Unit # (b)(6)				
Bathroom	Lavatory Sink—Damaged/Missing	stopper missing		
Kitchen	Range Hood/Exhaust Fans—Excessive	not functioning/blocked		
Kitchen	Range/Stove—Missing/Damaged/Inoperable	2 or more burners do not function		
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal replace		
Unit # (b)(6)				

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AMERICA'S OVERSIGHT

Essex Village - 100% Unit Inspection

Deficiency Area	Deficiency	Comments	Date Completed	Work Order #
Health & Safety	Other	no key		
Unit # (b)(6)				
Bathroom	Shower/Tub—Damaged/Missing	Bathroom 2; no diverter		
Ceiling	Bulging/Buckling	Bathroom 1		
Ceiling	Peeling/Needs Paint	Kitchen		
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door		
Doors	Missing Door	closets		
Floors	Hard Floor Covering Missing/Damaged Flooring/Tiles	tiles missing; Bathroom 1		
Health & Safety	Electrical Hazards—Exposed Wires/Open Panels	disposal wire, Bedroom 1; Closet light		
Health & Safety	Infestation—Rats/Mice/Vermin	Mice		
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced		
Unit # (b)(6)				
Bathroom	Lavatory Sink—Damaged/Missing	stopper missing; Bathroom 1		
Bathroom	Leaking Faucet/Pipes	tub faucet drips; Bathroom 2		
Doors	Damaged/Missing Screen/Storm/Security Door	Screen torn; Screen missing		
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door		
Doors	Missing Door	numerous		
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced		
Lighting	Missing/Inoperable Fixture	Bathroom 2/1		
Unit # (b)(6)				
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seat loose		
Doors	Damaged Hardware/Locks	Closer damaged/disconnected; Mechanical area closet off track		
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door		
Unit # (b)(6)				
Doors	Damaged Hardware/Locks	Lock not functioning; Bathroom 1		
Health & Safety	Infestation—Insects	Roaches		
HVAC System	Inoperable	Thermostat not functioning		
Kitchen	Range Hood/Exhaust Fans—Excessive	not functioning/blocked		
Kitchen	Range/Stove—Missing/Damaged/Inoperable	Right/front burner does not function		
Unit # (b)(6)				
Bathroom	Clogged Drains	Sink and Tub not draining Bath 1		
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door		
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	window balance Bedroom 2		
Kitchen	Range/Stove—Missing/Damaged/Inoperable	Left/rear burner does not function		
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced		
Outlets/Switches	Missing/Broken Cover Plates	loose from wall Hallway/Hall		
Windows	Inoperable/Not Lockable	Window won't stay up; Bedroom 2		
Unit # (b)(6)				
Health & Safety	Other	no key		
Unit # (b)(6)				
Bathroom	Leaking Faucet/Pipes	sink faucet drips		
Doors	Damaged Hardware/Locks	Closer damaged/disconnected		
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door		
Health & Safety	Electrical Hazards--Exposed Wires/Open Panels	gap in panel		
Unit # (b)(6)				

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AMERICAN OVERSIGHT

Essex Village - 100% Unit Inspection

Deficiency Area	Deficiency	Comments	Date Completed	Work Order #
Bathroom	Lavatory Sink—Damaged/Missing	stopper missing		
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seat loose		
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door		
HVAC System	Inoperable	not adequately heating		
Kitchen	Range Hood/Exhaust Fans—Excessive	not functioning/blocked		
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced		
Building Exterior				
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	(b)(6) elec closet peeling		
Health & Safety	Exposed Wires/Open Panels	(b)(6) front ac disconnect box loose from wall		
Walls	Cracks/Gaps	(b)(6) end of bldg		
Walls	Missing Pieces/Holes/Spalling	nisr siding damage, front of (b)(6) at ac condensers		
Common Areas: Halls/Corridors/Stairs				
Stairs/Hand Railings	Broken/Damaged/Missing Steps	Treads damaged both under both stairs, also at (b)(6)		
Damaged				
Common Areas: Health & Safety				
Health & Safety	Hazards—Sharp Edges	stair tread at (b)(6)		
Common Areas: Laundry				
Lighting	Missing/Damaged/Inoperable Fixture	(b)(6) laundry back closet		
Walls	Damaged			
(b)(6) **Community:**				
Building Exterior				
Doors	Damaged Frames/Threshold/Lintels/Trim	handicap opener not functioning		
Roofs	Damaged Soffits/Fascia/Soffit Vents	soffit		
Roofs	Missing/Damaged Components from Downspout/Gutter	elbow missing; splashblock downspout		
Common Areas: Closet/Utility/Mechanical				
Electrical	Blocked Access to Electrical Panel	panel door broken cannot open		
Common Areas: Health & Safety				
Health & Safety	Electrical Hazards—Exposed Wires/Open Panels	Gap around gfi by stove		
Common Areas: Kitchen				
Ceiling	Holes/Missing Tiles/Panels/Cracks	numerous tiles		
(b)(6)				
Unit # (b)(6)				
Bathroom	Leaking Faucet/Pipes	sink faucet drips	4/12/2017	26992-1
Doors	Damaged Hardware/Locks	Closer damaged/disconnected	4/12/2017	26992-1
Kitchen	Dishwasher/Garbage Disposal—Inoperable	garbage disposal not functioning	4/12/2017	26992-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	Right/front burner does not function	4/12/2017	26992-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/12/2017	26992-1
Unit # (b)(6)				
Health & Safety	Other	Make Entry - Repair all deficiencies and thoroughly list out	4/12/2017	26993-1
Unit # (b)(6)				
Doors	Damaged Hardware/Locks	Closer damaged/disconnected	4/12/2017	26994-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	4/12/2017	26994-1

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AMERICA'S OVERSIGHT

Essex Village - 100% Unit Inspection

Deficiency Area	Deficiency	Comments	Date Completed	Work Order #
Hot Water Heater	Missing Pressure Relief Valv	extension tube from pressure relief valve is missing	4/12/2017	26994-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	2 or more burners do not function	4/12/2017	26994-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/12/2017	26994-1
Unit # (b)(6)				
Bathroom	Clogged Drains	Tub does not drain	4/12/2017	26995-1
Bathroom	Lavatory Sink—Damaged/Missing	stopper missing	4/12/2017	26995-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	4/12/2017	26995-1
Health & Safety	Air Quality—Mold and/or Mildew Observed	Tub	4/12/2017	26995-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	Right/front burner does not function	4/12/2017	26995-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/12/2017	26995-1
Outlets/Switches	Missing/Broken Cover Plates	Outlet plate missing; Bedroom 1	4/12/2017	26995-1
Unit # (b)(6)				
Bathroom	Shower/Tub—Damaged/Missing	diverter	4/12/2017	26996-1
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seat loose	4/12/2017	26996-1
Doors	Damaged Hardware/Locks	Closer damaged/disconnected	4/12/2017	26996-1
Health & Safety	Infestation—Rats/Mice/Vermin	Mice	Contractor	26996-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	Left/front burner does not function	4/12/2017	26996-1
Unit # (b)(6)				
Bathroom	Ventilation/Exhaust System—Inoperable	not functioning	4/12/2017	26997-1
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seat loose	4/12/2017	26997-1
Doors	Damaged Hardware/Locks	Closer damaged/disconnected	4/12/2017	26997-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	4/12/2017	26997-1
Health & Safety	Electrical Hazards—Exposed Wires/Open Panels	hwh cvr missing, gap in breaker panel	4/12/2017	26997-1
Kitchen	Dishwasher/Garbage Disposal—Inoperable	garbage disposal not functioning	4/12/2017	26997-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/12/2017	26997-1
Walls	Damaged	throughout	4/12/2017	26997-1
Unit # (b)(6)				
Bathroom	Shower/Tub—Damaged/Missing	diverter not functioning	4/12/2017	26998-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	4/12/2017	26998-1
Health & Safety	Infestation—Rats/Mice/Vermin	Mice	Contractor	26998-1
Kitchen	Cabinets—Missing/Damaged	drawers	4/12/2017	26998-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/12/2017	26998-1
Unit # (b)(6)				
Bathroom	Lavatory Sink—Damaged/Missing	stopper not functioning	4/29/2017	26999-1
Bathroom	Shower/Tub—Damaged/Missing	diverter	4/29/2017	26999-1
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seat loose	4/29/2017	26999-1
Hot Water Heater	Inoperable Unit/Components	hw runs out	4/29/2017	26999-1
Outlets/Switches	Missing/Broken Cover Plates	Outlet plate missing; DR & Bed 2	4/29/2017	26999-1
Unit # (b)(6)				
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	toilet clogged; Bathroom 1	4/10/2017	27001-1
Ceiling	Bulging/Buckling	Bathroom 1/2	4/10/2017	27001-1
Doors	Damaged Hardware/Locks	Closer damaged/disconnected	4/10/2017	27001-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	4/10/2017	27001-1
Health & Safety	Air Quality—Mold and/or Mildew Observed	Tub;Bathroom walls/ceiling	4/10/2017	27001-1
Health & Safety	Infestation—Insects	Roaches	Contractor	27001-1

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Essex Village - 100% Unit Inspection

Deficiency Area	Deficiency	Comments	Date Completed	Work Order #
Health & Safety	Infestation—Rats/Mice/Vermin	Mice	Contractor	27001-1
Hot Water Heater	Inoperable Unit/Components	hw runs out in shower	4/10/2017	27001-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	Right/front burner does not function	4/10/2017	27001-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/10/2017	27001-1
Unit # (b)(6)				
Health & Safety	Other	make entry and repair all observed dificiencies and thoroughly list out	4/29/2017	27392-1
Unit # (b)(6)				
Bathroom	Shower/Tub—Damaged/Missing	peeling, hole	3/24/2017	26755-1
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seat loose	3/24/2017	26755-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	3/24/2017	26755-1
Unit # (b)(6)				
Bathroom	Clogged Drains	Sink does not drain	4/10/2017	27005-1
Health & Safety	Infestation—Insects	Roaches	Contractor	27005-1
Health & Safety	Infestation—Rats/Mice/Vermin	Mice	Contractor	27005-1
Kitchen	Cabinets—Missing/Damaged	doors	4/10/2017	27005-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	Right/front burner does not function	4/10/2017	27005-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/10/2017	27005-1
Windows	Inoperable/Not Lockable	Lock inoperable; Bedroom 1/2	4/10/2017	27005-1
Unit # (b)(6)				
Bathroom	Leaking Faucet/Pipes	Faucet drips/showerhead; Bathroom 2	4/10/2017	27006-1
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	toilet not functioning; Bathroom 1/2	4/10/2017	27006-1
Doors	Damaged Hardware/Locks	Closer damaged/disconnected	4/10/2017	27006-1
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	hole(s) numerous	4/10/2017	27006-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	4/10/2017	27006-1
Electrical System	GFI—Inoperable	Bathroom 1	4/10/2017	27006-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/10/2017	27006-1
Unit # (b)(6)				
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seat loose Bathroom 2/1	4/14/2017	27007-1
Doors	Damaged Hardware/Locks	Handle/knob patio, Hinges loose Bed 2	4/14/2017	27007-1
Electrical System	GFI—Inoperable	Bathroom 2	4/14/2017	27007-1
Health & Safety	Electrical Hazards—Exposed Wires/Open Panels	Bedroom 2 switch gap	4/14/2017	27007-1
Kitchen	Cabinets—Missing/Damaged	drawers	4/14/2017	27007-1
Unit # (b)(6)				
Health & Safety	Infestation—Rats/Mice/Vermin	Mice	Contractor	27008-1
Kitchen	Ceiling	damaged	4/13/2017	27008-1
Bathroom	Sink	bath sink inoperable	4/13/2017	27008-1
Unit # (b)(6)				
Bathroom	Lavatory Sink—Damaged/Missing	loose	4/14/2017	27009-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	4/14/2017	27009-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/14/2017	27009-1
Building Exterior				
Health & Safety	Exposed Wires/Open Panels	rear ac wires loose from disconnect box	3/28/2017	27010-1
Walls	Cracks/Gaps	siding gaps	3/28/2017	27010-1
Walls	Missing Pieces/Holes/Spalling	siding holes and nisr damage to siding	3/28/2017	27010-1
Common Areas: Halls/Corridors/Stairs				

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Deficiency Area	Deficiency	Comments	Date Completed	Work Order #
Ceiling	Holes/Missing Tiles/Panels/Cracks	misr damage (b) floor 2	3/28/2017	27010-1
Doors	Damaged Hardware/Locks	Striker plate misaligned/missing (b) floor 2	3/28/2017	27010-1
Common Areas: Laundry				
Dryer Vent	Dryer Vent—Missing/Damaged/Inoperable	vent disconnected in elec room of (b)	3/28/2017	27010-1
Lighting	Missing/Damaged/Inoperable Fixture	(b) laundry	3/28/2017	27010-1
(b)(6)				
Unit # (b)(6)				
Bathroom	Leaking Faucet/Pipes	showerhead	4/21/2017	27012-1
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	Seat cracked	4/21/2017	27012-1
Doors	Damaged Hardware/Locks	Closer damaged/disconnected	4/21/2017	27012-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	4/21/2017	27012-1
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	window balances Bed 1, 2 & 3	4/21/2017	27012-1
Windows	Inoperable/Not Lockable	Window won't stay up;Bed 1, 2 & 3	4/21/2017	27012-1
Unit # (b)(6)				
Floors	Soft Floor Covering Missing/Damaged	throughout	4/20/2017	27013-1
Hot Water Heater	General Rust/Corrosion		4/20/2017	27013-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	Right/front burner does not function	4/20/2017	27013-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/20/2017	27013-1
Unit # (b)(6)				
Bathroom	Lavatory Sink—Damaged/Missing	stopper missing	4/21/2017	27014-1
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seat loose	4/21/2017	27014-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	4/21/2017	27014-1
Health & Safety	Air Quality—Mold and/or Mildew Observed	Tub	4/21/2017	27014-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/21/2017	27014-1
Unit (b)(6)				
Doors	Damaged/Missing Screen/Storm/Security Door	Screen torn patio	4/21/2017	27015-1
Unit # (b)(6)				
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	hole(s): Bathroom 1		
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door		
Health & Safety	Infestation—Insects	Roaches		
Health & Safety	Infestation—Rats/Mice/Vermin	Mice		
Kitchen	Cabinets—Missing/Damaged	drawers; doors		
Kitchen	Clogged Drains	Sink drains slow		
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced		
Unit # (b)(6)				
Bathroom	Shower/Tub—Damaged/Missing	low pressure	4/21/2017	27017-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	4/21/2017	27017-1
HVAC System	Inoperable	not cooling	4/21/2017	27017-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/21/2017	27017-1
Windows	Inoperable/Not Lockable	Window won't stay up; Bed 3	4/21/2017	27017-1
Unit # (b)(6)				
Health & Safety	Electrical Hazards—Exposed Wires/Open Panels	disposal wire	4/21/2017	27018-1
Outlets/Switches	Missing	Switch broken/missing; Bathroom 1	4/21/2017	27018-1
Unit # (b)(6)				
Bathroom	Lavatory Sink—Damaged/Missing	stopper missing	4/21/2017	27019-1
Bathroom	Leaking Faucet/Pipes	sink faucet drips ;tub faucet drips	4/21/2017	27019-1

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Essex Village - 100% Unit Inspection

Deficiency Area	Deficiency	Comments	Date Completed	Work Order #
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seat loose	4/21/2017	27019-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	4/21/2017	27019-1
Floors	Hard Floor Covering Missing/Damaged Flooring/Tiles	balcony wood	4/21/2017	27019-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	Oven does not function; left front not	4/21/2017	27019-1
Outlets/Switches	Missing/Broken Cover Plates	Switch plate missing; Kitchen	4/21/2017	27019-1
Unit (b)(6)				
Bathroom	Lavatory Sink—Damaged/Missing	stopper missing; Bathroom 1		
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door		
Electrical System	GFI—Inoperable	Bathroom 1		
Health & Safety	Infestation—Insects	Roaches		
Health & Safety	Other	outlets not functioning		
Kitchen	Range/Stove—Missing/Damaged/Inoperable	Oven does not function		
Walls	Damaged	tile missing Bathroom 2		
Unit # (b)(6)				
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seat loose Bathroom 2		
Health & Safety	Infestation—Insects	Roaches		
Health & Safety	Other	outlets not functioning		
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced		
Unit # (b)(6)				
Bathroom	Lavatory Sink—Damaged/Missing	stopper missing ;Bathroom 1 & 2		
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seat loose Bathroom 2		
Doors	Damaged/Missing Screen/Storm/Security Door	Screen torn		
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door		
Windows	Inoperable/Not Lockable	Lock inoperable; Bedroom 3		
Unit # (b)(6)				
Bathroom	Lavatory Sink—Damaged/Missing	sink damaged		
Bathroom	Leaking Faucet/Pipes	showerhead Bathroom 2		
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seat loose Bathroom 2		
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door		
Floors	Rot/Deteriorated Subfloor	around toilet/tub area; Bathroom 2		
Health & Safety	Other	outlets not functioning		
Kitchen	Range/Stove—Missing/Damaged/Inoperable	Left/front burner does not function		
Kitchen	Refrigerator-Missing/Damaged/Inoperable	water leaking inside refridgerator;Fresh food seal needs replaced		
Outlets/Switches	Missing	Switch broken/missing; Dining Room		
Unit # (b)(6)				
Bathroom	Bathroom Cabinets—Damaged/Missing	mirror(s)		
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seat loose		
Doors	Damaged Hardware/Locks	Closer damaged/disconnected		
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door		
Electrical System	GFI—Inoperable	Bathroom 1		
Health & Safety	Hazards—Sharp Edges	Broken bathroom mirror		
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced		
Unit # (b)(6)				
Bathroom	Lavatory Sink—Damaged/Missing	stopper missing		
Bathroom	Leaking Faucet/Pipes	tub faucet drips		

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Deficiency Area	Deficiency	Comments	Date Completed	Work Order #
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door		
HVAC System	Inoperable	ac not functioning		
Kitchen	Range/Stove—Missing/Damaged/Inoperable	Oven does not function		
Building Exterior				
Health & Safety	Exposed Wires/Open Panels	front ac disconnect wires exposed, front exterior jbox cvr loose/off	3/29/2017	27028-1
Roofs	Damaged Soffits/Fascia/Soffit Vents	soffit front	3/29/2017	27028-1
Roofs	Missing/Damaged Components from Downspout/Gutter	splashblocks	3/29/2017	27028-1
Walls	Missing Pieces/Holes/Spalling	siding holes and nisr to siding damage, missing siding rear	3/29/2017	27028-1
Common Areas: Halls/Corridors/Stairs				
Doors	Damaged Hardware/Locks	Closer damaged/disconnected;Handle/knob	3/29/2017	27028-1
Graffiti	Graffiti	(b)(6) all	3/29/2017	27028-1
Common Areas: Health & Safety				
Health & Safety	Electrical Hazards—Exposed Wires/Open Panels	light hanging 126 floor 2 hall		
(b)(6)				
Unit # (b)(6)				
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	Handle broken	4/26/2017	27029-1
Doors	Damaged Hardware/Locks	Closer damaged/disconnected	4/26/2017	27029-1
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	hole(s):Bedroom 3	4/26/2017	27029-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	4/26/2017	27029-1
Doors	Missing Door	Bedroom 2	4/26/2017	27029-1
Health & Safety	Infestation—Insects	Roaches	Contractor	27029-1
Smoke Detector	Missing/Inoperable	Smoke detector is missing; Hallway/Hall	4/26/2017	27029-1
Unit # (b)(6)				
Bathroom	Leaking Faucet/Pipes	tub faucet drips	4/26/2017	27030-1
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seat loose	4/26/2017	27030-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	4/26/2017	27030-1
Floors	Hard Floor Covering Missing/Damaged Flooring/Tiles	Hallway/Hall	4/26/2017	27030-1
Health & Safety	Electrical Hazards—Exposed Wires/Open Panels	disposal wire	4/26/2017	27030-1
Health & Safety	Infestation—Insects	Roaches	Contractor	27030-1
Kitchen	Leaking Faucet/Pipes	Faucet leaks	4/26/2017	27030-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/26/2017	27030-1
Smoke Detector	Missing/Inoperable	Smoke detector is missing; Hallway/Hall	4/26/2017	27030-1
Unit (b)(6)				
Health & Safety	Other	no key	4/26/2017	27031-1
Unit (b)(6)				
Bathroom	Leaking Faucet/Pipes	sink faucet drips	4/26/2017	27032-1
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seat loose	4/26/2017	27032-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	4/26/2017	27032-1
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	Bedroom 1 window not functioning	4/26/2017	27032-1
Health & Safety	Infestation—Insects	gnats	Contractor	27032-1
Windows	Inoperable/Not Lockable	not functioning Bedroom 1	4/26/2017	27032-1
Unit # (b)(6)				
Bathroom	Ventilation/Exhaust System—Inoperable	not functioning	4/26/2017	27033-1

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Deficiency Area	Deficiency	Comments	Date Completed	Work Order #
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	4/26/2017	27033-1
Floors	Hard Floor Covering Missing/Damaged Flooring/Tiles	tiles missing; Bedroom 1	4/26/2017	27033-1
Unit # (b)(6)				
Health & Safety	Other	no key	4/26/2017	27034-1
Unit # (b)(6)				
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seat loose	4/23/2017	27035-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	4/23/2017	27035-1
Health & Safety	Electrical Hazards—Exposed Wires/Open Panels	Bed 1; Closet light loose, disposal wire	4/23/2017	27035-1
Hot Water Heater	Inoperable Unit/Components	hw runs out	4/23/2017	27035-1
Unit (b)(6)				
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	4/23/2017	27036-1
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	child knob on front door	4/23/2017	27036-1
Health & Safety	Infestation—Rats/Mice/Vermin	Mice	Contractor	27036-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/23/2017	27036-1
Unit # (b)(6)				
Health & Safety	Other	no key	4/26/2017	27037-1
Unit # (b)(6)				
Bathroom	Leaking Faucet/Pipes	showerhead	4/26/2017	27038-1
Bathroom	Shower/Tub—Damaged/Missing	diverter not functioning	4/26/2017	27038-1
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seat loose Bathroom 2	4/26/2017	27038-1
Ceiling	Mold/Mildew/Water Stains/Water Damage	Bathroom 2	4/26/2017	27038-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	4/26/2017	27038-1
Unit (b)(6)				
Bathroom	Bathroom Cabinets—Damaged/Missing	mirror(s)	4/24/2017	27039-1
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	loose toilet	4/24/2017	27039-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	4/24/2017	27039-1
Health & Safety	Infestation—Insects	Roaches	Contractor	27039-1
HVAC System	Inoperable	no heat		
Unit # (b)(6)				
Health & Safety	Other	no key	4/24/2017	27040-1
Unit # (b)(6)				
Health & Safety	Other	no key	4/24/2017	27041-1
Unit # (b)(6)				
Bathroom	Clogged Drains	sink drains slow; Bathroom 2	4/24/2017	27042-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	4/24/2017	27042-1
Electrical System	Evidence of Leaks/Corrosion	leaking on elec hwh	4/24/2017	27042-1
Health & Safety	Infestation—Insects	Roaches	Contractor	27042-1
Health & Safety	Other	Bath1; Bed 1 locked not inspected	4/24/2017	27042-1
HVAC System	Noisy/Vibrating/Leaking	leaking ac	4/24/2017	27042-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/24/2017	27042-1
Unit # (b)(6)				
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seat loose	4/24/2017	27043-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	4/24/2017	27043-1
Unit # (b)(6)				
Bathroom	Lavatory Sink—Damaged/Missing	stopper missing	4/24/2017	27044-1
Bathroom	Ventilation/Exhaust System—Inoperable	not functioning	4/24/2017	27044-1

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Deficiency Area	Deficiency	Comments	Date Completed	Work Order #
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	4/24/2017	27044-1
Health & Safety	Electrical Hazards—Exposed Wires/Open Panels	disconnect box unsecured in hwh closet	4/24/2017	27044-1
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	Bedroom 2 dresser/tv	4/24/2017	27044-1
Building Exterior				
Walls	Missing Pieces/Holes/Spalling	siding..... nisr to damage	4/24/2017	27045-1
Common Areas: Health & Safety				
Health & Safety	Air Quality—Mold and/or Mildew Observed	(b)(6) floor 2 hall	4/24/2017	47045-1
(b)(6)				
Unit # (b)(6)				
Bathroom	Leaking Faucet/Pipes	Toilet leaking ; Bathrooms	4/24/2017	27054-1
Electrical System	GFI—Inoperable	Bathroom 1	4/24/2017	27054-1
Health & Safety	Air Quality—Mold and/or Mildew Observed	Tub	4/24/2017	27054-1
Kitchen	Cabinets—Missing/Damaged	drawers	4/24/2017	27054-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	Right/front burner does not function	4/24/2017	27054-1
Smoke Detector	Missing/Inoperable	Not working in bdrms	4/24/2017	27054-1
Unit # (b)(6)				
Health & Safety	Other	minor only	4/24/2017	27055-1
Unit (b)(6)				
Ceiling	Mold/Mildew/Water Stains/Water Damage	Bathroom 1	4/17/2017	27056-1
Doors	Damaged Hardware/Locks	Bedroom 1	4/17/2017	27056-1
Health & Safety	Electrical Hazards—Exposed Wires/Open Panels	smoke detector; Hall/Bdrm	4/17/2017	27056-1
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	window in Bedroom 1	4/17/2017	27056-1
Health & Safety	Infestation—Insects	Roaches	Contractor	27056-1
Kitchen	Range Hood/Exhaust Fans—Excessive	not functioning/blocked; fire damage	4/17/2017	27056-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced;	4/17/2017	27056-1
Smoke Detector	Missing/Inoperable	Smoke detector is missing;Bedroom	4/17/2017	27056-1
Windows	Inoperable/Not Lockable	Window won't stay up; Bedroom 1	4/17/2017	27056-1
Unit # (b)(6)				
VACANT	Making all repairs at Unit Turn	VACANT	4/2/417	27057-1
Unit # (b)(6)				
Bathroom	Lavatory Sink—Damaged/Missing	stopper not functioning ;Bathroom 1	4/24/2017	27058-1
Bathroom	Leaking Faucet/Pipes	tub faucet & toilet drips ;Bathrooms	4/24/2017	27058-1
Bathroom	Shower/Tub—Damaged/Missing	tiles	4/24/2017	27058-1
Bathroom	Ventilation/Exhaust System—Inoperable		4/24/2017	27058-1
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	Lid missing	4/24/2017	27058-1
Ceiling	Mold/Mildew/Water Stains/Water Damage	Bathroom 1	4/24/2017	27058-1
Doors	Damaged Hardware/Locks	Striker plate misaligned/missing ; entry	4/24/2017	27058-1
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	hole(s);Bathroom 1; Bedrooms	4/24/2017	27058-1
Electrical System	GFI—Inoperable	Bathroom 1	4/24/2017	27058-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal replace;water in fridge	4/24/2017	27058-1
Smoke Detector	Missing/Inoperable	hanging ; Hall/Bdrms	4/24/2017	27058-1
Walls	Damaged	door knob damage; Bathroom 1		
Unit # (b)(6)				
Bathroom	Leaking Faucet/Pipes	sink faucet drips ;Bthrms; Toilet leaking	4/24/2017	27059-1
Bathroom	Shower/Tub—Damaged/Missing	no cold ; Bathroom 2	4/24/2017	27059-1
Health & Safety	Infestation—Insects	Roaches	Contractor	27059-1

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Deficiency Area	Deficiency	Comments	Date Completed	Work Order #
Kitchen	Leaking Faucet/Pipes	trap leaking	4/24/2017	27059-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	Oven does not function	4/24/2017	27059-1
Unit # (b)(6)				
Doors	Damaged Hardware/Locks	Striker plate missing; Bdrm 2	4/24/2017	27060-1
Health & Safety	Infestation—Insects	Roaches	Contractor	27060-1
Outlets/Switches	Missing/Broken Cover Plates	Outlet plate missing; Bedroom 1	4/24/2017	27060-1
Smoke Detector	Missing/Inoperable	Smoke detector is missing;Bedroom	4/24/2017	27060-1
Walls	Damaged	holes - numerous	4/24/2017	27060-1
Unit # (b)(6)				
Bathroom	Clogged Drains	sink drains slow	4/24/2017	27061-1
Doors	Damaged Hardware/Locks	Closer damaged/disconnected	4/24/2017	27061-1
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	headboard ; Bedroom 1	4/24/2017	27061-1
Health & Safety	Infestation—Insects	Roaches	Contractor	27061-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	Right/front burner does not function	4/24/2017	27061-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/24/2017	27061-1
Unit # (b)(6)				
Bathroom	Bathroom Cabinets—Damaged/Missing	vanity damaged	4/24/2017	27046-1
Bathroom	Lavatory Sink—Damaged/Missing	stopper missing	4/24/2017	27046-1
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	peeling paint; entry	4/24/2017	27046-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	4/24/2017	27046-1
Electrical System	GFI—Inoperable	Bathroom 1	4/24/2017	27046-1
Health & Safety	Air Quality—Mold and/or Mildew Observed	Tub	4/24/2017	27046-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/24/2017	27046-1
Smoke Detector	Missing/Inoperable	Smoke detector is missing;Hall	4/24/2017	27046-1
Unit # (b)(6)				
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	numerous Closet	4/24/2017	27047-1
Kitchen	Dishwasher/Garbage Disposal—Inoperable	garbage disposal not functioning	4/24/2017	27047-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/24/2017	27047-1
Smoke Detector	Missing/Inoperable	smoke detector is not working;Bdrms	4/24/2017	27047-1
Unit # (b)(6)				
Health & Safety	Other	no access	4/24/2017	27048-1
Unit # (b)(6)				
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	4/24/2017	27049-1
Electrical System	GFI—Inoperable	Bathroom 1	4/24/2017	27049-1
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	window Bedroom 1	4/24/2017	27049-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/24/2017	27049-1
Windows	Inoperable/Not Lockable	Window won't stay up; Bdrms	4/24/2017	27049-1
Unit # (b)(6)				
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	Bathroom 3; Bathroom 1	4/24/2017	27050-1
Doors	Missing Door	Bedroom 3;Closet	4/24/2017	27050-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Freezer seal needs replaced	4/24/2017	27050-1
Unit # (b)(6)				
Health & Safety	Other	no access	4/25/2017	27051-1
Unit # (b)(6)				
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	toilet not functioning	4/25/2017	27052-1
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	hole(s);Bedroom 2	4/25/2017	27052-1

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Deficiency Area	Deficiency	Comments	Date Completed	Work Order #
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	furniture Bedroom 1;ac in Bedroom 2	4/25/2017	27052-1
HVAC System	Convection/Radiant Heat System Covers	ac not functioning	4/25/2017	27052-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	Oven does not function	4/25/2017	27052-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/25/2017	27052-1
Smoke Detector	Missing/Inoperable	Smoke detector is missing; Hall;Bdrm	4/25/2017	27052-1
Unit (b)(6)				
Electrical System	GFI—Inoperable	Bathroom 1	4/25/2017	27053-1
Hot Water Heater	Leaking Valves/Tanks/Pipes	drain	4/25/2017	27053-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/25/2017	27053-1
Building Exterior				
Health & Safety	Exposed Wires/Open Panels	ac disconnects ; rear & ac cover loose ; 1		
Walls	Missing Pieces/Holes/Spalling	vinyl patch, NIS dryer vent		
Common Areas: Closet/Utility/Mechanical				
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	peeling paint;peeling paint;		
Common Areas: Health & Safety				
Health & Safety	Hazards—Other	no key, no access ; 201 laundry		
(b)(6)				
Unit # (b)(6)				
Health & Safety	Other	no key		
Unit # (b)(6)				
Doors	Damaged Hardware/Locks	Closer damaged/disconnected	4/4/2017	27123-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	4/4/2017	27123-1
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	Bedroom 2 bed	4/4/2017	27123-1
Walls	Damaged	hole Bathroom 1	4/4/2017	27123-1
Unit # (b)(6)				
Bathroom	Lavatory Sink—Damaged/Missing	stopper missing	4/4/2017	27124-1
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seat loose	4/4/2017	27124-1
Doors	Damaged Hardware/Locks	Closer damaged/disconnected	4/4/2017	27124-1
Health & Safety	Electrical Hazards—Exposed Wires/Open Panels	disposal wire	4/4/2017	27124-1
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	Bedroom 1 window balance	4/4/2017	27124-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/4/2017	27124-1
Windows	Inoperable/Not Lockable	Window won't stay up;Bedroom 1	4/4/2017	27124-1
Unit # (b)(6)				
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seat loose	4/4/2017	27125-1
Doors	Damaged Hardware/Locks	Closer damaged/disconnected	4/4/2017	27125-1
Unit # (b)(6)				
Doors	Damaged Hardware/Locks	Closer damaged/disconnected ;	4/4/2017	27126-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door;	4/4/2017	27126-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced;	4/4/2017	27126-1
Unit # (b)(6)				
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seat loose	4/24/2017	27127-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door;	4/24/2017	27127-1
Unit # (b)(6)				
Bathroom	Shower/Tub—Damaged/Missing	diverter Bathroom 1;	4/24/2017	27130-1
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seat loose Bathroom 1/2	4/24/2017	27130-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door;	4/24/2017	27130-1

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Deficiency Area	Deficiency	Comments	Date Completed	Work Order #
Health & Safety	Infestation—Insects	Roaches;	Contractor	27130-1
Kitchen	Cabinets—Missing/Damaged	doors;drawers;	4/24/2017	27130-1
Kitchen	Dishwasher/Garbage Disposal—Inoperable	garbage disposal not functioning;	4/24/2017	27130-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced;	4/24/2017	27130-1
Windows	Inoperable/Not Lockable	Lock inoperable;Bedroom 3;	4/24/2017	27130-1
Unit # (b)(6)				
Bathroom	Lavatory Sink—Damaged/Missing	stopper missing ;	4/24/2017	27133-1
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seat loose	4/24/2017	27133-1
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	nisr door edge split;	4/24/2017	27133-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door;	4/24/2017	27133-1
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	Bedroom 2 bed	4/24/2017	27133-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced;	4/24/2017	27133-1
Unit # (b)(6)				
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door;	4/24/2017	27134-1
Health & Safety	Hazards—Sharp Edges	lack strip at kitchen	4/24/2017	27134-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	Oven does not function;	4/24/2017	27134-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	water leaking inside refridgerator;Fresh food	4/24/2017	27134-1
Unit (b)(6)				
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seat loose	4/24/2017	27135-1
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	door edge split;Bathroom 1;	4/24/2017	27135-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door;	4/24/2017	27135-1
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	Bedroom 2 bed	4/24/2017	27135-1
Kitchen	Cabinets—Missing/Damaged	drawers;	4/24/2017	27135-1
Unit # (b)(6)				
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seat loose	4/25/2017	27136-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door;	4/25/2017	27136-1
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	window balance Bedroom 1	4/25/2017	27136-1
Windows	Inoperable/Not Lockable	Window won't stay up;Bedroom 1;	4/25/2017	27136-1
Unit # (b)(6)				
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seat loose	4/25/2017	27137-1
Doors	Damaged Hardware/Locks	Lock not functioning entry	4/25/2017	27137-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door;	4/25/2017	27137-1
Floors	Soft Floor Covering Missing/Damaged	stains	4/25/2017	27137-1
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	Bedroom 1 bed	4/25/2017	27137-1
Kitchen	Sink—Missing/Damaged	loose	4/25/2017	27137-1
Unit # (b)(6)				
Bathroom	Leaking Faucet/Pipes	sink faucet drips ;	4/25/2017	27138-1
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seat loose	4/25/2017	27138-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door;	4/25/2017	27138-1
Electrical System	GFI—Inoperable	Bathroom 1;	4/25/2017	27138-1
HVAC System	Inoperable	no ac	4/25/2017	27138-1
Kitchen	Dishwasher/Garbage Disposal—Inoperable	garbage disposal not functioning;	4/25/2017	27138-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced;	4/25/2017	27138-1
Building Exterior				
Roofs	Missing/Damaged Components from Downspout/Gutter	splashblocks		
Walls	Cracks/Gaps	siding gap (b)(end		

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Deficiency Area	Deficiency	Comments	Date Completed	Work Order #
Walls	Missing Pieces/Holes/Spalling	nisr siding damage		
Building Systems				
Health & Safety	Electrical Hazards—Exposed Wires/Open Panels	gap at conduit into disconnect box of elec		
Common Areas: Halls/Corridors/Stairs				
Doors	Damaged Hardware/Locks	Closer damaged/disconnected 206 laundry		
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	hole(s (b)(6) laundry		
(b)(6)				
Unit # (b)(6)				
Health & Safety	Other	no access	4/25/2017	27148-1
Unit # (b)(6)				
Doors	Damaged Hardware/Locks	Closer damaged/disconnected ; entry	4/25/2017	27149-1
Health & Safety	Infestation—Insects	Roaches	Contractor	27149-1
Smoke Detector	Missing/Inoperable	Smoke detector is missing;Bedroom 2	4/25/2017	27149-1
Windows	Inoperable/Not Lockable	Lock inoperable;Bedroom 2	4/25/2017	27149-1
Unit # (b)(6)				
Doors	Damaged Hardware/Locks	Entry door loose and lock not working	4/25/2017	27534-1
Bathroom	GFI—Inoperable	Not working	4/25/2017	27534-1
Kithe	Range/Stove—Missing/Damaged/Inoperable	Range hood - exhaust fan	4/25/2017	27534-1
Unit # (b)(6)				
Bathroom	Leaking Faucet/Pipes	tub faucet	4/24/2017	27150-1
Electrical System	GFI—Inoperable	Bathroom 1	4/24/2017	27150-1
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	window in Bedroom 2	4/24/2017	27150-1
Health & Safety	Infestation—Insects	Roaches	Contractor	27150-1
Smoke Detector	Missing/Inoperable	smoke detector is not functioning;Bedroom 1;	4/24/2017	27150-1
Windows	Inoperable/Not Lockable	Lock inoperable	4/24/2017	27150-1
Unit # (b)(6)				
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	toilet clogged ;Bathroom 1	4/25/2017	27152-1
Floors	Hard Floor Covering Missing/Damaged Flooring/Tiles	entry	4/25/2017	27152-1
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	bunkbed in Bedroom 2	4/25/2017	27152-1
Health & Safety	Infestation—Insects	Roaches	Contractor	27152-1
Health & Safety	Other	tenant mirror broken	4/25/2017	27152-1
Kitchen	Cabinets—Missing/Damaged	drawers	4/25/2017	27152-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/25/2017	27152-1
Smoke Detector	Missing/Inoperable	smoke detector is not	4/25/2017	27152-1
Windows	Inoperable/Not Lockable	Lock inoperable; numerous	4/25/2017	27152-1
Unit # (b)(6)				
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	furniture in Bedroom 3;	4/25/2017	27153-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced;	4/25/2017	27153-1
Smoke Detector	Missing/Inoperable	smoke detector is not functioning;Bedroom 3;	4/25/2017	27153-1
Unit (b)(6)				
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	hole(s);Bedroom 2	4/25/2017	27154-1
Doors	Missing Door	Bedroom 1	4/25/2017	27154-1
Kitchen	Leaking Faucet/Pipes	trap leaking	4/25/2017	27154-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/25/2017	27154-1
Outlets/Switches	Missing/Broken Cover Plates	Switch plate cracked;Bedroom 2	4/25/2017	27154-1
Smoke Detector	Missing/Inoperable	smoke detector is not functioning;Bedroom 2;	4/25/2017	27154-1

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Deficiency Area	Deficiency	Comments	Date Completed	Work Order #
Unit # (b)(6)				
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	headboard in Bedroom 2;	4/25/2017	27155-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	Right/rear burner does not function;	4/25/2017	27155-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced;	4/25/2017	27155-1
Unit # (b)(6)				
Ceiling	Mold/Mildew/Water Stains/Water Damage	Bathroom 1;	4/26/2017	27495-1
Doors	Damaged Hardware/Locks	entry	4/26/2017	27495-1
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	Bedroom 1;	4/26/2017	27495-1
Health & Safety	Other	no access to Bedroom 3;	4/26/2017	27495-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	2 or more burners do not function;	4/26/2017	27495-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced;	4/26/2017	27495-1
Unit # (b)(6)				
Bathroom	Leaking Faucet/Pipes	diverter	4/26/2017	27496-1
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	hole(s);Bedroom 3;	4/26/2017	27496-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced;	4/26/2017	27496-1
Unit # (b)(6)				
Bathroom	Leaking Faucet/Pipes	diverter	4/26/2017	27499-1
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	Seat loose	4/26/2017	27499-1
Doors	Damaged Hardware/Locks	entry	4/26/2017	27499-1
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	hole(s);Bedroom 2;	4/26/2017	27499-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced;	4/26/2017	27499-1
Unit # (b)(6)				
Doors	Damaged Hardware/Locks	entry	4/26/2017	27500-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door;	4/26/2017	27500-1
Health & Safety	Electrical Hazards—Exposed Wires/Open Panels	HWH wire	4/26/2017	27500-1
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	window Bedroom 1;	4/26/2017	27500-1
Hot Water Heater	Missing Pressure Relief Valv	extension tube from pressure relief valve is	4/26/2017	27500-1
Kitchen	Countertops—Missing/Damaged		4/26/2017	27500-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	Left/front burner does not function;	4/26/2017	27500-1
Windows	Inoperable/Not Lockable	Window won't stay up; Bedroom 1;	4/26/2017	27500-1
Unit # (b)(6)				
Doors	Damaged Hardware/Locks	Striker plate misaligned/missing ; Bedroom	4/26/2017	27501-1
Doors	Missing Door	Closet;	4/26/2017	27501-1
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	headboard ; Bedroom 3;	4/26/2017	27501-1
Health & Safety	Other	Utility Room; no access	4/26/2017	27501-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced;	4/26/2017	27501-1
Unit # (b)(6)				
Bathroom	Leaking Faucet/Pipes	diverter	4/26/2017	27502-1
Health & Safety	Electrical Hazards—Exposed Wires/Open Panels	HWH wire	4/26/2017	27502-1
Unit # (b)(6)				
Bathroom	Shower/Tub—Damaged/Missing	Caulk needs replaced ;	4/26/2017	27503-1
Bathroom	Ventilation/Exhaust System—Inoperable	not functioning ;Bathroom 1;	4/26/2017	27503-1
Doors	Damaged Hardware/Locks	entry , numerous	4/26/2017	27503-1
Doors	Missing Door	Closet;	4/26/2017	27503-1
Health & Safety	Infestation—Insects	Roaches;	Contractor	27503-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	Left/rear burner does not function;	4/26/2017	27503-1

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Deficiency Area	Deficiency	Comments	Date Completed	Work Order #
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced;	4/26/2017	27503-1
Lighting	Missing/Inoperable Fixture	Bathroom 1;	4/26/2017	27503-1
Walls	Damaged	holes	4/26/2017	27503-1
Unit (b)(6)				
Bathroom	Shower/Tub—Damaged/Missing	diverter, caulk	4/26/2017	27504-1
Doors	Damaged Hardware/Locks	Closer damaged/disconnected ; entry Striker	4/26/2017	27504-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door;	4/26/2017	27504-1
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	window; Bedroom 1;	4/26/2017	27504-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced;	4/26/2017	27504-1
Windows	Inoperable/Not Lockable	Window won't stay up; Bedroom 1;	4/26/2017	27504-1
Building Exterior				
Roofs	Damaged Soffits/Fascia/Soffit Vents	soffit ; front	4/26/2017	27505-1
Roofs	Missing/Damaged Components from Downspout/Gutter	splashblocks	4/26/2017	27505-1
Walls	Missing Pieces/Holes/Spalling	vinyl patch . NIS weed trimmer dmge	Contractor	27505-1
Common Areas: Health & Safety				
Health & Safety	Electrical Hazards—Exposed Wires/Open Panels	(b)(6) meter room light fixture		
(b)(6)				
Unit # (b)(6)				
Bathroom	Leaking Faucet/Pipes	tub faucet drips showerhead	4/27/2017	27544-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door;	4/27/2017	27544-1
Health & Safety	Infestation—Insects	Roaches;	Contractor	27544-1
Unit # (b)(6)				
Bathroom	Shower/Tub—Damaged/Missing	diverter	Work will be	27545-1
Bathroom	Ventilation/Exhaust System—Inoperable	not functioning ;	completed	27545-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door;	When Unit is	27545-1
Doors	Missing Door	closets	Turned -	27545-1
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	Bedroom 2 dresser	VACANT	27545-1
Health & Safety	Infestation—Insects	Roaches;	Contractor	27545-1
Walls	Damaged	Bedroom 1;		27545-1
Unit # (b)(6)				
Bathroom	Shower/Tub—Damaged/Missing	showerhead needs replaced	4/27/2017	27546-1
Doors	Damaged Hardware/Locks	Closer damaged/disconnected ;	4/27/2017	27546-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door;	4/27/2017	27546-1
Kitchen	Leaking Faucet/Pipes	Faucet leaks causing damage;	4/27/2017	27546-1
Windows	Damaged/Missing Screens	Bedroom 1;Bedroom 2;	4/27/2017	27546-1
Unit # (b)(6)				
Bathroom	Lavatory Sink—Damaged/Missing	stopper missing ;	4/27/2017	27547-1
Bathroom	Leaking Faucet/Pipes	tub faucet drips ;	4/27/2017	27547-1
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seal loose	4/27/2017	27547-1
Ceiling	Holes/Missing Tiles/Panels/Cracks	Bathroom 1;	4/27/2017	27547-1
Doors	Damaged Hardware/Locks	Handle/knob loose/damaged patio	4/27/2017	27547-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door;	4/27/2017	27547-1
Windows	Inoperable/Not Lockable	Lock inoperable;Bedroom 1;	4/27/2017	27547-1
Unit (b)(6)				
Bathroom	Shower/Tub—Damaged/Missing	stains ;	4/27/2017	27548-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door;	4/27/2017	27548-1

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Deficiency Area	Deficiency	Comments	Date Completed	Work Order #
Floors	Hard Floor Covering Missing/Damaged Flooring/Tiles	balcony floor	4/27/2017	27548-1
Health & Safety	Infestation—Insects	Roaches;	Contractor	27548-1
Outlets/Switches	Missing/Broken Cover Plates	Outlet plate missing;Dining Room;	4/27/2017	27548-1
Unit (b)(6)				
Health & Safety	Infestation—Insects	Roaches;	Contractor	27550-1
Unit #(b)(6)				
Bathroom	Clogged Drains	Sink does not drain ;	4/27/2017	27551-1
Bathroom	Lavatory Sink—Damaged/Missing	stopper not functioning ;	4/27/2017	27551-1
Bathroom	Leaking Faucet/Pipes	tub faucet drips ;	4/27/2017	27551-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door;	4/27/2017	27551-1
Floors	Hard Floor Covering Missing/Damaged Flooring/Tiles	balcony wood	4/27/2017	27551-1
Patio/Porch/ Balcony	Baluster/Side Railings Damaged			
Unit #(b)(6)				
Health & Safety	Other	no key	4/28/2017	27553-1
Unit #(b)(6)				
Bathroom	Lavatory Sink—Damaged/Missing	Faucet leaks	4/25/2017	27506-1
Bathroom	Bathroom tub	tub drips	4/25/2017	27506-1
Bathroom	Ceiling water damage	holes/missing tiles	4/25/2017	27506-1
Doors	Missing/damaged	front door seal missing	4/25/2017	27506-1
Kitchen	Cabinets—Missing/Damaged	drawers/doors broken	4/25/2017	27506-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	right front burner not working	4/25/2017	27506-1
Health & Safety	Smoke Detector	Not functioning	4/25/2017	27506-1
Unit #(b)(6)				
Bathroom	Lavatory Sink—Damaged/Missing	Faucet leaks	4/25/2017	27507-1
Bathroom	Ceiling water damage	Needs paint	4/25/2017	27507-1
Bathroom	Ceiling water damage	Walls damaged	4/25/2017	27507-1
Kitchen	Sink/Faucet	faucet leaks/fresh food seal needed	4/25/2017	27507-1
Unit #(b)(6)				
Bathroom	Lavatory Sink—Damaged/Missing	leaking diverter	4/25/2017	27508-1
Bathroom	Ceiling water damage	Needs paint	4/25/2017	27508-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needed	4/25/2017	27508-1
Health & Safety	Smoke Detector	not functioning	4/25/2017	27508-1
Unit #(b)(6)				
Doors	Doors - Sliding	handle missing	4/25/2017	27509-1
Health & Safety	Smoke Detector	not functioning	4/25/2017	27509-1
Unit #(b)(6)				
Bedroom	Doors damaged	Bedroom1	4/25/2017	27510-1
Health & Safety	Hot Water Heater	Leaking valves/pipe	4/25/2017	27510-1
Kitchen	Countertops—Missing/Damaged	damaged/food seal missing	4/25/2017	27510-1
Kitchen	Faucet sink	faucet loose	4/25/2017	27510-1
Unit #(b)(6)				
Doors	Doors damaged	Entry, Closet, Bedroom1	4/25/2017	27513-1
Bathroom	Faucet sink	Faucet loos, diverter leaks	4/25/2017	27513-1
Floor	Damaged	Bedroom 2	4/25/2017	27513-1
Bathroom	Toilet/Tub/Floor	Bath 2; floor delenorated	4/25/2017	27513-1
Health & Safety	HVAC	T-stat not functioning	4/25/2017	27513-1

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Deficiency Area	Deficiency	Comments	Date Completed	Work Order #
Kitchen	Countertops—Missing/Damaged	damaged/faucet loose	4/25/2017	27513-1
Unit # (b)(6)				
Walls	Damaged	Patch and paint small holes	4/25/2017	27517-1
Health & Safety	Smoke Detector	not functioning	4/25/2017	27517-1
Doors	Damaged	Bedroom 2	4/25/2017	27517-1
Unit # (b)(6)				
Bathroom	Diverter	Diverter leaks/ventilation not functioning	4/25/2017	27515-1
Doors	Damaged/Missing	Striker plate missing; Bdrm 2	4/25/2017	27515-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	right front burner not working	4/25/2017	27515-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	fresh food seal needed	4/25/2017	27515-1
Unit # (b)(6)				
Bathroom	Lavatory Sink—Damaged/Missing	hot handle missing	4/27/2017	27554-1
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seat loose	4/27/2017	27554-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door;	4/27/2017	27554-1
Health & Safety	Infestation—Insects	Roaches;	Contractor	27554-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	Right/front burner does not function;	4/27/2017	27554-1
Unit # (b)(6)				
Bathroom	Leaking Faucet/Pipes	sink faucet drips ;Bathroom 1;	4/29/2017	27555-1
Bathroom	Ventilation/Exhaust System—Inoperable	not functioning ;Bathroom 2;	4/29/2017	27555-1
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	loose seat Bathroom 2;	4/29/2017	27555-1
Doors	Damaged Hardware/Locks	Closer damaged/disconnected ;	4/29/2017	27555-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door;	4/29/2017	27555-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced;	4/29/2017	27555-1
Unit # (b)(6)				
Bathroom	Leaking Faucet/Pipes	sink faucet drips ;tub faucet drips ;		
Bathroom	Ventilation/Exhaust System—Inoperable	not functioning ;		
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	hole(s):Bedroom 1;Closet;		
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door;		
Doors	Missing Door	Bedroom 2/1, Bedroom 1;Closet;		
Health & Safety	Infestation—Insects	Roaches;		
Smoke Detector	Missing/Inoperable	Smoke detector is missing;Hallway/Hall;		
Walls	Damaged	Bedroom 2;		
Unit # (b)(6)				
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	runs	4/27/2017	27557-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door;	4/27/2017	27557-1
Health & Safety	Infestation—Insects	Roaches;	Contractor	27557-1
Health & Safety	Other	outlets not functioning	Contractor	27557-1
Hot Water Heater	Inoperable Unit/Components	hw not lasting	4/27/2017	27557-1
Unit # (b)(6)				
Bathroom	Leaking Faucet/Pipes	tub faucet drips ;Bathroom 2;		
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seat loose Bathroom 2;		
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	door edge split;Bedroom 3;		
Electrical System	GFI—Inoperable	Kitchen;		
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced;		
Unit # (b)(6)				
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seat loose Bathroom 2/1		

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Deficiency Area	Deficiency	Comments	Date Completed	Work Order #
Doors	Damaged Hardware/Locks	Handle/knob loose/damaged entry		
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door;		
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced;		
Walls	Damaged	numerous holes		
Unit # (b)(6)				
Bathroom	Shower/Tub—Damaged/Missing	stains ;	5/2/2017	27560-1
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seat loose	5/2/2017	27560-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door;	5/2/2017	27560-1
Health & Safety	Infestation—Insects	Roaches;	Contractor	27560-1
Smoke Detector	Missing/Inoperable	Smoke detector is missing;	5/2/2017	27560-1
Unit # (b)(6)				
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	peeling paint entry	4/27/2017	27561-1
Health & Safety	Air Quality—Mold and/or Mildew Observed	kitchen counter	4/27/2017	27561-1
Walls	Damaged	tub tile	4/27/2017	27561-1
Building Exterior				
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	(b)(6) elec closet	4/27/2017	27562-1
Health & Safety	Exposed Wires/Open Panels	front ac condenser wire at disconnect box	4/27/2017	27562-1
Roofs	Missing/Damaged Components from Downspout/Gutter	splashblocks	4/27/2017	27562-1
Walls	Missing Pieces/Holes/Spalling	nisr siding damage, siding holes	4/27/2017	27562-1
Common Areas: Halls/Corridors/Stairs				
Doors	Damaged Hardware/Locks	Closer damaged/disconnected (b)(6) laundry	4/27/2017	27562-1
Common Areas: Health & Safety				
Health & Safety	Garbage and Debris—Indoors	(b)(6) hall	4/27/2017	27562-1
Common Areas: Laundry				
Lighting	Missing/Damaged/Inoperable Fixture	laundry	4/27/2017	27562-1
Outlets/Switches/Cover Plates	Outlets/Switches/Cover Plates—Missing/Broken	switch plate missing (b)(6) laundry	4/27/2017	27562-1
(b)(6)				
Unit # (b)(6)				
Bathroom	Leaking Faucet/Pipes	sink faucet drips ;Bathroom 1, tub faucet	4/25/2017	27506-1
Ceiling	Holes/Missing Tiles/Panels/Cracks	Bathroom 1;	4/25/2017	27506-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door;	4/25/2017	27506-1
Kitchen	Cabinets—Missing/Damaged	drawers;doors;	4/25/2017	27506-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	Right/front burner does not function;	4/25/2017	27506-1
Smoke Detector	Missing/Inoperable	smoke detector is not functioning;Bedroom 1;	4/25/2017	27506-1
Walls	Peeling/Needs Paint	Bathroom 1;	4/25/2017	27506-1
Unit # (b)(6)				
Bathroom	Leaking Faucet/Pipes	sink faucet drips ;Bathroom 1;	4/25/2017	27507-1
Ceiling	Peeling/Needs Paint	Bathroom 1;	4/25/2017	27507-1
Kitchen	Leaking Faucet/Pipes	Faucet leaks;	4/25/2017	27507-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced;	4/25/2017	27507-1
Walls	Mold/Mildew/Water Stains/Water Damage	Bathroom 1; Bathroom 2;	4/25/2017	27507-1
Unit (b)(6)				
Bathroom	Leaking Faucet/Pipes	diverter	4/25/2017	27508-1
Ceiling	Peeling/Needs Paint	Bathroom 1;	4/25/2017	27508-1
Doors	Damaged Hardware/Locks	Striker plate misaligned/missing ; Bedroom 2;	4/25/2017	27508-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced;	4/25/2017	27508-1

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Deficiency Area	Deficiency	Comments	Date Completed	Work Order #
Walls	Peeling/Needs Paint	Bathroom 1;	4/25/2017	27508-1
Unit # (b)(6)				
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	entry	4/25/2017	27509-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door;	4/25/2017	27509-1
Unit # (b)(6)				
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	Bedroom 1;	4/25/2017	27510-1
Hot Water Heater	Leaking Valves/Tanks/Pipes	pipe	4/25/2017	27510-1
Kitchen	Countertops—Missing/Damaged		4/25/2017	27510-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced;	4/25/2017	27510-1
Kitchen	Sink—Missing/Damaged	faucet loose	4/25/2017	27510-1
Unit # (b)(6)				
Bathroom	Lavatory Sink—Damaged/Missing	loose faucets	4/29/2017	27513-1
Bathroom	Leaking Faucet/Pipes	diverters	4/29/2017	27513-1
Doors	Damaged Hardware/Locks	Closer damaged/disconnected ; entry	4/29/2017	27513-1
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	Bedroom 1;	4/29/2017	27513-1
Floors	Hard Floor Covering Missing/Damaged Flooring/Tiles	Bathroom 2;	4/29/2017	27513-1
Floors	Rot/Deteriorated Subfloor	around toilet/tub area;Bathroom 2;	4/29/2017	27513-1
HVAC System	Convection/Radiant Heat System Covers	t-stat not functioning	4/29/2017	27513-1
Kitchen	Countertops—Missing/Damaged		4/29/2017	27513-1
Kitchen	Sink—Missing/Damaged	loose faucet	4/29/2017	27513-1
Smoke Detector	Missing/Inoperable	smoke detector is not functioning;Bedroom 3;	4/29/2017	27513-1
Unit (b)(6)				
Bathroom	Leaking Faucet/Pipes	diverter	4/25/2017	27515-1
Bathroom	Ventilation/Exhaust System—Inoperable	not functioning ;	4/25/2017	27515-1
Doors	Damaged Hardware/Locks	Striker plate misaligned/missing ;Bedroom 2;	4/25/2017	27515-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	Right/front burner does not function;	4/25/2017	27515-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced;	4/25/2017	27515-1
Unit # (b)(6)				
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	Toilet is loose		
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	Bathroom 1;Bedroom 1,		
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door;		
Doors	Missing Door	Bedroom 3;		
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	furniture ; Bedroom 1;Bedroom 2;	4/29/2017	27535-1
Health & Safety	Infestation—Insects	Roaches;	Contractor	27535-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced;		
Walls	Mold/Mildew/Water Stains/Water Damage	Bathroom 1;		
Unit # (b)(6)				
Ceiling	Peeling/Needs Paint	Bedroom 3;	4/28/2017	27536-1
Doors	Damaged Frames/Threshold/Lintels/Trim	Bedroom 3;	4/28/2017	27536-1
Doors	Damaged Hardware/Locks	Off track ;Mechanical area; Handle/knob	4/28/2017	27536-1
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	door structure damaged;Bedroom 2;	4/28/2017	27536-1
Smoke Detector	Missing/Inoperable	Smoke detector is	4/28/2017	27536-1
Walls	Peeling/Needs Paint	Bedroom 3;	4/28/2017	27536-1
Unit # (b)(6)				
Ceiling	Peeling/Needs Paint	Bathroom 1;	4/27/2017	27537-1
Doors	Damaged Hardware/Locks	Closer damaged/disconnected ;entry	4/27/2017	27537-1

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Deficiency Area	Deficiency	Comments	Date Completed	Work Order #
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced;	4/27/2017	27537-1
Walls	Peeling/Needs Paint	Throughout unit;	4/27/2017	27537-1
Unit # (b)(6)				
Ceiling	Mold/Mildew/Water Stains/Water Damage	Bathroom 1;	4/27/2017	27538-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door;	4/27/2017	27538-1
Health & Safety	Electrical Hazards—Exposed Wires/Open Panels	smoke delector wires	4/27/2017	27538-1
Kitchen	Range Hood/Exhaust Fans—Excessive	not functioning/blocked;	4/27/2017	27538-1
Smoke Detector	Missing/Inoperable	Smoke detector is missing;Hallway/Hall;	4/27/2017	27538-1
Unit # (b)(6)				
Doors	Damaged Hardware/Locks	Closer damaged/disconnected ;Striker plate	4/27/2017	27539-1
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	window in Bedroom 2;	4/27/2017	27539-1
Hot Water Heater	General Rust/Corrosion	bottom/top	4/27/2017	27539-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	Left/front burner does not function;	4/27/2017	27539-1
Windows	Inoperable/Not Lockable	Window won't stay up ; Bedroom 2	4/27/2017	27539-1
Unit # (b)(6)				
Doors	Damaged Hardware/Locks	Closer damaged/disconnected ;entry	4/27/2017	27540-1
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	scratched/scuffed;Bedroom 2;	4/27/2017	27540-1
Kitchen	Dishwasher/Garbage Disposal—Inoperable	garbage disposal not functioning;	4/27/2017	27540-1
Unit # (b)(6)				
Health & Safety	Other	VACANT - All repairs will be completed as applicable when unit made make ready	4/28/2017	27541-1
Building Exterior				
Health & Safety	Exposed Wires/Open Panels	exterior light conduit	4/28/2017	27543-1
Roofs	Damaged Soffits/Fascia/Soffit Vents	soffit front ;fascia ; side	4/28/2017	27543-1
Walls	Missing Pieces/Holes/Spalling	vinyl patch , NIS	4/28/2017	27543-1
Building Systems				
Electrical System	Evidence of Leaks/Corrosion	ac disconnect	4/28/2017	27543-1
Common Areas: Halls/Corridors/Stairs				
Stairs/Hand Railings	Broken/Missing Hand Railing	Loose brackets (b)(6)	4/28/2017	27543-1
(b)(6)				
Unit # (b)(6)				
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seat loose	4/27/2017	27563-1
Doors	Damaged Hardware/Locks	Closer damaged/disconnected	4/27/2017	27563-1
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	hole(s);	4/27/2017	27563-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door;	4/27/2017	27563-1
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	bedroom 1 window balance	4/27/2017	27563-1
Kitchen	Range Hood/Exhaust Fans—Excessive	not functioning/blocked;	4/27/2017	27563-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced;	4/27/2017	27563-1
Windows	Inoperable/Not Lockable	Window won't stay up;Bedroom 1	4/27/2017	27563-1
Unit # (b)(6)				
Bathroom	Leaking Faucet/Pipes	cold tub handle leaks	4/27/2017	27564-1
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seat loose	4/27/2017	27564-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door;	4/27/2017	27564-1
HVAC System	Inoperable	runs constantly	4/27/2017	27564-1

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Deficiency Area	Deficiency	Comments	Date Completed	Work Order #
Kitchen	Range Hood/Exhaust Fans—Excessive	not functioning/blocked;	4/27/2017	27564-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	Oven does not function;	4/27/2017	27564-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	water leaking inside refridgeralor;	4/27/2017	27564-1
Windows	Cracked/Broken/Missing Panes	cracked pane;Bedroom 2;	4/27/2017	27564-1
Windows	Damaged/Missing Screens		4/27/2017	27564-1
Unit (b)(6)				
Bathroom	Lavatory Sink—Damaged/Missing	stopper missing ;	4/27/2017	27565-1
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seat loose	4/27/2017	27565-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door;	4/27/2017	27565-1
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	Bedroom 2 bed	4/27/2017	27565-1
Unit # (b)(6)				
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing		4/27/2017	27566-1
Doors	Damaged Hardware/Locks	Closer damaged/disconnected ; closet door	4/27/2017	27566-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door;	4/27/2017	27566-1
Doors	Missing Door	entry closet	4/27/2017	27566-1
Health & Safety	Garbage and Debris—Outdoors	patio	4/27/2017	27566-1
Health & Safety	Infestation—Insects	Roaches;	Contractor	27566-1
Hot Water Heater	Missing Pressure Relief Valv		4/27/2017	27566-1
Kitchen	Dishwasher/Garbage Disposal—Inoperable	garbage disposal not functioning;	4/27/2017	27566-1
Unit (b)(6)				
Bathroom	Shower/Tub—Damaged/Missing	stains	4/27/2017	27567-1
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seat loose	4/27/2017	27567-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	4/27/2017	27567-1
Electrical System	GFI—Inoperable	Bathroom 1	4/27/2017	27567-1
Floors	Soft Floor Covering Missing/Damaged	throughout	4/27/2017	27567-1
Health & Safety	Infestation—Insects	Roaches;	Contractor	27567-1
Hot Water Heater	Missing Pressure Relief Valv	extension tube from pressure relief valve is	4/27/2017	27567-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/27/2017	27567-1
Unit (b)(6)				
Bathroom	Lavatory Sink—Damaged/Missing	stopper missing	4/27/2017	27568-1
Bathroom	Leaking Faucet/Pipes	showerhead	4/27/2017	27568-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	4/27/2017	27568-1
Electrical System	GFI—Inoperable	Kitchen	4/27/2017	27568-1
Kitchen	Dishwasher/Garbage Disposal—Inoperable	garbage disposal not functioning	4/27/2017	27568-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/27/2017	27568-1
Patio/Porch/ Balcony	Baluster/Side Railings Damaged	loose rail	4/27/2017	27568-1
Unit # (b)(6)				
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door;	4/27/2017	27569-1
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	Bedroom 2 window balance	4/27/2017	27569-1
Health & Safety	Infestation—Insects	Roaches;	Contractor	27569-1
HVAC System	Inoperable	Thermostat not functioning;	4/27/2017	27569-1
Kitchen	Dishwasher/Garbage Disposal—Inoperable	garbage disposal not functioning;	4/27/2017	27569-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced;	4/27/2017	27569-1
Windows	Inoperable/Not Lockable	Window won't stay up;Bedroom 2;	4/27/2017	27569-1
Unit # (b)(6)				
Bathroom	Leaking Faucet/Pipes	showerhead	4/27/2017	27570-1

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Deficiency Area	Deficiency	Comments	Date Completed	Work Order #
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seat loose	4/27/2017	27570-1
Electrical System	GFI—Inoperable	Bathroom 1;	4/27/2017	27570-1
Health & Safety	Infestation—Insects	Roaches;	Contractor	27570-1
Hot Water Heater	Missing Pressure Relief Valv	extension tube from pressure relief valve is	4/27/2017	27570-1
Patio/Porch/ Balcony	Baluster/Side Railings Damaged	loose rail	4/27/2017	27570-1
Windows	Damaged/Missing Screens			
Unit # (b)(6)				
Bathroom	light switch	switch plate and no bulb	4/25/2017	27526-1
Doors	Closet doors damaged	missing knob	4/25/2017	27526-1
Doors	Deteriorated/Missing Seals (Entry Only)	Entry seal	4/25/2017	27526-1
Unit # (b)(6)				
Bathroom	Leaking Faucet/Pipes	sink faucet drips Bathroom 2	4/26/2017	27525-1
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	toilet not functioning seat loose Bath 2	4/26/2017	27525-1
Doors	Deteriorated/Missing Seals (Entry Only)	patio fogged	4/26/2017	27525-1
Health & Safety	Electrical Hazards—Exposed Wires/Open Panels	disposal wire	4/26/2017	27525-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	2 or more burners do not function;Oven does	4/26/2017	27525-1
Unit # (b)(6)				
Ceiling	Peeling/Needs Paint	Living Room	4/26/2017	27524-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/26/2017	27524-1
Unit # (b)(6)				
Bathroom	Leaking Faucet/Pipes	tub faucet drips	4/26/2017	27523-1
Bathroom	Shower/Tub—Damaged/Missing	stains	4/26/2017	27523-1
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	door edge split;Bedroom 2	4/26/2017	27523-1
Health & Safety	Infestation—Insects	Roaches	Contractor	27523-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/26/2017	27523-1
Smoke Detector	Missing/Inoperable	Smoke detector missing Hall	4/26/2017	27523-1
Unit # (b)(6)				
Bathroom	Lavatory Sink—Damaged/Missing	stopper missing ;Bathroom 2	4/26/2017	27522-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	4/26/2017	27522-1
Hot Water Heater	Missing Pressure Relief Valv	ext. tube/pressure relief valve missing	4/26/2017	27522-1
Kitchen	Range Hood/Exhaust Fans—Excessive	not functioning/blocked	4/26/2017	27522-1
Unit # (b)(6)				
Bathroom	Leaking Faucet/Pipes	Sink faucet leak outside basin	4/26/2017	27521-1
Bathroom	Water Closet/Toilet --Damaged/Clogged/Missing	seat loose Bathroom 1	4/26/2017	27521-1
Doors	Damaged Hardware/Locks	Closer damaged/disconnected	4/26/2017	27521-1
Electrical System	GFI—Inoperable	Bathroom 2	4/26/2017	27521-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	Knob(s) missing	4/26/2017	27521-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/26/2017	27521-1
Smoke Detector	Missing/Inoperable	Smoke detector missing Hall	4/26/2017	27521-1
Unit (b)(6)				
Bathroom	Leaking Faucet/Pipes	tub faucet drips	4/26/2017	27520-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/26/2017	27520-1
Unit # (b)(6)				
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seat loose	4/26/2017	27519-1
Doors	Damaged Hardware/Locks	patio handle	4/26/2017	27519-1
Floors	Soft Floor Covering Missing/Damaged	stains throughout	4/26/2017	27519-1

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Deficiency Area	Deficiency	Comments	Date Completed	Work Order #
Kitchen	Range/Stove—Missing/Damaged/Inoperable	Right/front burner does not function	4/26/2017	27519-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/26/2017	27519-1
Kitchen	Sink—Missing/Damaged	faucet loose	4/26/2017	27519-1
Outlets/Switches	Missing/Broken Cover Plates	Outlet plate missing;Living Room	4/26/2017	27519-1
Smoke Detector	Missing/Inoperable	Smoke detector missingHall	4/26/2017	27519-1
Building Exterior				
Health & Safety	Exposed Wires/Open Panels	ac disconnect box wire loose at conduit rear		
Roofs	Damaged Soffits/Fascia/Soffit Vents	soffit rea(b)(		
Walls	Missing Pieces/Holes/Spalling	siding damage/nsr damage, dryer vent		
Building Systems				
Health & Safety	Electrical Hazards—Exposed Wires/Open Panels	gap at conduit to disconnect box in elec closet		
Common Areas: Halls/Corridors/Stairs				
Doors	Damaged Hardware/Locks	Closer damaged/disconnected(b) laundry		
Graffiti	Graffiti	hall of(b)(6)		
Common Areas: Laundry				
Outlets/Switches/Cover Plates	Outlets/Switches/Cover Plates—Missing/Broken	switch plate missing(b) laundry	4/7/2017	26950-1
Walls	Damaged	(b)(6) laundry	4/7/2017	26950-1
(b)(6) **Maintenance:**				
Building Exterior				
Roofs	Missing/Damaged Components from Downspout/Gutter	splashblocks : elbow missing rear		
Walls	Missing Pieces/Holes/Spalling	foam used in hole, NIS		
Building Systems				
Electrical System	Blocked Access/Improper Storage	stored items		
Common Areas: Storage				
Doors	Missing Door	jan closet		
Smoke Detector	Smoke Detector—Missing/Inoperable	Smoke detector is missing;		
(b)(6)				
Unit #(b)(6)				
Bathroom	Leaking Faucet/Pipes	cold sink handle leaks	4/24/2017	27514-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	4/24/2017	27514-1
Unit #(b)(6)				
Bathroom	Leaking Faucet/Pipes	both tub handles	4/24/2017	27512-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	4/24/2017	27512-1
Unit #(b)(6)				
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seat loose	4/25/2017	27511-1
Doors	Damaged Hardware/Locks	Closer damaged/disconnected	4/25/2017	27511-1
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	door edge split;Bedrooms	4/25/2017	27511-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	4/25/2017	27511-1
Doors	Missing Door	Bedroom 2;Closet	4/25/2017	27511-1
Floors	Hard Floor Covering Missing/Damaged Flooring/Tiles	threshold	4/25/2017	27511-1
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	Bedroom 1 dresser	4/25/2017	27511-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/25/2017	27511-1
Unit #(b)(6)				
Bathroom	Ventilation/Exhaust System—Inoperable	not functioning	4/25/2017	27498-1
Doors	Damaged Hardware/Locks	Closer damaged/disconnected	4/25/2017	27498-1
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	Bedroom 1;Living Room	4/25/2017	27498-1

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Deficiency Area	Deficiency	Comments	Date Completed	Work Order #
Unit (b)(6)				
Bathroom	Shower/Tub—Damaged/Missing	showerhead	4/25/2017	27497-1
Doors	Damaged Hardware/Locks	patio handle	4/25/2017	27497-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	4/25/2017	27497-1
Health & Safety	Other	short in living room outlet	4/25/2017	27497-1
Unit (b)(6)				
Bathroom	Lavatory Sink—Damaged/Missing	stopper missing	4/24/2017	27494-1
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seat loose	4/24/2017	27494-1
Doors	Missing Door	Bedroom 3	4/24/2017	27494-1
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	lock reversed Bedroom 2	4/24/2017	27494-1
Hot Water Heater	Missing Pressure Relief Valv	extension tube from pressure relief valve is	4/24/2017	27494-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/24/2017	27494-1
Unit # (b)(6)				
Bathroom	Lavatory Sink—Damaged/Missing	stopper missing	4/25/2017	27493-1
Unit # (b)(6)				
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seat loose	4/25/2017	27492-1
Doors	Damaged Hardware/Locks	Closer damaged/disconnected	4/25/2017	27492-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	4/25/2017	27492-1
Doors	Missing Door	Closet;Bedroom 2	4/25/2017	27492-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/25/2017	27492-1
Unit # (b)(6)				
Health & Safety	Other	no key	4/25/2017	27491-1
Unit # (b)(6)				
Bathroom	Leaking Faucet/Pipes	showerhead	4/25/2017	27490-1
Bathroom	Shower/Tub—Damaged/Missing	cold tub not functioning	4/25/2017	27490-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	4/25/2017	27490-1
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	Bedroom 1 bed	4/25/2017	27490-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	Left/front burner does not function	4/25/2017	27490-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal replace;water fridge	4/25/2017	27490-1
Unit (b)(6)				
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	door edge split;Bedroom 1	4/25/2017	27489-1
Health & Safety	Infestation—Insects	Roaches	4/25/2017	27489-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/25/2017	27489-1
Windows	Damaged/Missing Screens			
Unit # (b)(6)				
Floors	Soft Floor Covering Missing/Damaged	stains	4/25/2017	27488-1
Hot Water Heater	Missing Pressure Relief Valv	extension tube from pressure relief valve is	4/25/2017	27488-1
Unit # (b)(6)				
Bathroom	Lavatory Sink—Damaged/Missing	stopper missing ;Bathroom 2	4/26/2017	27487-1
Bathroom	Leaking Faucet/Pipes	sink faucet drips ;Bathroom 1	4/26/2017	27487-1
Doors	Damaged/Missing Screen/Storm/Security Door	Screen torn	4/26/2017	27487-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	4/26/2017	27487-1
Floors	Soft Floor Covering Missing/Damaged	stains	4/26/2017	27487-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/26/2017	27487-1
Outlets/Switches	Missing/Broken Cover Plates	Switch plate missing;Kitchen	4/26/2017	27487-1
Unit (b)(6)				

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Deficiency Area	Deficiency	Comments	Date Completed	Work Order #
Bathroom	Shower/Tub—Damaged/Missing	showerhead	4/26/2017	27486-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	4/26/2017	27486-1
Hot Water Heater	Missing Pressure Relief Valv	extension tube from pressure relief valve is	4/26/2017	27486-1
Unit # (b)(6)				
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	toilet not functioning ; seat loose	4/26/2017	27485-1
Doors	Damaged Hardware/Locks	Closer damaged/disconnected	4/26/2017	27485-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	4/26/2017	27485-1
Hot Water Heater	Missing Pressure Relief Valv	extension tube from pressure relief valve is	4/26/2017	27485-1
HVAC System	Noisy/Vibrating/Leaking	ac leaks	4/26/2017	27485-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/26/2017	27485-1
Windows	Damaged/Missing Screens		4/26/2017	27485-1
Unit # (b)(6)				
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	4/26/2017	27484-1
Electrical System	GFI--Inoperable	Bathroom 1	4/26/2017	27484-1
Electrical System	Missing Covers	jbox on hwh missing knockout	4/26/2017	27484-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/26/2017	27484-1
Walls	Damaged	shower soap holder	4/26/2017	27484-1
Building Exterior				
Doors	Damaged Frames/Threshold/Lintels/Trim	(b)(6) elec closet..needs new door	4/26/2017	27483-1
Health & Safety	Exposed Wires/Open Panels	front ac disconnect loose	4/26/2017	27483-1
Roofs	Missing/Damaged Components from Downspout/Gutter	splashblocks	4/26/2017	27483-1
Walls	Missing Pieces/Holes/Spalling	misr siding damage	Contractor	27483-1
Building Systems				
Health & Safety	Electrical Hazards—Exposed Wires/Open Panels	(b)(6) elec closets at conduit to disconnect	4/26/2017	27483-1
Common Areas: Closet/Utility/Mechanical				
Electrical	Missing Covers	btm knockout missing on (b)(6) breaker laundry	4/26/2017	27483-1
Common Areas: Halls/Corridors/Stairs				
Doors	Damaged Hardware/Locks	Closer damaged/disconnected (b)(6) laundry.	4/26/2017	27483-1
Graffiti	Graffiti	hallways	4/26/2017	27483-1
(b)(6)				
Unit # (b)(6)				
Kitchen	Disposal	VACANT - Not working	4/24/2017	27471-1
Doors	Bedroom 2	Repair	4/24/2017	27471-1
Unit # (b)(6)				
		VACANT - will repair all deficiencies when unit is made make ready	4/23/2017	27470-1
Unit # (b)(6)				
Health & Safety	Infestation—Insects	bedbugs not inspected	Contractor	27469-1
Bathroom	Ventilation/Exhaust System—Inoperable	Not working	4/24/2017	27469-1
Dining Room	Outlets/Switches/Cover Plates—Missing/Broken	Coverplate missing	4/24/2017	27469-1
Doors	Front entry door seal	Replaced seal	4/24/2017	27469-1
Unit # (b)(6)				
Health & Safety	Other	bed bugs not inspected	Contractor	27468-1
Bathroom	Medicine Cabinet	Loose	4/24/2017	27468-1
Unit # (b)(6)				

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Deficiency Area	Deficiency	Comments	Date Completed	Work Order #
Unit # (b)(6)		VACANT - will repair all deficiencies when unit is made make ready	4/24/2017	27467-1
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seat loose		
Doors	Damaged Hardware/Locks	Closer damaged/disconnected ;	4/24/2017	27466-1
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	door edge split;Bathroom 1;	4/27/2017	27466-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door;	4/27/2017	27466-1
Hot Water Heater	Missing Pressure Relief Valv	extension tube from pressure relief valve is	4/27/2017	27466-1
Unit # (b)(6)			4/27/2017	27466-1
Doors	Damaged Hardware/Locks	Closer damaged/disconnected ;		
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	door structure damaged entry	4/24/2017	27465-1
Floors	Soft Floor Covering Missing/Damaged	stains	4/24/2017	27465-1
Health & Safety	Air Quality—Mold and/or Mildew Observed	kitchen cabinets	4/24/2017	27465-1
Kitchen	Cabinets—Missing/Damaged	coutertop caulk	4/24/2017	27465-1
Kitchen	Range Hood/Exhaust Fans—Excessive	not functioning/blocked;	4/24/2017	27465-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced;	4/24/2017	27465-1
Unit (b)(6)			4/24/2017	27465-1
Health & Safety	Smoke Detector—Missing/Inoperable	Repair/replace		
Kitchen	Range Hood/Exhaust Fans—Excessive	missing	4/24/2017	27464-1
Doors	Patio door lock - won't slide	replar	4/24/2017	27464-1
Bedroom	Walls	holes Bedroom 1	4/24/2017	27464-1
Doors	Front entry door seal	Replaced seal	4/24/2017	27464-1
Unit # (b)(6)			4/24/2017	27464-1
Health & Safety	Other	bedbugs not inspected		
Doors	Door knob missing	replace	Contractor	27463-1
Kitchen	Range Hood/Exhaust Fans—Excessive	stove burner not working	4/25/2017	27463-1
Bathroom	Shower/Tub—Damaged/Missing	showerhead	4/25/2017	27463-1
Walls	Holes/Missing Tiles/Panels/Cracks	Holes in Bedroom 1	4/25/2017	27463-1
Unit # (b)(6)			4/25/2017	27463-1
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	toilet clogged ;Bathroom 2;		
Doors	Damaged Hardware/Locks	Striker plate misaligned/missing entry	4/25/2017	27462-1
Electrical System	GFI—Inoperable	Bathroom 1;	4/25/2017	27462-1
Hot Water Heater	Inoperable Unit/Components	sediment coming thru tubs	4/25/2017	27462-1
Unit # (b)(6)			4/25/2017	27462-1
Kitchen	backsplash needs caulking	no key		
Bathroom	Sink—Missing/Damaged	caulked	4/25/2017	27461-1
Health & Safety	Smoke Detector—Missing/Inoperable	clogged	4/25/2017	27461-1
Bathroom	toilet tank	repair	4/25/2017	27461-1
Walls	drywall has holes	loose	4/25/2017	27461-1
Unit # (b)(6)		needs patch and painting	4/25/2017	27461-1
Bathroom	Clogged Drains		4/25/2017	27461-1
Ceiling	Mold/Mildew/Water Stains/Water Damage	tub drains slow ;		
Doors	Damaged Hardware/Locks	Bathroom 1;	4/25/2017	27460-1
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	Closer damaged/disconnected ;	4/25/2017	27460-1
Health & Safety	Air Quality—Mold and/or Mildew Observed	door edge split;Bedroom 1/2	4/25/2017	27460-1
		Bathroom 1 ceiling	4/25/2017	27460-1
			4/25/2017	27460-1

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Deficiency Area	Deficiency	Comments	Date Completed	Work Order #
Unit #(b)(6)				
Bathroom	Shower/Tub—Damaged/Missing	stains	4/25/2017	27459-1
Doors	Damaged Hardware/Locks	balcony lock	4/25/2017	27459-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door;	4/25/2017	27459-1
Floors	Rot/Deteriorated Subfloor	around toilet/tub area;Bathroom 1;	4/25/2017	27459-1
Health & Safety	Air Quality—Mold and/or Mildew Observed	Bathroom walls/ceiling;Bathroom 1;	4/25/2017	27459-1
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	Bedroom 2 bed, Bedroom 1 dresser	4/25/2017	27459-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	not functioning	4/25/2017	27459-1
Walls	Damaged	tub	4/25/2017	27459-1
Unit #(b)(6)				
Bathroom	Lavatory Sink—Damaged/Missing	stopper missing ;Bathroom 2/1	4/24/2017	27458-1
Bathroom	Leaking Faucet/Pipes	showerhead Bathroom 2/1	4/24/2017	27458-1
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seat loose Bathroom 2;	4/24/2017	27458-1
Doors	Damaged Hardware/Locks	Closer damaged/disconnected ; patio handle	4/24/2017	27458-1
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	Bedroom 1 bed	4/24/2017	27458-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	Right/front burner does not function;	4/24/2017	27458-1
Unit #(b)(6)				
Doors	Damaged Hardware/Locks	patio handle	4/25/2017	27457-1
Electrical System	GFI—Inoperable	Bathroom 1;	4/25/2017	27457-1
Floors	Soft Floor Covering Missing/Damaged	stains/loose	4/25/2017	27457-1
Hot Water Heater	Missing Pressure Relief Valv	extension tube from pressure relief valve is	4/25/2017	27457-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced;	4/25/2017	27457-1
Outlets/Switches	Missing	Outlet not functioning Bedroom 1;	4/25/2017	27457-1
Walls	Peeling/Needs Paint	Dining Room;	4/25/2017	27457-1
Unit #(b)(6)				
Doors	Damaged Hardware/Locks	both latches not functioning	4/25/2017	27456-1
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	bowed entry	4/25/2017	27456-1
Health & Safety	Other	bedbugs not inspected	Contractor	27456-1
Building Exterior				
Doors	Damaged Hardware/Locks	(b)(6) elec striker plate		
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	elec closet		
Health & Safety	Exposed Wires/Open Panels	conduit loose on front ac disconnec (b)(6) side		
Roofs	Missing/Damaged Components from Downspout/Gutter	splashblocks		
Walls	Missing Pieces/Holes/Spalling	nisr siding damage (b) end dryer vent hole		
Common Areas: Health & Safety				
Health & Safety	Electrical Hazards—Exposed Wires/Open Panels	(b)(6) elec closet jbox cvr loose on ceiling		
(b)(6)				
Unit #(b)(6)				
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door;	4/25/2017	27454-1
Electrical System	GFI—Inoperable	Bathroom 1;	4/25/2017	27454-1
Health & Safety	Air Quality—Mold and/or Mildew Observed	Bathroom walls/ceiling;	4/25/2017	27454-1
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	Bedroom 1 tv	4/25/2017	27454-1
Walls	Damaged	Bedroom 1;	4/25/2017	27454-1
Unit #(b)(6)				
Doors	Damaged Hardware/Locks	Closer damaged/disconnected ;	4/25/2017	27453-1
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	Living Room couch	4/25/2017	27453-1

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Deficiency Area	Deficiency	Comments	Date Completed	Work Order #
Kitchen	Range/Stove—Missing/Damaged/Inoperable	Oven door handle missing;Oven door	4/25/2017	27453-1
Unit (b)(6)				
HVAC System	Inoperable	Thermostat not functioning;	4/25/2017	27452-1
Kitchen	Dishwasher/Garbage Disposal—Inoperable	garbage disposal not functioning;	4/25/2017	27452-1
Unit # (b)(6)				
Bathroom	Leaking Faucet/Pipes	showerhead	4/25/2017	27451-1
Ceiling	Holes/Missing Tiles/Panels/Cracks	Bathroom 1	4/25/2017	27451-1
Unit (b)(6)				
Bathroom	Clogged Drains	Sink does not drain	4/25/2017	27450-1
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seat loose	4/25/2017	27450-1
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	hole(s);Bedroom 3;Bedroom 2;	4/25/2017	27450-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door;	4/25/2017	27450-1
Kitchen	Dishwasher/Garbage Disposal—Inoperable	garbage disposal not functioning;	4/25/2017	27450-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced;	4/25/2017	27450-1
Unit # (b)(6)				
Bathroom	Lavatory Sink—Damaged/Missing	stopper not functioning ;	4/25/2017	27449-1
Bathroom	Shower/Tub—Damaged/Missing	diverter	4/25/2017	27449-1
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seat loose	4/25/2017	27449-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced;	4/25/2017	27449-1
Unit (b)(6)				
Health & Safety	Other	no key	4/25/2017	27448-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/25/2017	27448-1
Unit # (b)(6)				
Bathroom	Lavatory Sink—Damaged/Missing	stopper missing	4/25/2017	27447-1
Bathroom	Shower/Tub—Damaged/Missing	diverter	4/25/2017	27447-1
Ceiling	Peeling/Needs Paint	Bedroom 2;	4/25/2017	27447-1
Hot Water Heater	Inoperable Unit/Components	not enough hot water	4/25/2017	27447-1
Kitchen	Dishwasher/Garbage Disposal—Inoperable	garbage disposal not functioning;	4/25/2017	27447-1
Unit (b)(6)				
Bathroom	Leaking Faucet/Pipes	tub faucet drips	4/25/2017	27446-1
Doors	Damaged Hardware/Locks	Handle/knob loose/damaged	4/25/2017	27446-1
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	all doors	4/25/2017	27446-1
Health & Safety	Infestation—Insects	Roaches	4/25/2017	27446-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/25/2017	27446-1
Walls	Damaged	holes Hallway/Hall;Bathroom 1	4/25/2017	27446-1
Windows	Inoperable/Not Lockable	Window won't stay up;Bedroom 1	4/25/2017	27446-1
Unit # (b)(6)				
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	window balance Bedroom 3	4/25/2017	27445-1
Kitchen	Dishwasher/Garbage Disposal—Inoperable	garbage disposal not functioning	4/25/2017	27445-1
Windows	Cracked/Broken/Missing Panes	missing pane Bedroom 1	4/25/2017	27445-1
Windows	Inoperable/Not Lockable	Window won't stay up;Bedroom 3	4/25/2017	27445-1
Unit # (b)(6)				
Health & Safety	Other	no key		
Unit # (b)(6)				
Health & Safety	Other	bedbugs not inspected	Contractor	27443-1
Unit # (b)(6)				

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Deficiency Area	Deficiency	Comments	Date Completed	Work Order #
Electrical System	GFI—Inoperable	Bathroom 1/2	4/21/2017	27108-1
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	Bedroom 3	4/21/2017	27108-1
Kitchen	Range Hood/Exhaust Fans—Excessive	Range hood broken	4/21/2017	27108-1
Unit # (b)(6)				
Bathroom	Ventilation/Exhaust System—Inoperable	Vacant-will be completed at unit turn	4/25/2017	27441-1
Electrical System	GFI—Inoperable	no power	4/25/2017	27441-1
Hot Water Heater	Inoperable Unit/Components	no power	4/25/2017	27441-1
HVAC System	Inoperable	no power	4/25/2017	27441-1
Kitchen	Range Hood/Exhaust Fans—Excessive	no power	4/25/2017	27441-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	no power	4/25/2017	27441-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	no power	4/25/2017	27441-1
Lighting	Missing/Inoperable Fixture	no power	4/25/2017	27441-1
Unit # (b)(6)				
Bathroom	Shower/Tub—Damaged/Missing	diverter	4/25/2017	27440-1
Doors	Damaged Hardware/Locks	Closer damaged/disconnected	4/25/2017	27440-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	4/25/2017	27440-1
Unit # (b)(6)				
Bathroom	Leaking Faucet/Pipes	showerhead	4/25/2017	27439-1
Doors	Damaged Hardware/Locks	patio handle broken	4/25/2017	27439-1
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	door edge split;Bathroom 1	4/25/2017	27439-1
Doors	Missing Door	Bedroom 2;Closet	4/25/2017	27439-1
Electrical System	GFI—Inoperable	Bathroom 1	4/25/2017	27439-1
Health & Safety	Infestation—Insects	Roaches	Contractor	27439-1
Hot Water Heater	General Rust/Corrosion		4/25/2017	27439-1
Hot Water Heater	Leaking Valves/Tanks/Pipes	tank leaks	4/25/2017	27439-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	2 or more burners do not function;	4/25/2017	27439-1
Building Exterior				
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	(b)(6) elec closets damage and peeling	4/28/2017	27438-1
Walls	Missing Pieces/Holes/Spalling	nisr siding damage	Contractor	27438-1
Common Areas: Halls/Corridors/Stairs				
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	(b) laundry entry edge hole	4/28/2017	27438-1
Stairs/Hand Railings	Broken/Damaged/Missing Steps	Treads damage (b)(6)	4/28/2017	27438-1
Stairs/Hand Railings	Broken/Missing Hand Railing	Loose brackets (b)(6)	4/28/2017	27438-1
Common Areas: Health & Safety				
Health & Safety	Electrical Hazards—Exposed Wires/Open Panels	(b)(6) elec closet ceiling jbox cover loose	4/28/2017	27438-1
(b)(6)				
Unit # (b)(6)				
Bathroom	Lavatory Sink—Damaged/Missing	stopper missing ;	3/13/2017	26670-1
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	tank loose	3/13/2017	26670-1
Doors	Damaged Hardware/Locks	patio handle	3/13/2017	26670-1
Health & Safety	Infestation—Insects	Roaches;	Contractor	26670-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced;	3/13/2017	26670-1
Unit # (b)(6)				
Health & Safety	Other	Make Entry - Repair all deficiencies and thoroughly list out	3/13/2017	26671-1

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Deficiency Area	Deficiency	Comments	Date Completed	Work Order #
Unit # (b)(6)				
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door;	3/13/2017	26672-1
Health & Safety	Infestation—Insects	Roaches;	Contractor	26672-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced;	3/13/2017	26672-1
Unit # (b)(6)				
Health & Safety	Other	Make Entry - Repair all deficiencies and thoroughly list out	3/13/2017	26673-1
Unit # (b)(6)				
Health & Safety	Other	Notice of Abandonment filed - All deficiencies will be repaired when unit is made market ready	3/15/2017	26766-1
Unit # (b)(6)				
Bathroom	Lavatory Sink—Damaged/Missing	toilet seat loose	3/13/2017	26674-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced;	3/13/2017	26674-1
Unit # (b)(6)				
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seat loose	3/13/2017	26675-1
Doors	Damaged Hardware/Locks	Handle/knob loose/damaged ;Lock not	3/13/2017	26675-1
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	door edge split entry		
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door;	3/13/2017	26675-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced;		
Unit # (b)(6)				
Health & Safety	Other	Make Entry - Repair all deficiencies and thoroughly list out	3/13/2017	26676-1
Unit # (b)(6)				
Bathroom	Bathroom Cabinets—Damaged/Missing	base under sink	3/14/2017	26677-1
Bathroom	Shower/Tub—Damaged/Missing	diverter Bathroom 1; Bathroom 2 tub faucet	3/14/2017	26677-1
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	peeling paint entry	3/14/2017	26677-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door;	3/14/2017	26677-1
Electrical System	GFI—Inoperable	Kitchen;	3/14/2017	26677-1
Health & Safety	Air Quality—Mold and/or Mildew Observed	Bathroom walls/ceiling;Tub;Bathroom 1;	3/14/2017	26677-1
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	Bathroom 3 tv	3/14/2017	26677-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced;	3/14/2017	26677-1
Unit (b)(6)				
Bathroom	Lavatory Sink—Damaged/Missing	stopper missing ;Bathroom 1;	3/14/2017	26678-1
Bathroom	Shower/Tub—Damaged/Missing	stopper missing ;Bathroom 1;	3/14/2017	26678-1
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seat loose Bathroom 2;	3/14/2017	26678-1
Ceiling	Mold/Mildew/Water Stains/Water Damage	Bathroom 2;	3/14/2017	26678-1
Doors	Damaged Hardware/Locks	Handle/knob loose/damaged entry	3/14/2017	26678-1
Kitchen	Leaking Faucet/Pipes	Faucet leaks;	3/14/2017	26678-1
Kitchen	Range Hood/Exhaust Fans—Excessive	not functioning/blocked;	3/14/2017	26678-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	Right/front burner does not function;	3/14/2017	26678-1
Unit # (b)(6)				
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seat loose	3/14/2017	26679-1
Doors	Damaged Hardware/Locks	patio handle	3/14/2017	26679-1
Doors	Damaged/Missing Screen/Storm/Security Door	Screen torn ;	3/14/2017	26679-1

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Deficiency Area	Deficiency	Comments	Date Completed	Work Order #
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door;	3/14/2017	26679-1
Doors	Missing Door	closets, bedroom 2	3/14/2017	26679-1
Floors	Soft Floor Covering Missing/Damaged	Living Room;Hallway/Hall;	3/14/2017	26679-1
Kitchen	Range Hood/Exhaust Fans—Excessive	not functioning/blocked;	3/14/2017	26679-1
Unit # (b)(6)				
Kitchen	Dishwasher/Garbage Disposal—Inoperable	garbage disposal not functioning;	3/14/2017	26680-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced;	3/14/2017	26680-1
Unit # (b)(6)				
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seat loose Bathroom 1;	3/15/2017	26681-1
Doors	Damaged Hardware/Locks	patio handle	3/15/2017	26681-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced;	3/15/2017	26681-1
Patio/Porch/ Balcony	Baluster/Side Railings Damaged			
Unit # (b)(6)				
Bathroom	Lavatory Sink—Damaged/Missing	stopper not functioning ;Bathroom 2;	3/15/2017	26682-1
Health & Safety	Air Quality—Mold and/or Mildew Observed	Tub;Bathroom 2;	3/15/2017	26682-1
Health & Safety	Electrical Hazards—Exposed Wires/Open Panels	disposal wire	3/15/2017	26682-1
Unit # (b)(6)				
Bathroom	Lavatory Sink—Damaged/Missing	stopper missing	3/15/2017	26683-1
Ceiling	Mold/Mildew/Water Stains/Water Damage	Bathroom 1	3/15/2017	26683-1
Doors	Damaged Hardware/Locks	Handle/knob loose/damaged entry	3/15/2017	26683-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	3/15/2017	26683-1
Health & Safety	Air Quality—Mold and/or Mildew Observed	Bathroom walls/ceiling;Bathroom 1	3/15/2017	26683-1
Kitchen	Cabinets—Missing/Damaged	countertop	3/15/2017	26683-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Shelves broken/damaged	3/15/2017	26683-1
Unit # (b)(6)				
Bathroom	Lavatory Sink—Damaged/Missing	stopper missing ;	3/14/2017	26684-1
Bathroom	Ventilation/Exhaust System—Inoperable		3/14/2017	26684-1
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seat loose	3/14/2017	26684-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door;	3/14/2017	26684-1
Hot Water Heater	Inoperable Unit/Components	very little hot water	3/14/2017	26684-1
Kitchen	Range Hood/Exhaust Fans—Excessive	falling off	3/14/2017	26684-1
Windows	Damaged/Missing Screens		3/14/2017	26684-1
Windows	Inoperable/Not Lockable	Lock inoperable;Bedroom 1;Bedroom 2;	3/14/2017	26684-1
Building Exterior				
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	peeling pain (b)(6) elec closet	4/27/2017	26685-1
Health & Safety	Exposed Wires/Open Panels	ac disconnect wire loose front of (b)(6	4/27/2017	26685-1
Walls	Missing Pieces/Holes/Spalling	hole in block rear near light	4/27/2017	26685-1
Common Areas: Halls/Corridors/Stairs				
Doors	Damaged Hardware/Locks	Closer damaged/disconnected (b)(laundry	4/27/2017	26685-1
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	missing pane (b)(laundry	4/27/2017	26685-1
Walls	Damaged	(b)(at 1b hole	4/27/2017	26685-1
(b)(6)				
Unit # (b)(6)				
Bathroom	Lavatory Sink—Damaged/Missing	stopper not functioning ;Bathroom 1;	3/20/2017	26687-1
Bathroom	Leaking Faucet/Pipes	diverter Bathroom 1; tub faucet drips	3/20/2017	26687-1
Doors	Damaged Hardware/Locks	Striker plate misaligned/missing ;	3/20/2017	26687-1

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Deficiency Area	Deficiency	Comments	Date Completed	Work Order #
Electrical System	GFI—Inoperable	Bathroom 1;	3/20/2017	26687-1
Health & Safety	Infestation—Insects	Roaches;	3/20/2017	26687-1
Smoke Detector	Missing/Inoperable	smoke detector is not functioning;Bedroom	3/20/2017	26687-1
Unit (b)(6)				
Bathroom	Leaking Faucet/Pipes	tub faucet cold side & diverter Bathroom 1;	3/20/2017	26688-1
Bathroom	Ventilation/Exhaust System—Inoperable	not functioning ;Bathroom 2;	3/20/2017	26688-1
Doors	Damaged Hardware/Locks	Lock not functioning ;Bedroom 2;	3/20/2017	26688-1
Doors	Missing Door	entry Closet;	3/20/2017	26688-1
Health & Safety	Air Quality—Mold and/or Mildew Observed	Bathroom walls/ceiling;Bathroom Bathroom 2;	3/20/2017	26688-1
Health & Safety	Infestation—Rats/Mice/Vermin	Mice;Kitchen;	Contractor	26688-1
Kitchen	Cabinets—Missing/Damaged	under sink	3/20/2017	26688-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	Left/front burner does not function;	3/20/2017	26688-1
Smoke Detector	Missing/Inoperable	Smoke detector is missing;Bedroom 1;	3/20/2017	26688-1
Unit # (b)(6)				
Doors	Damaged Hardware/Locks	Closer damaged/disconnected ;entry Striker	3/20/2017	26693-1
Kitchen	Cabinets—Missing/Damaged	drawers;	3/20/2017	26693-1
Unit # (b)(6)				
Bathroom	Lavatory Sink—Damaged/Missing	loose faucet	3/20/2017	26694-1
Doors	Damaged Hardware/Locks	Handle/knob loose/damaged ;Bedroom 2;	3/20/2017	26694-1
Health & Safety	Infestation—Insects	Roaches;	3/20/2017	26694-1
Smoke Detector	Missing/Inoperable	hanging ; Hallway/Hall;	3/20/2017	26694-1
Unit # (b)(6)				
Bathroom	Clogged Drains	sink drains slow ; Bathroom 1;	3/20/2017	26695-1
Bathroom	Lavatory Sink—Damaged/Missing	faucet loose ; Bathroom 2;Bathroom 1;	3/20/2017	26695-1
Kitchen	Range Hood/Exhaust Fans—Excessive	not functioning/blocked;	3/20/2017	26695-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	2 or more burners do not function;Oven does	3/20/2017	26695-1
Unit # (b)(6)				
Bathroom	Leaking Faucet/Pipes	tub faucet drips ,	3/20/2017	26696-1
Bathroom	Shower/Tub—Damaged/Missing	tiles	3/20/2017	26696-1
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	Toilet is loose ;	3/20/2017	26696-1
Doors	Damaged Hardware/Locks	Closer damaged/disconnected ;	3/20/2017	26696-1
Doors	Missing Door	Bedroom 3;	3/20/2017	26696-1
Electrical System	Missing Breakers/Fuses	1 slot	3/20/2017	26696-1
Health & Safety	Hazards—Sharp Edges	Broken bathroom mirror;Bathroom 2;	3/20/2017	26696-1
Health & Safety	Infestation—Insects	Roaches;	3/20/2017	26696-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	Right/front burner does not function;	3/20/2017	26696-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced;	3/20/2017	26696-1
Outlets/Switches	Missing/Broken Cover Plates	Switch plate cracked; Dining Room;	3/20/2017	26696-1
Smoke Detector	Missing/Inoperable	smoke detector is not functioning; Bedroom 1;	3/20/2017	26696-1
Walls	Damaged	holes	3/20/2017	26696-1
Unit # (b)(6)				
Health & Safety	Electrical Hazards—Exposed Wires/Open Panels	Bedroom 1 closet light fixture	3/20/2017	26697-1
Kitchen	Leaking Faucet/Pipes	Faucet leaks causing damage;	3/20/2017	26697-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced;	3/20/2017	26697-1
Unit # (b)(6)				

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Deficiency Area	Deficiency	Comments	Date Completed	Work Order #
Health & Safety	Other	Make Entry - Repair all deficiencies and thoroughly list out	3/21/2017	26711-1
Unit # (b)(6)				
Doors	Damaged Hardware/Locks	Closer damaged/disconnected ;Striker plate	3/20/2017	26698-1
Unit # (b)(6)				
Bathroom	Lavatory Sink—Damaged/Missing	stopper missing ;	3/20/2017	26699-1
Health & Safety	Infestation—Insects	Roaches;	Contractor	26699-1
Health & Safety	Infestation—Rats/Mice/Vermin	Mice;	Contractor	26699-1
Smoke Detector	Missing/Inoperable	smoke detector is not	3/20/2017	26699-1
Walls	Damaged	patch in Hallway/Hall; NIS	3/20/2017	26699-1
Unit # (b)(6)				
Health & Safety	Other	Make Entry - Repair all deficiencies and thoroughly list out	3/13/2017	26705-1
Unit # (b)(6)				
Health & Safety	Other	Make Entry - Repair all deficiencies and thoroughly list out	3/13/2017	26706-1
Unit # (b)(6)				
Ceiling	Mold/Mildew/Water Stains/Water Damage	Bathroom 1;	3/20/2017	26707-1
Doors	Damaged Hardware/Locks	Closer damaged/disconnected ;entry	3/20/2017	26707-1
Health & Safety	Electrical Hazards—Exposed Wires/Open Panels	HWH wire	3/20/2017	26707-1
Health & Safety	Infestation—Insects	Roaches;	Contractor	26707-1
Smoke Detector	Missing/Inoperable	smoke detector is not functioning;Bedroom 1;	3/20/2017	26707-1
Unit # (b)(6)				
Health & Safety	Other	Make Entry - Repair all deficiencies and thoroughly list out	3/20/2017	26708-1
Unit # (b)(6)				
Health & Safety	Other	Make Entry - Repair all deficiencies and thoroughly list out	3/13/2017	26709-1
Unit # (b)(6)				
Doors	Damaged Hardware/Locks	Closer damaged/disconnected ;entry	3/20/2017	26710-1
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	peeling paint;entry door structure	3/20/2017	26710-1
Health & Safety	Electrical Hazards—Exposed Wires/Open Panels	Bedroom 1 closet light fixture	3/20/2017	26710-1
Building Exterior				
Roofs	Missing/Damaged Components from Downspout/Gutter	splashblocks		
Building Systems				
Domestic Water	Leaking Central Water Supply	(b)(6) laundry		
Sanitary System	Broken/Leaking/Clogged Pipes or Drains	(b)(6) laundry		
Common Areas: Closet/Utility/Mechanical				
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	peeling paint; (b)(6) electric closet		
Common Areas: Halls/Corridors/Stairs				
Ceiling	Peeling/Needs Paint	(b)(6)		
Common Areas: Laundry				
Doors	Damaged Hardware/Locks	Striker plate misaligned/missing;Closer		
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	peeling paint; (b)(6) laundry		

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Deficiency Area	Deficiency	Comments	Date Completed	Work Order #
Dryer Vent	Dryer Vent—Missing/Damaged/Inoperable	vent disconnected (b)(6) laundry room	4/7/2017	26944-1
(b)(6)				
Unit # (b)(6)				
Health & Safety	Other	Make Entry - Repair all deficiencies and thoroughly list out	3/13/2017	26713-1
Unit # (b)(6)				
Bathroom	Leaking Faucet/Pipes	diverter	3/23/2017	26714-1
Doors	Damaged Frames/Threshold/Linlels/Trim	Bathroom 1;	3/23/2017	26714-1
Unit # (b)(6)				
Bathroom	Lavatory Sink—Damaged/Missing	stopper missing ;	3/24/2017	26715-1
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	furniture in Bedroom 1;	3/24/2017	26715-1
Health & Safety	Infestation—Insects	Roaches;	Contractor	26715-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	Left/front burner does not function;	3/24/2017	26715-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced;	3/24/2017	26715-1
Unit # (b)(6)				
Bathroom	Shower/Tub—Damaged/Missing	diverter	3/23/2017	26716-1
Health & Safety	Infestation—Insects	Roaches;	Contractor	26716-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	Range is shorting circuit	3/23/2017	26716-1
Smoke Detector	Missing/Inoperable	smoke detector is not functioning;Bedroom 1;	3/23/2017	26716-1
Unit # (b)(6)				
Bathroom	Shower/Tub—Damaged/Missing	diverter	3/22/2017	26717-1
Doors	Damaged Hardware/Locks	Handle/knob loose/damaged ;patio	3/22/2017	26717-1
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	Bedroom 1;Bedroom 3;Bathroom 1;	3/22/2017	26717-1
Floors	Hard Floor Covering Missing/Damaged Flooring/Tiles	tiles missing;Bathroom 1;	3/22/2017	26717-1
Floors	Rot/Deteriorated Subfloor	around toilet/tub area;	3/22/2017	26717-1
Health & Safety	Infestation—Insects	Roaches;	3/22/2017	26717-1
Hot Water Heater	General Rust/Corrosion	top	3/22/2017	26717-1
HVAC System	Convection/Radiant Heat System Covers	Missing vent cover;Bedroom 3;	3/22/2017	26717-1
Kitchen	Range Hood/Exhaust Fans—Excessive	not functioning/blocked;	3/22/2017	26717-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced;	3/22/2017	26717-1
Unit # (b)(6)				
Bathroom	Leaking Faucet/Pipes	diverter	3/23/2017	26718-1
Doors	Damaged Hardware/Locks	Striker plate misaligned/missing ;entry,	3/23/2017	26718-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door;	3/23/2017	26718-1
Hot Water Heater	Missing Pressure Relief Valv	extension tube from pressure relief valve is	3/23/2017	26718-1
Smoke Detector	Missing/Inoperable	smoke detector is not functioning; Bedroom	3/23/2017	26718-1
Unit # (b)(6)				
Health & Safety	Other	Make Entry - Repair all deficiencies and thoroughly list out	3/23/2017	26719-1
Unit (b)(6)				
Bathroom	Clogged Drains	sink drains slow ;	3/23/2017	26720-1
Bathroom	Leaking Faucet/Pipes	diverter	3/23/2017	26720-1
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	Bathroom 1;Bedroom 1;Bedroom 2;	3/23/2017	26720-1
Doors	Missing Door	entry Closet;	3/23/2017	26720-1
Electrical System	GFI—Inoperable	Bathroom 1;	3/23/2017	26720-1
Health & Safety	Electrical Hazards—Exposed Wires/Open Panels	light fixtureBathroom 1 Closet;	3/23/2017	26720-1

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Deficiency Area	Deficiency	Comments	Date Completed	Work Order #
Kitchen	Range/Stove—Missing/Damaged/Inoperable	Right/rear burner does not function;	3/23/2017	26720-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced;	3/23/2017	26720-1
Smoke Detector	Missing/Inoperable	Smoke detector is missing; Bedroom 1;	3/23/2017	26720-1
Unit # (b)(6)				
Bathroom	Shower/Tub—Damaged/Missing	showerhead	3/22/2017	26722-1
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	holes ;numerous	3/22/2017	26722-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door;	3/22/2017	26722-1
Kitchen	Countertops—Missing/Damaged	backsplash	3/22/2017	26722-1
Kitchen	Leaking Faucet/Pipes	Faucet leaks causing damage;	3/22/2017	26722-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	Left/front burner does not function;	3/22/2017	26722-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced;Freezer seal	3/22/2017	26722-1
Walls	Mold/Mildew/Water Stains/Water Damage	tub	3/22/2017	26722-1
Windows	Inoperable/Not Lockable	Lock inoperable;Bedroom 2;	3/22/2017	26722-1
Unit # (b)(6)				
Ceiling	Mold/Mildew/Water Stains/Water Damage	Bathroom 2;	3/22/2017	26723-1
Doors	Damaged Hardware/Locks	Hinges loose/damaged ; Bathroom 1;	3/22/2017	26723-1
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	peeling paint; entry	3/22/2017	26723-1
Smoke Detector	Missing/Inoperable	Smoke detector is missing;Bedroom	3/22/2017	26723-1
Walls	Damaged	Bedroom 2	3/22/2017	26723-1
Unit # (b)(6)				
Health & Safety	Other	overall unsatisfactory conditions	3/24/2017	26724-1
Unit # (b)(6)				
Bathroom	Shower/Tub—Damaged/Missing	Caulk needs replaced : diverter	3/24/2017	26760-1
Bathroom	Ventilation/Exhaust System—Inoperable	not functioning ;	3/24/2017	26760-1
Doors	Damaged Hardware/Locks	Closer damaged/disconnected ;entry	3/24/2017	26760-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door;	3/24/2017	26760-1
Doors	Missing Door	Bedroom 1;	3/24/2017	26760-1
Floors	Soft Floor Covering Missing/Damaged	stains; carpet	3/24/2017	26760-1
Health & Safety	Infestation—Insects	Roaches;	Contractor	26760-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	Right/rear burner does not function;	3/24/2017	26760-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced;	3/24/2017	26760-1
Unit # (b)(6)				
Doors	Damaged Hardware/Locks	Closer damaged/disconnected ;entry Striker plate misaligned/missing ;Bedroom 1; Lock not functioning ;Bedroom 2;	3/24/2017	26761-1
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	peeling paint;	3/24/2017	26761-1
Electrical System	GFI—Inoperable	Bathroom 2;	3/24/2017	26761-1
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	window im Bedroom 2;	3/24/2017	26761-1
Smoke Detector	Missing/Inoperable	smoke detector is not functioning;Bedroom	3/24/2017	26761-1
Windows	Inoperable/Not Lockable	Window won't stay up; Bedroom 2	3/24/2017	26761-1
Unit # (b)(6)				
Health & Safety	Other	Make Entry - Repair all deficiencies and thoroughly list out	3/15/2017	26762-1
Unit # (b)(6)				
Health & Safety	Other	Make Entry - Repair all deficiencies and thoroughly list out	3/24/2017	26763-1

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Deficiency Area	Deficiency	Comments	Date Completed	Work Order #
Unit # (b)(6)				
Bathroom	Shower/Tub—Damaged/Missing	diverter		
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	toilet not functioning ;	3/23/2017	26764-1
Doors	Damaged Hardware/Locks	Handle/knob loose/damaged ;patio	3/23/2017	26764-1
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	peeling paint;Bedroom 2;		
Hot Water Heater	General Rust/Corrosion	top	3/23/2017	26764-1
Kitchen	Leaking Faucet/Pipes	aerator	3/23/2017	26764-1
Building Exterior				
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	(b)(meter room door corroded	4/27/2017	26765-1
Health & Safety	Exposed Wires/Open Panels	ac disconnect & compressor ; front ac	4/27/2017	26765-1
Roofs	Missing/Damaged Components from Downspout/Gutter	splashblocks	4/27/2017	26765-1
Walls	Missing Pieces/Holes/Spalling	caulk/vinyl repair NIS hole for ac cdl , rear (b) side from plywood window cover	4/27/2017	26765-1
Building Systems				
Sanitary System	Missing Drain/Cleanout/Manhole Covers	exterior cleanout cover damaged ; front	4/27/2017	26765-1
Common Areas: Laundry				
Doors	Damaged Hardware/Locks	Closer damaged/disconnected (b) Striker	4/27/2017	26765-1
(b)(6)				
Unit # (b)(6)				
Bathroom	Lavatory Sink—Damaged/Missing	stopper missing ;Bathroom 1;Bathroom 2;	3/21/2017	26768-1
Bathroom	Leaking Faucet/Pipes	tub faucet drips ;Bathroom 1;	3/21/2017	26768-1
Doors	Damaged Hardware/Locks	Striker plate misaligned/missing ; Bathroom 2;	3/21/2017	26768-1
Smoke Detector	Missing/Inoperable	hanging , Hallway/Hall;	3/21/2017	26768-1
Unit # (b)(6)				
Bathroom	Lavatory Sink—Damaged/Missing	no hot Bathroom 1;	3/21/2017	26769-1
Ceiling	Mold/Mildew/Water Stains/Water Damage	Bathroom 2;	3/21/2017	26769-1
Electrical System	GFI—Inoperable	Bathroom 2;	3/21/2017	26769-1
Electrical System	Missing Breakers/Fuses	1 slot	3/21/2017	26769-1
Kitchen	Dishwasher/Garbage Disposal—Inoperable	garbage disposal not functioning;	3/21/2017	26769-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	water leaking inside refridgerator;Fresh food	3/21/2017	26769-1
Smoke Detector	Missing/Inoperable	Smoke detector is missing;	3/21/2017	26769-1
Walls	Mold/Mildew/Water Stains/Water Damage	Bathroom 2;	3/21/2017	26769-1
Unit # (b)(6)				
Bathroom	Shower/Tub—Damaged/Missing	diverter	3/22/2017	26770-1
Doors	Damaged Hardware/Locks	patio	3/22/2017	26770-1
Health & Safety	Infestation—Insects	Roaches;	Contractor	26770-1
Kitchen	Dishwasher/Garbage Disposal—Inoperable	garbage disposal not functioning;	3/22/2017	26770-1
Smoke Detector	Missing/Inoperable	smoke detector is not functioning; Bedroom 1;	3/22/2017	26770-1
Unit # (b)(6)				
Hot Water Heater	General Rust/Corrosion	top	3/21/2017	26771-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced;	3/21/2017	26771-1
Unit # (b)(6)				
Bathroom	Leaking Faucet/Pipes	diverter Bathroom 1;	3/21/2017	26772-1
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	Lid broken ;Bathroom 1; toilet clogged	3/21/2017	26772-1
Doors	Damaged Hardware/Locks	Striker plate misaligned/missing ;Bathroom 1;	3/21/2017	26772-1

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Deficiency Area	Deficiency	Comments	Date Completed	Work Order #
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	peeling paint;Bedroom 3;	3/21/2017	26772-1
Health & Safety	Infestation—Insects	Roaches;	Contractor	26772-1
Kitchen	Leaking Faucet/Pipes	sprayer	3/21/2017	26772-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	2 or more burners do not function;	3/21/2017	26772-1
Smoke Detector	Missing/Inoperable	smoke detector is not functioning;Bedroom 1;	3/21/2017	26772-1
Walls	Damaged	door knob damage;Bedroom 2 & 3	3/21/2017	26772-1
Unit # (b)(6)				
Bathroom	Shower/Tub—Damaged/Missing	tiles; Bathroom 2	3/21/2017	26773-1
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	Toilet is loose ;Bathroom 2	3/21/2017	26773-1
Doors	Damaged Frames/Threshold/Lintels/Trim	Bedroom 1	3/21/2017	26773-1
Electrical System	GFI—Inoperable	Bathroom 1	3/21/2017	26773-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	Right/front burner does not function	3/21/2017	26773-1
Walls	Damaged	Hallway/Hall	3/21/2017	26773-1
Unit # (b)(6)				
Doors	Damaged Frames/Threshold/Lintels/Trim	Bedroom 1;	3/22/2017	26776-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced;	3/22/2017	26776-1
Smoke Detector	Missing/Inoperable	smoke detector is not	3/22/2017	26776-1
Unit # (b)(6)				
Doors	Damaged Frames/Threshold/Lintels/Trim	Bedroom 2;	3/22/2017	26777-1
Doors	Damaged Hardware/Locks	Striker plate missing ;entry, Bed 1& 2	3/22/2017	26777-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door;	3/22/2017	26777-1
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	window in Bedroom 2;	3/22/2017	26777-1
Outlets/Switches	Missing/Broken Cover Plates	Outlet plate missing;Bedroom 1;	3/22/2017	26777-1
Smoke Detector	Missing/Inoperable	Smoke detector is missing;	3/22/2017	26777-1
Windows	Inoperable/Not Lockable	Window won't stay up;Bedroom 2;	3/22/2017	26777-1
Unit # (b)(6)				
Smoke Detector	Missing/Inoperable	smoke detector is not functioning;	3/22/2017	26780-1
Unit # (b)(6)				
Health & Safety	Other	no access	3/22/2017	26781-1
Doors	locks	Front entry door;	3/22/2017	26781-1
Health & Safety	Smoke Detector—Missing/Inoperable	no access	3/22/2017	26781-1
Outlets/Switches	Missing/Broken Cover Plates	outlet covers	3/22/2017	26781-1
Walls	Holes/Missing Tiles/Panels/Cracks	outlet covers	3/22/2017	26781-1
Bathroom	sink - pop up missing	replace	3/22/2017	26781-1
Unit # (b)(6)				
Bathroom	Shower/Tub—Damaged/Missing	tiles	3/22/2017	26783-1
Doors	Damaged Hardware/Locks	Closer damaged/disconnected ;Striker plate	3/22/2017	26783-1
Floors	Hard Floor Covering Missing/Damaged Flooring/Tiles	tiles missing;Bathroom 1;	3/22/2017	26783-1
Smoke Detector	Missing/Inoperable	Smoke detector is missing;Bedroom 2;	3/22/2017	26783-1
Unit # (b)(6)				
HVAC System	Inoperable	t-stat	3/22/2017	26784-1
Doors	Hardware missing	replace hardware - patio	3/22/2017	26784-1
Building Exterior				
Health & Safety	Exposed Wires/Open Panels	rear light knockout above (b)(meter room	4/27/2017	26785-1
Roofs	Missing/Damaged Components from Downspout/Gutter	splashblocks	4/27/2017	26785-1
Walls	Missing Pieces/Holes/Spalling	weed trimmer damage dryer vent louvers	4/27/2017	26785-1

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Deficiency Area	Deficiency	Comments	Date Completed	Work Order #
Building Systems				
Domestic Water	Leaking Central Water Supply	(b) laundry	4/27/2017	26785-1
Health & Safety	Electrical Hazards—Exposed Wires/Open Panels	knockouts missing (b) meter room & ac	4/27/2017	26785-1
Common Areas: Closet/Utility/Mechanical				
Doors	Damaged Hardware/Locks	Striker plate misaligned/missing (b) electric	4/27/2017	26785-1
Common Areas: Halls/Corridors/Stairs				
Ceiling	Peeling/Needs Paint	(b)(6)	4/27/2017	26785-1
Stairs/Hand Railings	Broken/Missing Hand Railing	Missing/broken bracket (b)(	4/27/2017	26785-1
Common Areas: Laundry				
Doors	Damaged Hardware/Locks	Striker plate misaligned/missing; Closer	4/27/2017	26785-1
Dryer Vent	Dryer Vent—Missing/Damaged/Inoperable	vent damaged (b) meter room	4/27/2017	26785-1
Common Areas: Storage				
Ceiling	Mold/Mildew/Water Stains/Water Damage	(b) storage	4/27/2017	26785-1
(b)(6)				
Unit # (b)(6)				
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	toilet clogged ;Bathroom 1;		
Doors	Damaged Frames/Threshold/Lintels/Trim	Bedroom 2;		
Doors	Damaged Hardware/Locks	Striker plate misaligned/missing ;entry		
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	peeling paint;entry		
Doors	Missing Door	numerous		
Health & Safety	Infestation—Insects	Roaches;		
Kitchen	Range/Stove—Missing/Damaged/Inoperable	Right/front burner does not function;		
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced;		
Outlets/Switches	Missing/Broken Cover Plates	Outlet plate missing;Hallway/Hall;		
Walls	Damaged	numerous		
Unit # (b)(6)				
Doors	Patio blinds	missing	3/22/2017	26787-1
Kitchen	Stove	burner not working; switch need repair	3/22/2017	26787-1
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	Bedrooms	3/22/2017	26787-1
Walls	Holes/Missing Tiles/Panels/Cracks	patch and paint walls bedroom	3/22/2017	26787-1
Unit (b)(6)				
Bathroom	Shower/Tub—Damaged/Missing	diverter	3/22/2017	26788-1
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	Seat broken	3/22/2017	26788-1
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	Bedroom 1; door edge split;Bathroom	3/22/2017	26788-1
Doors	Missing Door	Bedroom 1;Closet;	3/22/2017	26788-1
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	window Bedroom 2;	3/22/2017	26788-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced;	3/22/2017	26788-1
Smoke Detector	Missing/Inoperable	Smoke detector is missing; Bedroom 1;	3/22/2017	26788-1
Windows	Inoperable/Not Lockable	Window won't stay up;Bedroom 2;	3/22/2017	26788-1
Unit # (b)(6)				
Doors	Damaged Hardware/Locks	Closer damaged/disconnected ;entry	3/21/2017	26789-1
HVAC System	Inoperable	per tenant not functioning	3/21/2017	26789-1
Unit # (b)(6)				
Health & Safety	Other	no key	3/15/2017	26790-1
Unit # (b)(6)				
Bathroom	Lavatory Sink—Damaged/Missing	cold side Bathroom 1; stopper missing	3/21/2017	26791-1

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Deficiency Area	Deficiency	Comments	Date Completed	Work Order #
Bathroom	Shower/Tub—Damaged/Missing	Caulk needs replaced ;both	3/21/2017	26791-1
Health & Safety	Infestation—Insects	Roaches;	Contractor	26791-1
Hot Water Heater	Missing Pressure Relief Valv	extension tube from pressure relief valve	3/21/2017	26791-1
Kitchen	Range Hood/Exhaust Fans—Excessive	not functioning/blocked;	3/21/2017	26791-1
Smoke Detector	Missing/Inoperable	smoke detector is not functioning;Bedroom	3/21/2017	26791-1
Unit # (b)(6)				
Unit # (b)(6)				
Health & Safety	Other	VACANT - all deficiencies will be repaired when unit is turned	3/22/2017	26794-1
Health & Safety	Roaches		Contractor	26794-1
HVAC System	Furnace	missing filter	3/22/2017	26794-1
Bathroom	Medicine Cabinet	Loose brackets;	3/22/2017	26794-1
Health & Safety	Smoke detectors	Loose brackets;	3/22/2017	26794-1
Bathroom	Exhaust fan	Loose brackets;	3/22/2017	26794-1
Kitchen	Stove & Refrigerator	drip pan missing; bulb in refrigerator	3/22/2017	26794-1
Doors	Hallway	bi-fold off line	3/22/2017	26794-1
Unit # (b)(6)				
Health & Safety	Other	angry dog, no access	3/22/2017	26795-1
Health & Safety	missing/Inoperable	smoke detector	3/22/2017	26795-1
HVAC System	Furnace	filter missing	3/22/2017	26795-1
Bathrom	tub/shower	replace stem	3/22/2017	26795-1
Doors	damaged	Bedroom	3/22/2017	26795-1
Unit # (b)(6)				
Bathroom	Clogged Drains	Tub does not drain ;		
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	improper flush		
Doors	Damaged Frames/Threshold/Lintels/Trim	Bedroom 1;		
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	entry		
Kitchen	Leaking Faucet/Pipes	Faucet leaks causing damage;		
Kitchen	Range/Stove—Missing/Damaged/Inoperable	Right/front burner does not function;		
Unit # (b)(6)				
Doors	Damaged Hardware/Locks	Closer damaged/disconnected ;entry	3/20/2017	26797-1
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	peeling paint;entry hole(s);Bedroom 2;	3/20/2017	26797-1
Electrical System	GFI—Inoperable	Bathroom 1;	3/20/2017	26797-1
Kitchen	Cabinets—Missing/Damaged	drawers;	3/20/2017	26797-1
Kitchen	Dishwasher/Garbage Disposal—Inoperable	garbage disposal not functioning;	3/20/2017	26797-1
Kitchen	Refrigerator-Missing/Damaged/inoperable	Fresh food seal needs replaced;	3/20/2017	26797-1
Outlets/Switches	Missing/Broken Cover Plates	Outlet plate missing;Bedroom 1;	3/20/2017	26797-1
Smoke Detector	Missing/Inoperable	smoke detector is not functioning; all	3/20/2017	26797-1
Unit # (b)(6)				
Bathroom	Leaking Faucet/Pipes	diverter	3/21/2017	26798-1
Doors	Damaged Hardware/Locks	Striker plate misaligned/missing ; Bedroom 1;	3/21/2017	26798-1
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	duble key deadbolt	3/21/2017	26798-1
Kitchen	Cabinets—Missing/Damaged	doors;	3/21/2017	26798-1
Kitchen	Leaking Faucet/Pipes	Faucet leaks;	3/21/2017	26798-1

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Deficiency Area	Deficiency	Comments	Date Completed	Work Order #
Smoke Detector	Missing/Inoperable	smoke detector is not	3/21/2017	26798-1
Unit # (b)(6)				
Health & Safety	Other	no key	3/24/2017	26799-1
HVAC System	Furnace	replace filter	3/24/2017	26799-1
Health & Safety	missing/Inoperable	smoke detector	3/24/2017	26799-1
Kitchen	Cabinets—Missing/Damaged	Loose brackets;	3/24/2017	26799-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Needs drip pan	3/24/2017	26799-1
Doors	Damaged Hardware/Locks	Bedroom 3 replace door knob	3/24/2017	26799-1
Unit # (b)(6)				
Bathroom	Lavatory Sink -Damaged/Missing	stopper	3/22/2017	26800-1
Doors	Damaged Hardware/Locks	Closer damaged/disconnected ;Striker plate	3/22/2017	26800-1
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	hole(s); all	3/22/2017	26800-1
Health & Safety	Electrical Hazards—Exposed Wires/Open Panels	HWH wire	3/22/2017	26800-1
Kitchen	Dishwasher/Garbage Disposal--Inoperable	garbage disposal not functioning;	3/22/2017	26800-1
Kitchen	Range Hood/Exhaust Fans—Excessive	not functioning/blocked;	3/22/2017	26800-1
Smoke Detector	Missing/Inoperable	smoke detector is not functioning;Bedroom	3/22/2017	26800-1
Walls	Damaged	holes	3/22/2017	26800-1
Unit # (b)(6)				
Doors	Damaged Frames/Threshold/Lintels/Trim	entry	3/21/2017	26801-1
Doors	Damaged Hardware/Locks	Handle/knob loose/damaged ;patio	3/21/2017	26801-1
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	hole(s);Bedroom 1;	3/21/2017	26801-1
Electrical System	GFI—Inoperable	Bathroom 1;	3/21/2017	26801-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	Right/rear burner does not function;	3/21/2017	26801-1
Building Exterior				
Health & Safety	Exposed Wires/Open Panels	knockout hole ac disconect ; rear	4/28/2017	26803-1
Health & Safety	Sharp Edges	nails on rear privacy fence	4/28/2017	26803-1
Roofs	Missing/Damaged Components from Downspout/Gutter	splashblocks	4/28/2017	26803-1
Walls	Missing Pieces/Holes/Spalling	weed trimmer damage, vinyl repair NIS ///	4/28/2017	26803-1
Building Systems				
Domestic Water	General Rust/Corrosion on Heater Chimney	HWH body rusted	4/28/2017	26803-1
Domestic Water	Leaking Central Water Supply	(b)(laundry	4/28/2017	26803-1
Common Areas: Closet/Utility/Mechanical				
Doors	Damaged Hardware/Locks	Closer damaged/disconnected; (b) laundry	4/28/2017	26803-1
Common Areas: Halls/Corridors/Stairs				
Stairs/Hand Railings	Broken/Missing Hand Railing	Loose brackets;	4/28/2017	26803-1
(b)(6)				
Unit # (b)(6)				
Doors	Damaged Hardware/Locks	Striker plate misaligned/missing ;Bathroom 1;	4/20/2017	27316-1
Electrical System	Blocked Access to Electrical Panel	stored items;	4/20/2017	27316-1
Unit # (b)(6)				
Walls	Mold/Mildew/Water Stains/Water Damage	Bedroom 1; Living Room;	4/20/2017	27317-1
Windows	Damaged Sills/Frames/Lintels/Trim	Bedroom 1;Living Room;	4/20/2017	27317-1
Unit # (b)(6)				
Ceiling	Mold/Mildew/Water Stains/Water Damage	Dining Room;	4/22/2017	27318-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced;	4/22/2017	27318-1
Walls	Mold/Mildew/Water Stains/Water Damage	window Bedroom 1;	4/22/2017	27318-1

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Deficiency Area	Deficiency	Comments	Date Completed	Work Order #
Windows	Damaged Sills/Frames/Lintels/Trim	Bedroom 1;		
Unit # (b)(6)				
Kitchen	Damaged Drawer		4/20/2017	27319-1
Living room/Hallway	Screen		4/20/2017	27319-1
Fixtures	Damaged Heat Lamp		4/20/2017	27319-1
Closet	Broken Closet Rod		4/20/2017	27319-1
(b)(6)				
Unit # (b)(6				
Kitchen	Refrigerator-Missing/Damaged/Inoperable	water leaking inside refridgerator;	4/20/2017	27320-1
Unit # (b)(6)				
Doors	Damaged Hardware/Locks	storage closet	4/20/2017	27321-1
Health & Safety	Electrical Hazards—Exposed Wires/Open Panels	screw missing ; breaker box	4/20/2017	27321-1
Unit # (b)(6)				
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	hole ; storage closet	4/20/2017	27322-1
Doors	Damaged/Missing Screen/Storm/Security Door	Cylinder missing ;	4/20/2017	27322-1
Electrical System	Blocked Access to Electrical Panel	behind padlocked door	4/20/2017	27322-1
Electrical System	GFI—Inoperable	Bathroom 1;	4/20/2017	27322-1
HVAC System	Inoperable	heat lamp ; Bathroom 1;	4/20/2017	27322-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	damaged seal	4/20/2017	27322-1
Building Exterior				
Walls	Missing Pieces/Holes/Spalling	vinyl repair mismatched NIS	Contractor	27323-1
(b)(6				
Unit # (b)(6,				
Health & Safety	Other	dog alone, no access	4/21/2017	27324-1
Unit # (b)(6)				
Bathroom	Leaking Faucet/Pipes	diverter	4/21/2017	27325-1
Doors	Damaged Hardware/Locks	Striker plate misaligned/missing ;entry	4/21/2017	27325-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	4/21/2017	27325-1
Electrical System	Blocked Access to Electrical Panel	stored items	4/21/2017	27325-1
Kitchen	Cabinets—Missing/Damaged	under sink	4/21/2017	27325-1
Unit # (b)(6)				
Doors	Damaged Hardware/Locks	tenant having problems with key	4/21/2017	27330-1
Electrical System	Blocked Access to Electrical Panel	stored items	4/21/2017	27330-1
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	furniture in Bedroom 1	4/21/2017	27330-1
Building Exterior				
Walls	Missing Pieces/Holes/Spalling	numerous pieces of siding missing	4/21/2017	27331-1
(b)(6				
Unit # (b)(6)				
Doors	Damaged Hardware/Locks	storage closet	4/21/2017	27332-1
Smoke Detector	Missing/Inoperable	battery needs replaced;Hallway/Hall;	4/21/2017	27332-1
Unit # (b)(6)				
Bathroom	Shower/Tub—Damaged/Missing	Caulk needs replaced ;	4/21/2017	27333-1
Bathroom	Ventilation/Exhaust System—Inoperable	not functioning ;	4/21/2017	27333-1
Doors	Damaged/Missing Screen/Storm/Security Door	latch not functioning ;	4/21/2017	27333-1
Electrical System	Blocked Access to Electrical Panel	stored items;	4/21/2017	27333-1
Unit # (b)(6)				

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Deficiency Area	Deficiency	Comments	Date Completed	Work Order #
Doors	Damaged Hardware/Locks	Striker plate misaligned/missing ;Bedroom 1;	4/21/2017	27334-1
Doors	Damaged/Missing Screen/Storm/Security Door	Cylinder missing ;	4/21/2017	27334-1
Electrical System	Blocked Access to Electrical Panel	behind padlocked door	4/21/2017	27334-1
Hot Water Heater	Missing Pressure Relief Valv	extension tube from pressure relief valve is	4/21/2017	27334-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	Right/front burner does not function;	4/21/2017	27334-1
Unit # (b)(6)				
Smoke Detector	Missing/Inoperable		4/21/2017	27335-1
Doors	bathroom door		4/21/2017	27335-1
HVAC System	Filter		4/21/2017	27335-1
(b)(6)				
Unit # (b)(6)				
Kitchen	Sink—Missing/Damaged	sprayer hole	4/21/2017	27336-1
Outlets/Switches	Missing/Broken Cover Plates		4/21/2017	27336-1
Unit # (b)(6)				
Doors	Damaged Hardware/Locks	Striker plate misaligned/missing ;Bedroom 1;	4/21/2017	27337-1
Doors	Damaged/Missing Screen/Storm/Security Door	latch not functioning ;	4/21/2017	27337-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door;	4/21/2017	27337-1
Unit # (b)(6)				
Doors	Damaged Hardware/Locks	Hinges loose/damaged ;entry	4/21/2017	27338-1
Hot Water Heater	Missing Pressure Relief Valv	extension tube from pressure relief valve is	4/21/2017	27338-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced;	4/21/2017	27338-1
Unit # (b)(6)				
Doors	Damaged/Missing Screen/Storm/Security Door	latch not functioning ;	4/21/2017	27339-1
Kitchen	Leaking Faucet/Pipes	trap leaking;	4/21/2017	27339-1
Building Exterior				
Roofs	Damaged Soffits/Fascia/Soffit Vents	soffit ; unit (b)(6)	Contractor	27340-1
(b)(6)				
Unit # (b)(6)				
Doors	Damaged Hardware/Locks	Striker plate misaligned/missing ;Bedroom 1;	4/21/2017	27342-1
Hot Water Heater	Missing Pressure Relief Valv	extension tube from pressure relief valve is	4/21/2017	27342-1
Unit (b)(6)				
Doors	Damaged Hardware/Locks	Off track ;Hallway/Hall Closet;	4/22/2017	27343-1
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	rusted storage dooor	4/22/2017	27343-1
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	furniture in bedroom	4/22/2017	27343-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	Right/rear burner does not function;	4/22/2017	27343-1
Unit # (b)(6)				
Bathroom	Leaking Faucet/Pipes	aerator		
Unit # (b)(6)				
Bathroom	Leaking Faucet/Pipes	tub faucet drips ;	4/22/2017	27345-1
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	rusted storage	4/22/2017	27345-1
Doors	Damaged/Missing Screen/Storm/Security Door	Cylinder missing ;	4/22/2017	27345-1
Electrical System	GFI—Inoperable	Bathroom 1;	4/22/2017	27345-1
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	tv in bedroom	4/22/2017	27345-1
(b)(6)				
Unit # (b)(6)				
Doors	Damaged Hardware/Locks	Striker plate misaligned/missing ;Bedroom 1;	4/21/2017	27346-1

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Deficiency Area	Deficiency	Comments	Date Completed	Work Order #
Health & Safety	Infestation—Insects	Roaches;	Contractor	27346-1
Unit # (b)(6)				
Doors	Damaged Hardware/Locks	Lock not functioning ; Bedroom 1; Striker	4/21/2017	27351-1
Unit # (b)(6)				
Bathroom	Leaking Faucet/Pipes	sink faucet drips ; hot side	4/21/2017	27352-1
Doors	Damaged Hardware/Locks	Striker plate misaligned/missing ; Mechanical	4/21/2017	27352-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door;	4/21/2017	27352-1
Unit # (b)(6)				
Ceiling	Holes/Missing Tiles/Panels/Cracks	holes ; storage closet	4/21/2017	27358-1
Building Exterior				
Health & Safety	Exposed Wires/Open Panels	ac disconnect	4/27/2017	27359-1
Walls	Missing Pieces/Holes/Spalling	vinyl repair NIS weed trimmer damage	4/27/2017	27359-1
(b)(6)				
Unit # (b)(6)				
Doors	Damaged Hardware/Locks	Handle/knob loose/damaged ; Hallway/Hall Closet	4/22/2017	27360-1
Electrical System	Blocked Access to Electrical Panel	behind padlocked door	4/22/2017	27360-1
Kitchen	Dishwasher/Garbage Disposal—Inoperable	garbage disposal not functioning	4/22/2017	27360-1
Unit # (b)(6)				
Bathroom	Leaking Faucet/Pipes	tub faucet drips ; diverter	4/22/2017	27361-1
Bathroom	Ventilation/Exhaust System—Inoperable	not functioning	4/22/2017	27361-1
Doors	Damaged/Missing Screen/Storm/Security Door	latch not functioning; front	4/22/2017	27361-1
Electrical System	Blocked Access to Electrical Panel	stored items	4/22/2017	27361-1
Kitchen	Dishwasher/Garbage Disposal—Inoperable	garbage disposal not functioning	4/22/2017	27361-1
Unit # (b)(6)				
Electrical System	GFI—Inoperable	Kitchen	4/22/2017	27362-1
Kitchen	Range Hood/Exhaust Fans—Excessive	not functioning/blocked	4/22/2017	27362-1
Unit # (b)(6)				
Bathroom	Leaking Faucet/Pipes	sink faucet drips	4/23/2017	27363-1
Electrical System	Blocked Access to Electrical Panel	behind padlocked door	4/23/2017	27363-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	broiler	4/23/2017	27636-1
Building Exterior				
Walls	Missing Pieces/Holes/Spalling	caulk repair NIS	4/27/2017	27364-1
(b)(6)				
Unit # (b)(6)				
Bathroom	Lavatory Sink—Damaged/Missing	stopper missing ; aerator	4/22/2017	27365-1
Electrical System	Blocked Access to Electrical Panel	moped	4/22/2017	27365-1
Lighting	Missing/Inoperable Fixture	Kitchen;Hallway/Hall	4/22/2017	27365-1
Smoke Detector	Missing/Inoperable	smoke detector not working Hall/Bdrm 1	4/22/2017	27365-1
Unit # (b)(6)				
Doors	Damaged Hardware/Locks	storage closet	4/21/2017	27366-1
Smoke Detector	Missing/Inoperable	battery needs replaced	4/21/2017	27366-1
Unit # (b)(6)				
Bathroom	Leaking Faucet/Pipes	diverter	4/24/2017	27367-1
Doors	Damaged Hardware/Locks	Striker plate misaligned/missing ;Bathroom	4/24/2017	27367-1
Doors	Damaged/Missing Screen/Storm/Security Door	latch not functioning	4/24/2017	27367-1

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Deficiency Area	Deficiency	Comments	Date Completed	Work Order #
HVAC System	Inoperable	Thermostat not functioning	4/24/2017	27367-1
Unit # (b)(6)				
Doors	Damaged Hardware/Locks	Handle/knob loose/damaged ;Bathroom 1;	4/21/2017	27368-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	4/21/2017	27368-1
Electrical System	Blocked Access to Electrical Panel	stored items	4/21/2017	27368-1
Kitchen	Clogged Drains	Sink drains slow	4/21/2017	27368-1
Smoke Detector	Missing/Inoperable	smoke detector is not functioning;Bedroom 1;	4/21/2017	27368-1
(b)(6)				
Unit # (b)(6)				
Bathroom	Leaking Faucet/Pipes	diverter	4/23/2017	27369-1
Electrical System	Blocked Access to Electrical Panel	behind padlocked door	4/23/2017	27369-1
Unit # (b)(6)				
Bathroom	Leaking Faucet/Pipes	sink faucet drips	4/23/2017	27370-1
Bathroom	Shower/Tub—Damaged/Missing	Caulk needs replaced	4/23/2017	27370-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	4/23/2017	27370-1
Building Exterior				
Health & Safety	Exposed Wires/Open Panels	ac disconnects	4/23/2017	27371-1
Building Systems				
Electrical System	Evidence of Leaks/Corrosion	ac disconnects	4/23/2017	27371-1
(b)(6)				
Unit # (b)(6)				
Bathroom	Leaking Faucet/Pipes	diverter	4/26/2017	27393-1
Unit # (b)(6)				
Bathroom	Shower/Tub—Damaged/Missing	diverter	4/23/2017	27394-1
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	hole(s);Bathroom 1; rust storage closet	4/23/2017	27394-1
Doors	Damaged/Missing Screen/Storm/Security Door	latch not functioning	4/23/2017	27394-1
Health & Safety	Electrical Hazards—Exposed Wires/Open Panels	breaker gap	4/23/2017	27394-1
Unit # (b)(6)				
Kitchen	Leaking Faucet/Pipes	trap leaking	4/24/2017	27395-1
Unit # (b)(6)				
Health & Safety	Other	No key	4/24/2017	27396-1
Building Exterior				
Roofs	Missing/Damaged Components from Downspout/Gutter	downspout ; by D		
Walls	Missing Pieces/Holes/Spalling	vinyl mismatch NIS		
(b)(6				
Unit # (b)(6)				
Doors	Damaged/Missing Screen/Storm/Security Door	Cylinder missing	4/22/2017	27397-1
Health & Safety	Electrical Hazards—Exposed Wires/Open Panels	disposal wire, screw missing in panel	4/22/2017	27397-1
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	Bedroom 1 window balance	4/22/2017	27397-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/22/2017	27397-1
Windows	Inoperable/Not Lockable	Window won't stay up;Bedroom 1;Kitchen;	4/22/2017	27397-1
Unit # (b)(6)				
Bathroom	Lavatory Sink—Damaged/Missing	stopper missing	4/22/2017	27398-1
Bathroom	Shower/Tub—Damaged/Missing	diverter	4/22/2017	27398-1
Doors	Damaged/Missing Screen/Storm/Security Door	Cylinder not functioning	4/22/2017	27398-1
Unit # (b)(6)				

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Deficiency Area	Deficiency	Comments	Date Completed	Work Order #
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seat loose	4/22/2017	27399-1
Electrical System	Blocked Access to Electrical Panel	stored items	4/22/2017	27399-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/22/2017	27399-1
Unit # (b)(6)				
Bathroom	Leaking Faucet/Pipes	sink faucet drips	4/23/2017	27400-1
Bathroom	Shower/Tub—Damaged/Missing	diverter	4/23/2017	27400-1
Doors	Missing Door	Bedroom 1;Closet	4/23/2017	27400-1
Outlets/Switches	Missing	Switch broken/missing;Kitchen	4/23/2017	27400-1
Outlets/Switches	Missing/Broken Cover Plates	Switch plate missing;Mechanical area	4/23/2017	27400-1
(b)(6)				
Unit # (b)(6)				
Bathroom	Lavatory Sink—Damaged/Missing	stopper missing	4/23/2017	27401-1
Bathroom	Leaking Faucet/Pipes	sink faucet drips	4/23/2017	27401-1
Doors	Damaged Hardware/Locks	entry chain	4/23/2017	27401-1
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	peeling paint	4/23/2017	27401-1
Doors	Damaged/Missing Screen/Storm/Security Door	missing	4/23/2017	27401-1
Electrical System	Blocked Access to Electrical Panel	stored items	4/23/2017	27401-1
Electrical System	GFI—Inoperable	Bathroom 1	4/23/2017	27401-1
Kitchen	Sink—Missing/Damaged	sprayer	4/23/2017	27401-1
Smoke Detector	Missing/Inoperable	Smoke detector is missing;Bedroom 1	4/23/2017	27401-1
Walls	Damaged	Hallway/Hall;Kitchen	4/23/2017	27401-1
Unit # (b)(6)				
Ceiling	Holes/Missing Tiles/Panels/Cracks	Bedroom 1	4/24/2017	27402-1
Electrical System	Blocked Access to Electrical Panel	padlocked	4/24/2017	27402-1
Unit # (b)(6)				
Bathroom	Leaking Faucet/Pipes	diverter	4/24/2017	27403-1
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	door edge split;Bedroom 1	4/24/2017	27403-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	4/24/2017	27403-1
Electrical System	Blocked Access to Electrical Panel	stored items	4/24/2017	27403-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	2 or more burners do not function	4/24/2017	27403-1
Smoke Detector	Missing/Inoperable	Smoke detector is missing;Bedroom 1	4/24/2017	27403-1
Walls	Damaged	Hallway/Hall	4/24/2017	27403-1
Unit # (b)(6)				
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	peeling paint;entry	4/24/2017	27404-1
3913:				
Unit # (b)(6)				
Bathroom	Lavatory Sink—Damaged/Missing	stopper not functioning	4/25/2017	27405-1
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	peeling paint entry, Mechanical area vent	4/25/2017	27405-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	4/25/2017	27405-1
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	Bedroom 1 dresser	4/25/2017	27405-1
Unit # (b)(6)				
Doors	Damaged Hardware/Locks	Striker plate misaligned/missing ;Bedroom 1;	4/25/2017	27406-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	4/25/2017	27406-1
Health & Safety	Air Quality—Mold and/or Mildew Observed	Tub	4/25/2017	27406-1
Laundry Location (Room)	Dryer Vent—Missing/Damaged/Inoperable	vent disconnected	4/25/2017	27406-1
Unit # (b)(6)				

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Daficiency Area	Deficiency	Comments	Date Completed	Work Order #
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	4/25/2017	27407-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/25/2017	27407-1
Building Exterior				
Walls	Missing Pieces/Holes/Spalling	nisr siding damage	4/27/2017	47208-1
(b)(6)				
Unit # (b)(6)				
Doors	Damaged Hardware/Locks	Striker plate misaligned/missing ;Bedroom 1;	4/24/2017	27409-1
Doors	Damaged/Missing Screen/Storm/Security Door	Lock not functioning	4/24/2017	27409-1
Health & Safety	Infestation—Insects	Roaches	Contractor	27409-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/24/2017	27409-1
Smoke Detector	Missing/Inoperable	battery needs replaced	4/24/2017	27409-1
Unit # (b)(6)				
Bathroom	Lavatory Sink—Damaged/Missing	cold stem	4/24/2017	27410-1
Bathroom	Leaking Faucet/Pipes	sink faucet drips	4/24/2017	27410-1
Electrical System	Blocked Access to Electrical Panel	stored items	4/24/2017	27410-1
Unit # (b)(6)				
Bathroom	Shower/Tub—Damaged/Missing	diverter	4/24/2017	27411-1
Doors	Damaged Hardware/Locks	Striker plate misaligned/missing ;Bedroom	4/24/2017	27411-1
Doors	Damaged/Missing Screen/Storm/Security Door	latch not functioning	4/24/2017	27411-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	4/24/2017	27411-1
Electrical System	GFI—Inoperable	Bathroom 1	4/24/2017	27411-1
Kitchen	Range Hood/Exhaust Fans—Excessive	not functioning/blocked	4/24/2017	27411-1
Unit # (b)(6)				
Bathroom	Leaking Faucet/Pipes	sink faucet drips ; diverter	4/24/2017	27412-1
Doors	Damaged Hardware/Locks	Striker plate misaligned/missing ;Bedroom 1;	4/24/2017	27412-1
Doors	Damaged/Missing Screen/Storm/Security Door	latch not functioning ;Screen tom	4/24/2017	27412-1
Electrical System	GFI—Inoperable	Bathroom 1	4/24/2017	27412-1
Health & Safety	Infestation—Insects	Roaches	4/24/2017	27412-1
Kitchen	Cabinets—Missing/Damaged	under sink	4/24/2017	27412-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	Left/front burner does not function	4/24/2017	27412-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/24/2017	27412-1
Smoke Detector	Missing/Inoperable	smoke detector is not functioning;Bedroom 1;Hallway/Hall	4/24/2017	27412-1
Building Exterior				
Walls	Cracks/Gaps	gap aroundj-box left side		
Walls	Missing Pieces/Holes/Spalling	vinyl mismatch NIS		
(b)(6)				
Unit # (b)(6)				
Bathroom	Shower/Tub—Damaged/Missing	diverter	4/25/2017	27413-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	4/25/2017	27413-1
Outlets/Switches	Missing	Switch broken/missing;Dining Room	4/25/2017	27413-1
Unit # (b)(6)				
Bathroom	Lavatory Sink—Damaged/Missing	stopper missing	4/25/2017	27414-1
Bathroom	Leaking Faucet/Pipes	showerhead	4/25/2017	27414-1
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seat loose	4/25/2017	27414-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	4/25/2017	27414-1

HUD-17-0235-C-000875

Essex Village - 100% Unit Inspection

Deficiency Area	Deficiency	Comments	Date Completed	Work Order #
Hot Water Heater	Leaking Valves/Tanks/Pipes	deain leaks	4/25/2017	27414-1
Unit # (b)(6)				
Doors	Damaged Hardware/Locks	Striker plate misaligned/missing ;Bathroom 1;	4/26/2017	27415-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	4/26/2017	27416-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	Oven does not function	4/26/2017	27416-1
Unit # (b)(6)				
Kitchen	Clogged Drains	Sink drain is clogged	4/25/2017	2741601
(b)(6)				
Unit # (b)(6)				
Electrical System	Blocked Access to Electrical Panel	padlocked	4/25/2017	27417-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	2 or more burners do not function	4/25/2017	27417-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/25/2017	27417-1
Unit # (b)(6)				
Bathroom	Leaking Faucet/Pipes	tub faucet hot stem	4/25/2017	27418-1
Doors	Damaged Hardware/Locks	Lock not functioning ; entry	4/25/2017	27418-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	per tenant no control over burners heat	4/25/2017	27418-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/25/2017	27418-1
Kitchen	Sink—Missing/Damaged	sprayer	4/25/2017	27418-1
Smoke Detector	Missing/Inoperable	battery needs replaced	4/25/2017	27418-1
Unit # (b)(6)				
Electrical System	Blocked Access to Electrical Panel	padlocked	4/25/2017	27419-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	2 or more burners do not function	4/25/2017	27419-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/25/2017	27419-1
Smoke Detector	Missing/Inoperable	smoke detector is not functioning;Bedroom 1;	4/25/2017	27419-1
Unit # (b)(6)				
Electrical System	Blocked Access to Electrical Panel	padlocked	4/25/2017	27420-1
Electrical System	GFI—Inoperable	Bathroom 1	4/25/2017	27420-1
Hot Water Heater	Missing Pressure Relief Valv	extension tube from pressure relief valve is	4/25/2017	27420-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	Right/front burner does not function	4/25/2017	27420-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Freezer seal needs replaced	4/25/2017	27420-1
Smoke Detector	Missing/Inoperable	smoke detector is not functioning;Bedroom	4/25/2017	27420-1
Building Exterior				
Health & Safety	Exposed Wires/Open Panels	ac disconnect conduit	4/27/2017	27421-1
Walls	Missing Pieces/Holes/Spalling	vinyl mismatch	4/27/2017	27421-1
(b)(6)				
Unit # (b)(6)				
Bathroom	Lavatory Sink—Damaged/Missing	stopper not functioning	4/26/2017	27422-1
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	peeling paint entry	4/26/2017	27422-1
Doors	Damaged/Missing Screen/Storm/Security Door	Cylinder not functioning	4/26/2017	27422-1
Electrical System	GFI—Inoperable	Kitchen	4/26/2017	27422-1
Health & Safety	Electrical Hazards—Exposed Wires/Open Panels	disposal wire	4/26/2017	27422-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/26/2017	27422-1
Unit (b)(6)				
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seat loose	4/26/2017	27423-1
Electrical System	GFI—Inoperable	Bathroom 1; Kitchen	4/26/2017	27423-1
Health & Safety	Electrical Hazards—Exposed Wires/Open Panels	on hwh at conduit	4/26/2017	27423-1

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HUD-17-0235-C-000876

Essex Village - 100% Unit Inspection

Deficiency Area	Deficiency	Comments	Date Completed	Work Order #
Health & Safety	Other	ramp board loose	4/26/2017	27423-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/26/2017	27423-1
Windows	Cracked/Broken/Missing Panes	cracked pane;Bedroom 1	4/26/2017	27423-1
Unit # (b)(6)				
Bathroom	Shower/Tub—Damaged/Missing	diverter	4/26/2017	27424-1
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	peeling paint entry	4/26/2017	27424-1
Doors	Missing Door	Hallway/Hall;Closets	4/26/2017	27424-1
Health & Safety	Electrical Hazards—Exposed Wires/Open Panels	disposal wire	4/26/2017	27424-1
Unit # (b)(6)				
Kitchen	Range/Stove—Missing/Damaged/Inoperable	Right/front burner does not function	4/26/2017	27425-1
(b)(6)				
Unit # (b)(6)				
Bathroom	Leaking Faucet/Pipes	sink faucet drips	4/26/2017	27426-1
Health & Safety	Other	furnace filter per tenant	4/26/2017	27426-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/26/2017	27426-1
Smoke Detector	Missing/Inoperable	Smoke detector is missing; bdrm 1	4/26/2017	27426-1
Unit # (b)(6)				
Bathroom	Lavatory Sink—Damaged/Missing	stopper missing	4/26/2017	27427-1
Bathroom	Leaking Faucet/Pipes	diverter	4/26/2017	27427-1
Doors	Damaged Hardware/Locks	Striker plate misaligned/missing ;Bathroom 1;	4/26/2017	27427-1
Electrical System	Blocked Access to Electrical Panel	padlocked	4/26/2017	27427-1
Smoke Detector	Missing/Inoperable	smoke detector is not functioning;Hallway/Hall;	4/26/2017	27427-1
Unit (b)(6)				
Bathroom	Leaking Faucet/Pipes	diverter	4/26/2017	27428-1
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	peeling paint; entry	4/26/2017	27428-1
Unit # (b)(6)				
Bathroom	Lavatory Sink—Damaged/Missing	stopper missing	4/26/2017	27429-1
Doors	Damaged Hardware/Locks	Striker plate misaligned/missing ;Bedroom 1;	4/26/2017	27429-1
Doors	Damaged/Missing Screen/Storm/Security Door	damaged	4/26/2017	27429-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/26/2017	27429-1
Smoke Detector	Missing/Inoperable	battery needs replaced; both	4/26/2017	27429-1
Building Exterior				
Walls	Missing Pieces/Holes/Spalling	vinyl mismatch NIS weed trimmer damage	4/26/2017	27430-1
Building Systems				
Electrical System	Evidence of Leaks/Corrosion	ac disconnect left sid	4/26/2017	27430-1
(b)(6)				
Unit # (b)(6)				
Bathroom	Shower/Tub—Damaged/Missing	diverter	4/26/2017	27431-1
Doors	Damaged Frames/Threshold/Lintels/Trim	entry threshold	4/26/2017	27431-1
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	peeling paint entry, hole(s);Bedroom 1	4/26/2017	27431-1
Doors	Damaged/Missing Screen/Storm/Security Door	Screen torn	4/26/2017	27431-1
Health & Safety	Air Quality—Mold and/or Mildew Observed	Tub	4/26/2017	27431-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/26/2017	27431-1
Outlets/Switches	Missing/Broken Cover Plates	Switch plate missing;Outlet plate	4/26/2017	27431-1
Unit (b)(6)				
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	4/26/2017	27432-1

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Essex Village - 100% Unit Inspection

Deficiency Area	Deficiency	Comments	Date Completed	Work Order #
Unit # (b)(6)				
HVAC System	Inoperable	no ac	4/26/2017	27433-1
Unit # (b)(6)				
Bathroom	Lavatory Sink—Damaged/Missing	stopper missing	4/26/2017	27434-1
Doors	Damaged/Missing Screen/Storm/Security Door	latch not functioning ;Lock not functioning ;	4/26/2017	27434-1
Electrical System	GFI—Inoperable	Bathroom 1	4/26/2017	27434-1
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	Bedroom 1 chair	4/26/2017	27434-1
Building Exterior				
Roofs	Damaged Soffits/Fascia/Soffit Vents	soffit at (b)(6)	4/27/2017	27435-1
Walls	Missing Pieces/Holes/Spalling	siding holes	4/27/2017	27435-1
Building Systems				
Electrical System	Evidence of Leaks/Corrosion	bttm of disconnect box rusted out parking side		
Golf Cart Garage:				
Building Exterior				
Doors	Deteriorated/Missing Caulking/Seals	overhead door seals		
Health & Safety	Garbage and Debris—Outdoors			
Roofs	Damaged Soffits/Fascia/Soffit Vents	rear soffit		
Roofs	Missing/Damaged Components from Downspout/Gutter	downspout missing front		
Walls	Missing Pieces/Holes/Spalling	siding holes		
Office:				
Building Exterior				
Health & Safety	Exposed Wires/Open Panels	conduit at ac condenser loose from box	4/27/2017	27437-1
Walls	Missing Pieces/Holes/Spalling	hole in brick at mgr office exit door	4/27/2017	27437-1
Building Systems				
Emergency Power	Auxiliary Lighting Inoperable	mgr office	4/27/2017	27437-1
Common Areas: Closet/Utility/Mechanical				
Electrical	Missing Covers	jbox cvr missing	4/27/2017	27437-1
Common Areas: Health & Safety				
Health & Safety	Electrical Hazards—Exposed Wires/Open Panels	gap around outlets in lobby sitting area/key	4/27/2017	27437-1
Common Areas: Lobby				
Doors	Damaged Hardware/Locks	doors not closong flush entry lobby	4/27/2017	27437-1
Common Areas: Other Community Spaces				
Windows	Inoperable/Not Lockable	2 screwed shut in kitchen	4/27/2017	27437-1

HUD-17-0235-C-000878

ENCLOSURE #2

AMERICAN OVERSIGHT

Dillon Sewer Service, Inc. P.O. Box 9291 Richmond, VA 23227 Ph: (804)266-8214 Fax: (804) 266-8217 Federal ID#: 54-1691894	Date	Invoice
	05/10/17	039351
		Page 1

Billed To:

Essex Village Apartments
3901 Pilots Lane
Richmond, VA 23222

Job: JETTING Ref: W002549
Mechanic: MATTHEW Cust Ph: 804.329.5820
Fax: 804.321.0523

Job Location

Essex Village
Property Saniary Sewers
Sanitary Sewer Cleaning (Ev 3months)

Description of Work: **Contract**

Per proposal: Jetted sanitary sewer manholes (heavy grease, bottles, and sticks)
Matthew,Jason, and Paul

==========

We propose to clean the sanitary sewers from manholes every 3 months. This will not stop back ups from the building. Every 3 months the charge will be (b)(4) We are not responsible for any landscaping, concrete, asphalt, siding/brick, and or any items that may need to be removed to complete the job. Essex is responsible for blocking off any areas that may need to be blocked off to complete the job.

Thank you,

Ron Dillon
President

DUE & PAYABLE UPON COMPLETION. A FINANCE CHARGE OF 2% PER MONTH (24% PER ANNUM) WILL BE ADDED TO ACCOUNTS NOT PAID WITHIN 30 DAYS.

Total (b)(4)

6520 14

Customer Copy

AMERICAN OVERSIGHT

Essex
3901 Pilots Ln
Richmond, VA 23222-1211
(804) 329-5820
Fax (804) 321-0523

Invoice
039351
Status: Pending
Invoice date: 05/10/2017
As of 05/18/2017 12:14PM (CST)

Submitted by: Tanelsha Washington @ 05/18/2017 12:14PM (CST)
Pending approval by: Angela Higgins

Vendor
DILLON SEWER SERVICE, INC.- Dillon Sewer
Attn: DILLON SEWER SERVICE, INC. (Dillon Sewer)
PO BOX 9291
RICHMOND, VA, 23227-0291

Invoice Information

Posting date:	05/18/2017
Invoice date:	05/10/2017
Terms:	Net 30 days
Due date:	06/09/2017
Invoice total:	(b)(4)
Purchase Order(s):	

Items ordered

Quantity	Product	Comment	Property	Unit	Account	Price each	Total price
1.00	sewer hole cleaning		Essex		652014 - Plumbing Contract	(b)(4)	
					Subtota		
					Tax		
					Shipping		
					Tota		

Comments
jetted sanitary sewer manholes (heavy grease , bottles, and sticks

AMERICAN OVERSIGHT

Dillon Sewer Service, Inc.
P.O. Box 9291
Richmond, VA 23227
Ph: (804)266-8214 Fax: (804) 266-8217
Federal ID#: 54-1691894

Date	Proposal
04/20/17	000325
	Page 1

Submitted To:

Essex Village Apartments
3901 Pilots Lane
Richmond, VA 23222

Job: Jetting
Phone: 804.329.5820

Job Location

Essex Village
Property Sanitary Sewers
Sanitary Sewer Cleaning (Ev 3months)

We propose to clean the sanitary sewers from manholes every 3 months. This will not stop back ups from the building. Every 3 months the charge will be (b)(4) We are not responsible for any landscaping, concrete, asphalt, siding/brick, and or any items that may need to be removed to complete the job. Essex is responsible for blocking off any areas that may need to be blocked off to complete the job.

Thank you,

Ron Dillon
President

ZERO and NO/100 Dollars $.00
This will not stop kitchen sinks, bath tub, or individual toilets from backing up. If there are any spots that are questionable, we will quote the use of a camera to check the conditions of the pipe. (If we need to camera, we will quote price at that time)

We Propose hereby to furnish material and labor-complete in accordance with the above specification, for the sum of: dollars (b)(4) /every 3 months).
All material is guaranteed to be as specified. All work to be completed in a professional manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance.
Our workers are fully covered by Worker's Compensation insurance.
NOTE: This proposal may be withdrawn by us if not accepted within 15 days.

Acceptance of Proposal - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified.
Date of Acceptance:_____

Signature_____

PO#_____

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ENCLOSURE #3

AMERICAN OVERSIGHT

ESSEX VILLAGE APARTMENTS

3901 Pilots Lane

Richmond, VA 23222

June 27, 2017

RE: Grease and Bathroom Toilet Disposal

To all residents:

This is a **REMINDER** of proper disposal of oil and grease and what should **NOT** be flushed down your bathroom toilet.

Don't Forget – Proper Methods for Disposing of Oil & Grease in your Home...

- **DO** Use an old coffee can or tin can as a grease collector.
- **DO** Pour greasy or oily food waste into the container, NOT down the drain or garbage disposal.
- **DO** Freeze or cool animal fats before disposing in the trash.
- **DO** Mix liquid vegetable fats with an absorbent material such as kitty litter or coffee grounds in a sealable container before disposing in the trash.
- **DO NOT** Pour oil or grease down the garbage disposal or sink.

Bathroom:

- Always flush your toilet after every use and **NEVER** place objects in the toilet that cannot dissolve in water, e.g., paper towels, sanitary pads/tampons, baby wipes, wash cloths, diapers or products such as Depends.

PROTECTING THE ENVIRONMENT IS EVERYONE'S ROLE!!

If you have any concerns or have questions on how to dispose of oil and grease or questions on what can be flushed down the toilet, please contact the management office at 804-329-5820.

Thank you,

Essex Village Management

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ENCLOSURE #4

AMERICAN OVERSIGHT

Do you need help resolving a repair issue?

Do you have questions about your housing assistance?

WE CAN HELP

CALL TOLL FREE AT 888.466.5572

OR

WWW.NAVIGATEHOUSING.COM

look for the Resident Complaints button in the middle of the page.

Note: Always call the manager when you have questions or a maintenance request and give them a fair chance to respond or make the repair.

navigate

AFFORDABLE HOUSING PARTNERS

HEARING IMPAIRED?
CONTACT US USING THE
711 RELAY THEN
888.466.5572

EQUAL HOUSING OPPORTUNITY

AMERICAN OVERSIGHT

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June 22, 2017

Re: Maintenance Concerns

Dear Valued Residents:

In an effort to further improve our customer service response time, Management has established a new email address for all residents at Essex Village.

The email address is:

[redacted]

This email address is for residents to send any maintenance concerns to us electronically whether to express any dissatisfaction with service or if a request for service has not been addressed professionally or promptly.

Also, please remember that our Resident Service Manager, Dawn Pahoresky, is available to assist you with any customer service issues. Her phone number is (216) 527-4787.

The **after-hours** emergency maintenance number for Essex Village has not changed. Please be sure to use this line for all **after-hours emergencies only.**

It is: (855) 344-7476

Sincerely,

Penny Higgins

Penny Higgins
Regional Vice President

HUD-17-0235-C-000887

ENCLOSURE #5

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MULTIFAMILY PROPERTIES IN THE 4th CONGRESSIONAL DISTRICT WITH FAILING REAC SCORES

INSPN ID	PROPERTY ADDRESS	CITY	COUNTY	STATE CODE	ZIP CODE	CONGRESSIONAL DISTRICT CODE	INSPN DATE	INSPN SCORE SFX	PROPERTY ID	INSPN DT	ROUND INSPECTION SCORE
546462	41 1/2 Malvern Avenue	Richmond	Richmond City	VA	23221	04	9/22/2016	c*	800240452	9/22/2016 8:56:44 AM	48
591063	3901 Pilots Ln	Richmond	Henrico	VA	23222	04	1/10/2017	c*	800021812	1/10/2017 8:51:00 AM	51
530252	305 North 18th Street	Richmond	Richmond City	VA	23223	04	8/10/2016	c	800225709	8/10/2016 9:06:35 AM	51
582009	1359 W. Broad Street	Richmond	Richmond City	VA	23220	04	3/16/2017	c*	800235222	3/16/2017 9:26:23 AM	59

PUBLIC HOUSING PROPERTY(IES) IN THE 4th CONGRESSIONAL DISTRICT WITH A FAILING REAC SCORE

PHA Name	Development Code	Development Name	Inspection Score	Inspection Date	Address Line 1	Address Line 2	City	State	Zip Code
uffolk Redevelopment and Housing Authority	VA025000005	HOFFLER APARTMENTS	58	09MAY2016:09:00:18	2210 E WASHINGTON Street		SUFFOLK	VA	23434

HUD-17-0235-C-000889

From: Wolfe, Lisa A
Sent: Thursday, August 03, 2017 4:05 PM
To: DeFelice, Joseph J
Cc: Ott, Richard M; Solivan, Elvis; Schmidt, Carrie S
Subject: SUBMISSION: Essex Village Media Report
Attachments: Essex Village Media Report 08.03.17 UPDATE.pdf; McEachin Final Response 90 Pages.pdf

Joe – Please use this version. Per your request, I updated the summary section of the media report for Essex Village. I also included the final response to Congressman McEachin. You'll find the letter to the Congressman explains the issues pertaining to our path forward and includes the 74 pages of repairs/issues needed to be addressed at the site. Please note this copy contains Personally identifiable information (PII). We shipped a second version with the PII redacted in the event he elected to share the information or make it public. Please let me know if you have any questions. Thanks! Lisa

Lisa A. Wolfe
Regional Public Affairs Officer
Office of Field Policy and Management
U.S. Department of Housing and Urban Development
The Wanamaker Building, 100 Penn Square East
Philadelphia, PA 19107
Office: (215) 430-6640

AMERICAN OVERSIGHT

UPDATED MEDIA REPORT, PK Management Properties
Essex Village Apartments, Henrico County, Va., Woodland Crossings Apartments, Richmond, Va. and Hope Village Apartments, Glen Allen, Va.
FROM WHITE HOUSE REPORTING: March 22, 2017 through August 3, 2017
Contact: Lisa Wolfe, Regional Public Affairs Officer, lisa.a.wolfe@hud.gov

SUMMARY: Essex Village Apartment, Henrico County, Va. a PK Management Company Richmond, Virginia Media Outlets
We received our initial Essex Village Apartments inquiry from **CBS6 WTVR-TV** reporter Melissa Hipolit on Wednesday, December 14, 2016. Melissa asked for the total amount of Housing Assistance Payments sent to Essex Village Apartments in Henrico County, Virginia in 2016. At that point, the current annual subsidy was $5,376,299. The apartment complex has 496 units under the Section 8 Housing Assistance Program (HAP) contract. Melissa acknowledged she was new to assisted housing, so I explained that families and individuals pay no more than 30 percent of their income towards their monthly rental—and that the HUD voucher makes up the difference. Because this property is project-based assistance, the voucher is tied to the apartment unit, not the individual or family. She requested a copy of the HAP contract and the most recent HUD REAC Inspection scores—which I let her know were both subject to FOIA.

Over the next few weeks, we received a number in inquiries—mainly resident complaints about water issues, leaks, mold, pests—about the deteriorating living conditions at the property. On January 3, 2017, we confirmed a REAC Inspection was scheduled in two weeks. The inspection was conducted on January 17, 2017. Ms. Hipolit was the first to request a 2017 REAC Inspection report which was not available by FOIA for 120 days. A letter dated February 2 from Henrico County Supervisor Frank Thornton was sent to Richmond Field Office Director Carrie Schmidt making her aware of the County's concern for residents stemming from the many code violations and life safety issues at the complex. Director Schmidt alerted Multifamily and the others impacted by the issues raised in the letter.

A March 30 meeting was scheduled at the Richmond Field Office, but before HUD Multifamily and Field Office leadership met, Henrico County officials dialed up the issue in the press. With **CBS6's Melissa Hipolit** leading in continuing coverage on Essex Village including the failing REAC Inspection score of 46c, she expanded her storyline to include the PK Management properties in the Richmond area including Woodland Crossings, Richmond, Va. (66b) and Hope Village, Glen Allen, Va. (82). **NBC12 WWBT-TV Ashley Monfort** has also been following with coverage on all three properties, with "dueling coverage" on who can uncover ongoing resident issues, including the fall of a 7-month pregnant resident from a balcony in disrepair. "Bubbling" sewage, along with other water, mold and infestation issues, continue to be reported by residents at all three properties. Both television stations are working in concert with Henrico County officials to bring resident issues "to light" and to be quickly addressed by PK Management, Navigate (the Performance Based Contract Administrator) and HUD.

U.S. Congressman Donald McEachin (VA-4) toured the property on May 12 with **NBC's Ashley Monfort** in tow and has been continuing to issue press releases and statements calling for HUD to take action. **WRIC-TV anchor/reporter Kerri O'Brien** has also visited the properties, interviewed residents and is calling for HUD to provide vouchers for residents to relocate. **Richmond Times-Dispatch reporter Debbie Truong** and **Richmond Free Press reporter Jeremy Lazarus** have been adding print and online stories into the mix. We continue to receive notifications of resident issues from the various outlets, and are working to provide updates on resolutions as well as the work underway to upgrade the properties and repair the many issues. In July, we worked with Navigate to craft a "1,2,3 step" communication for

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residents that includes flyers, an upgraded website portal for complaints, and provided this information to the various media outlets requesting their assistance in helping us help the residents.

Key dates/deliverables include: The **Compliance, Disposition and Enforcement (CDE) Plan for Essex Village Apartments that was received from PK Management on May 25** includes 74 pages of issues/repairs to be addressed by PK Management by July 31. A **June 7 conference call with Congressman McEachin and Henrico County officials** addressed the many questions/issues the Congressman had raised with HUD [please see attached]. On July 14, an attorney representing the owners of the Essex Village apartments appeared in front of a Henrico County General District Court judge for an arraignment on charges related to five of the 18 building code violation charges that have been issued. The **July 28 meeting between Henrico County Board Chairman Pat O'Bannon and senior HUD officials** was postponed due to the Secretary's schedule. The meeting is in response to Ms. O'Bannon's email to the President, requesting his assistance. **HUD has scheduled a REAC Re-Inspection for August 8**. We anticipate that Henrico County officials and the media will be on-hand that day.

In the interim, we continue to field multiple media and FOIA requests almost daily, and will continue to respond to these many requests. Residents continue to contact Henrico County officials, CBS6 Problem Solvers or other media portals for customer complaints—noting timely responses for those who bypassed the work order system. During a July 25 Board of Supervisors Meeting, Henrico County officials cited that HUD repeatedly gave the property passing scores, causing misrepresentation of HUD's ongoing work with the owner and property management agent that follows a failing REAC score.

On Friday, July 28, Public Affairs' GDAS Jerry Brown visited the property as a follow-up to his visit a month earlier. He reported a tremendous difference—and that in conversations with residents, they were thrilled with the repairs and the fact that their maintenance calls were receiving a timely response. He noted Essex Village is old (built in 1981) and the property needs the facelift that is now underway. It is clean, kids were playing in the street and externally it looks like it would pass our inspection. Here is what he saw:

- One, out of every four buildings, has some type of repair work underway. Some of it is extensive.
- Gutters are being replaced.
- Siding is being replaced.
- Dry wall work is occurring inside numerous building.
- Crews were still working and it was 5:50 p.m.
- Nearly every balcony had replacement slacks. Those that didn't were completely rebuilt including flooring.
- Storage containers with sheetrock, siding, gutters were prominent throughout the complex.

At least six crews were working throughout the complex. The only portion of the complex that was not being worked on was the rancher-side of the complex—where seniors reside. That portion of the complex looks much better than the other side. It may just be the density of the housing and the cul-de-sac approach. Jerry has photographs that he is willing to share.

As of August 3, two FOIAs with requests for the Compliance Disposition and Enforcement Plan are outstanding pending submitter objections. An additional FOIA with nearly 150 pages of emails will be shipped later today.

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MEDIA INQUIRIES

Wednesday, March 22, 2017

CBS6 WTVR-TV (Richmond, Va.) Reporter Melissa Hipolit is continuing her follow-up on several earlier inquiries on Essex Village Apartments in Henrico County, Virginia. The apartment complex has 496 units under the Section 8 Housing Assistance Program (HAP) contract. Melissa withdrew her FOIA request for the last two inspection reports because she is aware there is a subsequent REAC inspection/report out underway. She is asking for specifics as to why the property failed the inspection with a score of 46c*. I let her know that because the most recent inspection was completed on January 11, 2017 and the report was given to Essex Village and HUD on January 19 and that REAC reports are not releasable until 120 days to allow time for appeals. The final REAC report will be available beginning May 19, and subject to any FOIA exemptions. As far as the specific issues at the property, I explained that I am unable to provide any additional information until the final REAC report is released. During a second late-day call, Melissa asked if Gregory Perlman of GH Capital was involved in the project. I mentioned that I was unfamiliar with the name, and the only owner/management company I had knowledge of was PK Management. Today I verified that Gregory Perlman is involved with Essex Village Apartments through both Essex VA Investors LLC and PK Management. I verified that he signed the HAP Basic Renewal Contract as the Manager and authorizing representative. HUD Multifamily leadership has been meeting with Mr. Perlman and others to resolve deficiencies at the property. Melissa is also aware of the meeting between Henrico County officials and HUD scheduled for March 30, so we are anticipating that press will be at the Richmond Field Office that day.

CBS6 WTVR-TV (Richmond, Va.) Reporter Melissa Hipolit inquired about Gregory Perlman, the owner involved with Essex Village Apartments through both Essex VA Investors LLC and PK Management. He signed the HAP Basic Renewal Contract as the Manager and authorizing representative and is one of the individuals representing PK Management who is currently working with our team to resolve the issues at Essex Village.

Monday, March 27, 2017

CBS6 WTVR-TV (Richmond, Va.) Reporter Melissa Hipolit is continuing her follow-up on several earlier inquiries on Essex Village Apartments in Henrico County, Virginia. Melissa has reached out to Colonel Douglas A. Middleton, Henrico County's Deputy County Manager for Public Safety for a pre-meeting interview to discuss the myriad of county inspections that parallel HUD's failing score. Ten County officials will meet with the Richmond Field Office and multifamily teams on March 30. We are anticipating that press will be at the Richmond Field Office that day.

Tuesday, March 28, 2017

Richmond Times-Dispatch (Richmond, Va.) reporter Debbie Truong inquired about Essex Village in Henrico County after speaking with Doug Middleton, the deputy county manager in Henrico who told her the county has cracked down on the number of code violations at Essex in hopes of bettering the quality of life there. She asked about percentage of Section 8 units at Essex and if HUD is supportive of Henrico's efforts to crackdown on code violations. Doug mentioned that the county would like to strengthen its relationship with HUD and if the agency is willing to do the same. She also identified the county said it found 140 code violations at Essex asking how HUD regulates conditions at the properties it provides funding to and how regularly HUD properties are inspected and/or regulated.

CBS6 WTVR-TV (Richmond, Va.) reporter Melissa Hipolit asked about a proposal for a large rent increase at Essex Village. During an interview with Henrico County officials, it was mentioned that numbers that show substantial rent increases have been proposed. She also requested an on-camera interview which was declined.

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Wednesday, March 29, 2017
Richmond Times-Dispatch (Richmond, Va.) reporter Debbie Truong requested additional information including a follow-up that Middleton stated that Essex Village received the fifth lowest score in the state from HUD though he was unclear about what the scoring was related to. I explained the REAC Inspection process and how the scores determine frequency of inspection and steps HUD/property manager must take to resolve issues. She also submitted a FOIA requesting a list of the property owners/managers since the property was built in 1982.

Friday, March 31, 2017
Richmond Free Press (Richmond, Va.) reporter Jeremy Lazarus was briefed about how Henrico County officials are working with HUD to address the many issues at Essex Village Apartments. I suggested that he follow-up with County officials for specifics, as they are addressing the code violations and health and safety issues their own inspections have uncovered as well as the police and fire calls originating from residents to County responders. I noted our agency has our own inspection process and we are currently working with the property owners and management to address the issues we have identified. There are no proposed rent increases. Independently, we are working on behalf of residents to improve conditions at the property.

Tuesday, April 4, 2017
NBC12 WWBT-TV (Richmond, Va.) Reporter Ashley Monfort has requested under FOIA copies of inspection records regarding Essex Village Apartments located in Henrico County, Va. from 2012 to 2017. She has also requested any correspondence between HUD and PK Management and Essex VA Investors, LLC in regards to Essex Village from 2015 to 2017. She initially contacted HUD while a meeting between Henrico County officials and HUD multifamily and field office leaders were meeting last Thursday, March 30 about living conditions and issues at the property. She also requested and we declined an on-camera. We are working with PK Management to address the issues. More to follow.

NBC12 WWBT-TV (Richmond, Va.) News desk reported there was a fire at Essex Village around 10 p.m. on Wednesday, April 3. Approximately eight households were displaced. The fire department was dispatched and rescued several residents trapped on their balconies; no reported injuries. The cause of the fire is being investigated by the fire department.

Thursday, April 6, 2017
NBC12 WWBT-TV (Richmond, Va.) Reporter Ashley Monfort has requested under FOIA copies of inspection records regarding Essex Village Apartments located in Henrico County, Va. from 2012 to 2017. She has also requested any correspondence between HUD and PK Management and Essex VA Investors, LLC in regards to Essex Village from 2015 to 2017. The FOIA has been assigned and the inspection reports have been pulled and are being redacted. Multifamily housing is working on the correspondence aspects of the request. Because there is an inspection process currently underway, any correspondence pulled will need to be carefully reviewed before release. Continuing to work this request.

CBS6 WTVR-TV (Richmond, Va.) Reporter Melissa Hipolit is continuing her follow-up on several earlier inquiries on Essex Village Apartments in Henrico County, Virginia. Melissa is continuing to ask for an on-camera interview which we have declined (three times). She is also follow-up with a resident document that illustrates a substantial rent increase. Yesterday I responded with the note that for a rent increase, the owner/management would have to submit a formal proposal to HUD for approval. Nothing has been submitted to HUD to date. PK Management is contemplating a substantial renovation of the property (ranging from $9 to 19 million), but the initial proposal was incomplete and a new proposal has not been submitted. Will continue to work the various aspects of this question.

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Friday, April 7, 2017
Richmond Free Press (Richmond, Va.) Reporter Jeremy Lazarus followed-up on last week's second request about issues at Essex Village Apartments in Henrico, Va. Pending approval from multifamily housing leadership, today's response will address a series of questions including a date or time that a project-based Section 8 property must correct problems; the timeframe HUD will give them time to correct and/or bring the property into compliance as well as what is the actual time-period. Notice: H 2015-02-Subject: Required Actions for Multifamily Housing Projects Receiving Failing Scores from HUD's Real Estate Assessment Center (REAC) which defines the various steps both HUD and the property owner/manager must take following a failed physical inspection. The Notice covers the deliverables with deadlines. The process is basically a decision tree in the event the corrections/deficiencies are not made at the various points in time. I did not cover what happens in the event of a Failure to Comply, but that is also included in the notice. More to come.

Friday, April 21, 2017
NBC12, WWBT-TV (Richmond, Va.) Reporter Ashley Monfort followed-up with us on a FOIA request she sent over April 4. She requested copies of the REAC property inspection reports from 2012 to 2017 regarding Essex Village located in Henrico County, Va. Inspection scores for 2012 to 2015 have been in the 70s. The most recent inspection in January 2017 resulted in an initial REAC score (46c*). The owners' appeal was granted, bringing the score to 51--still considered a fail. That report will be releasable on May 19, 2017. Corrective actions and timeline has been put in place for the owner/manager. The reporter also requested any correspondence between HUD and PK Management and Essex VA Investors, LLC in regards to Essex Village from 2015 to 2017. My guess is she is searching for information about a possible rehabilitation/sale which was initiated by the owner, but never completed. The Richmond Field Office anticipates completing the request early next week. A March 30 online story was updated this week to include a statement by Congressman A. Donald McEachin (VA-04) who issued the following statement about the failing living conditions at Essex Village: "No family deserves to live in conditions such as the one documented at Essex Village. All individuals – no matter their race, socioeconomic status, or sexual orientation – should be treated fairly and have safe and clean shelter. The property managers must address these unhealthy conditions immediately. The families who call this community home, should be able to rest easy in a safe environment after a long day at work and school, not worry about the living conditions."

Thursday, April 27, 2017
NBC12, WWBT-TV (Richmond, Va.) Reporter Ashley Monfort received the FOIA request she sent over April 4. We shipped the REAC property inspection reports from 2012 to 2017 regarding Essex Village located in Henrico County, Va. Inspection scores for 2012 to 2015 have been in the 70s. The most recent inspection in January 2017 resulted in an initial REAC score (46c*). The final report will be releasable on May 19, 2017. The reporter also requested any correspondence between HUD and PK Management and Essex VA Investors, LLC in regards to Essex Village from 2015 to 2017. Documentation within the correspondence validated that GHC Housing had been trying to sell the property, but Henrico County turned down supporting their request for LIHTC to support an estimated $19 million in renovations. I anticipate more follow-up tomorrow.

CBS6 WTVR-TV (Richmond, Va.) Reporter Melissa Hipolit is continuing her follow-up on several earlier inquiries on Essex Village Apartments in Henrico County, Virginia. Yesterday she submitted three requests for information on GHC Housing properties including specifics Woodland Crossing in Richmond including the most recent inspection report and amount of subsidy for residents annually. She is also seeking any information on Greg Perlman as well as how to research any Section 8 property owners with

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a history with HUD. She's looking for investigations, sanctions, etc. She has also requested a list of the inspection ratings, resident complaints and overall subsidy GHC Housing Properties received last year (2016). With more than 18,000 units in 24 states, we are determining if any reports can be run with the inspection/funding information. More to follow on that tomorrow.

Friday, April 28, 2017
CBS6 WTVR-TV (Richmond, Va.) Reporter Melissa Hipolit expanded her FOIA requests as she prepares for an interview with Greg Perlman, owner/manager of PK Management (Essex Village Apartments, Henrico County, Va.). Today, we confirmed her request for information for a second PK Management property, Woodland Crossing in Richmond Va. She has requested the most recent inspection report (which earned a barely passing 66B) as well as the current annual funding HUD pays on behalf of residents; believe to be approximately $2,146,000. She has requested a listing of any sanctions or investigations involving PK Management; a HUD-2530 report has been pulled by multifamily and indicates there is no current negative activity. She has requested a total of all monies HUD paid to PK Management and/or GHC Housing last year (2016) to subsidize the rent of residents at their properties. This report has been produced by multifamily, but included expired contracts; awaiting update from multifamily. Annual receipts appear to be in the range of $200 million. She has also requested resident complaints for all of PK Management's Virginia properties. We are working with the PBCA agents to generate the requested reports.

Monday, May 1, 2017
CBS6 WTVR-TV (Richmond, Va.) Working Reporter Melissa Hipolit' s FOIA requests as she prepares for an interview with Greg Perlman, owner/manager of PK Management (Essex Village Apartments, Henrico County, Va.). She has requested a total of all monies HUD paid to PK Management and/or GHC Housing last year (2016) to subsidize the rent of residents at their properties. This report has been produced by multifamily, but included expired contracts; awaiting update from multifamily. Annual receipts appear to be in the range of $200 million. She has also requested resident complaints for all of PK Management's Virginia properties. Reaching out to the PBCA agents to generate the requested reports.

Wednesday, May 3, 2017
CBS6 WTVR-TV (Richmond, Va.) Continuing to work on Reporter Melissa Hipolit' s FOIA requests as she prepares for an interview with Greg Perlman, owner/manager of PK Management (Essex Village Apartments, Henrico County, Va.). She has requested a total of all monies HUD paid to PK Management and/or GHC Housing last year (2016) to subsidize the rent of residents at their properties nationwide as well as Woodland Crossings. Multifamily is generating the report. She has also requested resident complaints for all of PK Management's Virginia properties; Tim Shearer of Navigate, the PBCA, will generate the requested reports. HUD Headquarters is also working on the REAC inspection report scores for PK Management properties nationwide. If all goes well, we should be able to ship the FOIA by the end of the week. Her interview is scheduled for Monday, May 8.

Friday, May 5, 2017
CBS6 WTVR-TV (Richmond, Va.) Continuing to work on Reporter Melissa Hipolit' s FOIA requests as she prepares for an interview with Greg Perlman, owner/manager of PK Management (Essex Village Apartments, Henrico County, Va.). Her FOIA request has been classified as "complex" and we continue to pull together files including the subsidies paid to PK Management for Woodland Crossings ($1.4 million) and nationwide ($152 million). We also collected the PBCA's complaint numbers—surprisingly low considering the issues at Essex Village. The input from the requested sources (HQ, Baltimore Multifamily HUB, Richmond Field Office Multifamily) are due next Wednesday. We should be able to release a portion of the FOIA before the end of next week.

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Tuesday, May 9, 2017
CBS6 WTVR-TV (Richmond, Va.) Reporter Melissa Hipolit requested a partial for her last FOIA request on PK Management, the owner of Essex Village Apartments, Henrico County, Va. She is currently working on a story about Woodland Crossing, the other almost failing (66b) PK Management property in Richmond, Va. She is hoping to air the story within the next week or so. We have completed several items in her request and should be able to ship partials today and tomorrow.

CBS6 WTVR-TV (Richmond, Va.) Reporter Melissa Hipolit visited Hope Village in Glen Allen, Va., a PK Management property, and alerted us that a resident who contacted her claimed her child has elevated lead levels. The reporter reviewed the lab results which confirm the young boy does have an elevated lead level. The resident is scheduled to have all three of her children tested next week. Henrico County officials as well as the health department have been made aware and are responding to the situation. HUD confirmed the property has both lead certification disclosure and reports up-to-date and on file for the property. A follow-up call with the reporter led to further discussions that multiple resident appeals from both Hope Village and Woodland Crossing in Richmond, Va. have gone unanswered. All three are older and deteriorating. We are working with multifamily and the PBCA Navigate to learn more and initiate follow-up actions.

CBS6 WTVR-TV (Richmond, Va.) Reporter Melissa Hipolit requested a partial for her last FOIA request on PK Management, the owner of Essex Village Apartments, Henrico County, Va. She is currently working on a story about Woodland Crossing, the other almost failing (66b) PK Management property in Richmond, Va. She is hoping to air the story within the next week or so. The redacted REAC inspection report and annual Section 8 funding amount have been submitted to OGC for clearance; hope to ship today or Monday.

CBS6 WTVR-TV (Richmond, Va.) Reporter Melissa Hipolit received a follow-up to her request for a listing of the most recent REAC inspection scores for the 164 properties nationwide managed by PK Management. There are five properties that have had recent inspections that are not releasable. Most REAC Inspections are in the 80-99-point range—146 of the 164.

Friday, May 12, 2017
NBC12 WWBT-TV (Richmond, Va.) Reporter Ashley Monfort toured Essex Village Apartments with U.S. Congressman Donald McEachin and called and asked for comment about the Congressman's comment that he is going to try to convince HUD to provide vouchers.

Tuesday, May 16, 2017
CBS6 WTVR-TV (Richmond, Va.) Reporter Melissa Hipolit requested the amount of money HUD provides GHC Housing/PK Management to subsidize the rent of residents at Hope Village annually. She also requested an update on her other open FOIA requests.
Wednesday, May 17, 2017
CBS6 WTVR-TV (Richmond, Va.) Reporter Melissa Hipolit received an interim response to her FOIA request which included the HUD subsidy information and the 2016 REAC Inspection on Woodland Crossings Apartments in Richmond, Va. The score was a barely passing 66c.

Friday, May 19, 2017
CBS6 WTVR-TV (Richmond, Va.) Reporter Melissa Hipolit visited Hope Village in Glen Allen, Va., a PK Management property on May 9, and alerted us that a resident who contacted her claimed her child has elevated lead levels. The reporter reviewed the lab results which confirm the young boy does have an

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elevated lead level. The resident is scheduled to have all three of her children tested next week. Henrico County officials as well as the health department have been made aware and are responding to the situation. HUD confirmed the property has both lead certification disclosure and reports up-to-date and on file for the property. A follow-up call with the reporter led to further discussions that multiple resident appeals from both Hope Village and Woodland Crossing in Richmond, Va. have gone unanswered. All three are older and deteriorating. We have learned the number of resident complaints from all four of the PK Management properties is surprising low, given the issues of late. Following up with the reporter today.

CBS6 WTVR-TV (Richmond, Va.) Reporter Melissa Hipolit requested information on the inspection process for HUD REAC Inspections—she was particularly interested in the inspectors are third party contractors or HUD employees. The 2017 REAC Inspection at Essex Village Apartments was performed by HUD Quality Assurance Inspectors.

Monday, May 22, 2017
CBS6 WTVR-TV (Richmond, Va.) Reporter Melissa Hipolit requested a partial for her last FOIA request on PK Management, the owner of Essex Village Apartments, Henrico County, Va. She is currently working on a story about Woodland Crossing, the other almost failing (66b) PK Management property in Richmond, Va. The redacted REAC inspection report and annual Section 8 funding amount reports were shipped last Tuesday. On Friday May 19, Melissa interviewed PK Management's Jenne McClain-Blankhead. The story has not yet aired. Jenne will submit a summary of the interview to multifamily by COB on Monday, May 22.

CBS6 WTVR-TV (Richmond, Va.) Reporter Melissa Hipolit and **NBC12, WWBT-TV** (Richmond, Va.) Reporter Ashley Monfort previously inquired about the January 11, 2017 REAC Inspection report for Essex Village Apartments that is now available for release. I anticipate FOIAs from both television stations as well as the Richmond Times-Dispatch in the next day or so.

Wednesday, May 24, 2017
CBS6 WTVR-TV (Richmond, Va.) Reporter Melissa Hipolit submitted a FOIA request on the annual subsidy amount paid to PK Management for Hope Village in Glen Allen, Va. The FOIA was completed and shipped today. This is a follow-up to her visit to that property on May 9. The resident's apartment, which she alerted us had evidence of mold and a child with an elevated blood lead level, has been tested and certified there is no lead in the residence. The report has been given to County officials. No further action on this matter anticipated. During the May 23 meeting with Henrico County officials and Congressman McEachin, both the County and Congressman requested that HUD investigate issues at the property.

Friday, May 26, 2017
Richmond Free Press (Richmond, Va.) Reporter Jeremy Lazarus followed-up on his April 10 request about issues at Essex Village Apartments in Henrico County, Va. He inquired about the status of the pregnant woman who fell from a second-floor balcony and was injured. U.S. Rep. Donald McEachin is now calling on the Secretary of HUD to explain what HUD is doing to force the landlord to make improvements. Jeremy is asking what HUD is doing, aside from flunking the complex as well as if the agency is planning more inspections and imposing requirements for fixes. Working with multifamily housing and legal on a response to the steps underway to bring the complex into compliance. Also, received a Congressional request as a follow-up to the May 23 call on our discussion on vouchers during the conference call about Essex Village, the Congressman's staff is hoping to get more information about how residents can vacate their contracts.

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Sunday, May 28, 2017
CBS6 WTVR-TV (Richmond, Va.) Reporter Melissa Hipolit contacted us after residents of Essex Village reached out to WTVR CBS 6 News about a sewage issue Sunday afternoon. They said the problems started around 1 p.m. when a woman's toilet overflowed and solid waste continued to flood into her apartment. Outside the unit, sewage also started bubbling up from a drain in a sidewalk because of a blockage. Essex Village's sewage system is privately owned and not maintained by the county, but Henrico utility crews responded, removed the blockage and made sure the line was clear. PK Management investigated and learned it was the fault of the resident. No additional action needed.

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Wednesday, May 31, 2017
CBS6 WTVR-TV (Richmond, Va.) Reporter Melissa Hipolit reached out to find out any updates to the PK Management/Essex Village story. She noted Congressman McEachin's letter to Dr. Carson last week expressing concerns about the pregnant woman that fell, as well as the weekend the sewage eruption. Waiting for approval from legal and others to ship timeline/reporting of what HUD is doing in response.

CBS6 WTVR-TV (Richmond, Va.) Reporter Melissa Hipolit and **NBC12, WWBT-TV** (Richmond, Va.) Reporter Ashley Monfort previously inquired about the January 11, 2017 REAC Inspection report for Essex Village Apartments that is now available for release. Redacted copies of the 2017 REAC Inspection report for Essex Village Apartments were shipped to both reporters, along with the December 2017 report requested by CBS6.

Richmond Times-Dispatch (Richmond, Va.) Reporter Debbie Truong contacted me about a story she is writing about Henrico County issuing a violation notice for a balcony at Essex Village that a pregnant woman apparently fell through. She asked if HUD is aware of the issue, and asked for comment. Waiting for legal to advise since there is concern about resident litigation/disclosure.

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Thursday, June 1, 2017

CBS6 WTVR-TV (Richmond, Va.) Reporter Melissa Hipolit reached out to find out any updates to the PK Management/Essex Village story. She noted Congressman McEachin's letter to Dr. Carson last week expressing concerns about the pregnant woman that fell, as well as the weekend the sewage eruption. Crafted a response to the status of the resident who fell as well as the work underway by HUD, PK Management, Henrico County and others to address the many issues at the property. Multifamily, OPA, OGC and FPM reviewed and approved the response. In response, received a query about the balconies—and a resident rumor that the balconies were going to be removed. Confirmed with PK Management they have contracted for the inspection and repair of the balconies throughout the property.

CBS6 WTVR-TV (Richmond, Va.) Reporter Melissa Hipolit continued her investigation/reporting of PK Management properties with a report on Woodland Crossing in Richmond. Her investigation uncovered that PK Management has been cited by the U.S. Department of Housing and Urban Development for several health and safety infractions at the complex. The story included evidence of roach infestation, front doors that will not lock, mold and other safety and health hazards.

8NEWS, WRIC-TV (Richmond, Va.) Noon Anchor/Investigative Reporter Kerri O'Brien contacted me multiple times yesterday for a story regarding complaints about PK Management that included federal lawsuits, involving overcharging and HUD violations in 2009 out of North Carolina. Additional research uncovered two HUD OIG audits. In addition to shipping information on assisted housing, REAC Inspections and specific PK Management REAC Inspection reports, the reporter focused on the question—why is HUD entrusting its resident housing to an unscrupulous company? PK Management has three properties in Henrico County, Va.—all in disrepair.

Richmond Free Press (Richmond, Va.) Reporter Jeremy Lazarus submitted three (3) requests over the past few days including an update on the status of the resident who fell from the balcony as well as the work underway to remedy the deficiencies at Essex Village. He noted that the inspections in previous years appeared to overlook the deterioration—not the case—the property has always been scored in the 70s. He requested an update on the letters Congressman McEachin issued to Secretary Carson. He also inquired about the HUD inspection process and the Compliance, Disposition and Enforcement (CDE) Plan. All questions were addressed, status report shipped and closed.

NBC12, WWBT-TV (Richmond, Va.) Reporter Ashley Monfort received the January 11, 2017 REAC Inspection report for Essex Village Apartments that is now available for release. She requested an update on the resident who fell from the balcony and the work underway at Essex (status report shipped). She also requested a copy of the Compliance, Disposition and Enforcement (CDE) Plan. As far as the plan, it was just submitted on Friday and is in review, so no copy is available right now. I am trying to get a timetable (line a REAC inspection report) as well as what elements of the plan are releasable by FOIA (and when).

Richmond Times-Dispatch (Richmond, Va.) Reporter Debbie Truong contacted me about a story she is writing about Henrico County issuing a violation notice for a balcony at Essex Village that a pregnant woman apparently fell through. She asked if HUD is aware of the issue, and asked for comment. Waiting for legal to advise since there is concern about resident litigation/disclosure. Crafted a response to the status of the resident who fell as well as the work underway by HUD, PK Management, Henrico County and others to address the many issues at the property. Truong directly quoted from the response.

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Friday, June 2, 2017
CBS6 WTVR-TV (Richmond, Va.) Reporter Melissa Hipolit is at Hope Village, the third PK Management property in Henrico County, Va. More than 25 residents are preparing a petition identifying the ongoing issues at that complex including mold, water damage, nonworking smoke detectors/lights as well as other issues. One resident, Christin Hardy, contacted Henrico County official Colonel Doug Middleton who referred the resident to FOD Carrie Schmidt. Yesterday the resident met with PK Management, identified the issues with her apartment and is scheduled for repairs next week. During a call this afternoon, the resident asked me about obtaining a housing choice voucher—an obvious plant. Melissa is also pushing for a follow-up story on Woodland Crossing next week.

Monday, June 5, 2017
CBS6 WTVR-TV (Richmond, Va.) Reporter Melissa Hipolit is continuing her coverage at Hope Village, the third PK Management property in Virginia. She is continuing to interview residents who signed a petition identifying the ongoing issues at that complex including mold, water damage, nonworking smoke detectors/lights as well as other issues. Sourcing information on how residents can contact the PBCA contractor Navigate—a communication "miss" that we identified and are trying to remedy.

Tuesday, June 6, 2017
CBS6 WTVR-TV (Richmond, Va.) Reporter Melissa Hipolit is continuing her coverage of PK Management properties in Virginia. Today, the request was for data sets for tracking safety/security/crime issues in multifamily and public housing. She was specifically looking for public housing because of the criminal activity in Richmond's housing projects here recently. She requested an update on the FOIA that includes the list of complaints fielded by HUD/Navigate related to PK Management properties in Virginia. And, also made us aware the 25 residents signing a petition in Hope Village had decided not to follow through since their issues are being taken care of by PK Management this week.

NBC12, WWBT-TV (Richmond, Va.) Reporter Ashley Monfort inquired about additional information on the 2017 Essex Village REAC Inspection report. The property profile says 26 residential units were sampled. Are different units inspected each year? The inspection reports show that inoperable smoke detectors, infestations and inoperable water heaters were issues for years. Were there follow ups to makes sure these issues were fixed? And even if there was, it seems the issues persisted and became worse. I've been told Essex Village was given a passing score until 2017 after the county started issuing violations as well. Will work to clarify the many myths in her request.

Richmond Free Press (Richmond, Va.) Reporter Jeremy Lazarus requested the insight on the Essex Village subsidy. Per the Congressman's request for how much HUD subsidized rents last year, the actual Housing Assistance Payment (HAP) contract amount for Essex was $ 4,226,300. The contract runs from October 1 – September 31, so the figure reflects the contracted amount from October 1, 2015 to September 31, 2016. Monthly vouchers can fluctuate depending on tenant adjustments, vacancy claims etc. so the figure reported on December 23, 2016 (per the CBS6 FOIA request) had not accounted for the adjustments and was based on calendar year. At that point, the reported subsidy was $5,376,299. There was no additional capital--no right/wrong--simply a different period of reporting. Working on a second follow-up about the progress of work underway at Woodland Crossing.

Wednesday, June 7, 2017
CBS6 WTVR-TV (Richmond, Va.) Reporter Melissa Hipolit reached out to find out any updates to the PK Management/Essex Village story. She is looking for information from her original FOIA request due June 5. Today, we will be shipping the table of resident complaints from PK Management properties in

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Virginia submitted to Navigate, the PBCA and the total subsidy funding from PK Management properties nationwide. We are in the process of clarifying her final request for any sanctions and/or investigations involving PK Management and HUD. Checking in with multifamily housing.

8NEWS, WRIC-TV (Richmond, Va.) Noon Anchor/Investigative Reporter Kerri O'Brien submitted four (4) FOIA requests looking for PK Management property REAC Inspection scores from Jan. 2016 through June 2017 (164 properties nationwide, HUD OIG audit reports, all electronic payment vouchers for Essex Village Apartments in Henrico County, Va. from 2013 to 2017 and a copy of the CDE Plan submitted to HUD on Friday, May 16. HQ is working through the requests.

Richmond Free Press (Richmond, Va.) Reporter Jeremy Lazarus is looking for an update on the work underway at Woodland Crossings in Richmond, Va. Awaiting multifamily housing's response.

NBC12, WWBT-TV (Richmond, Va.) Reporter Ashley Monfort submitted several follow-up questions based on her review of the Essex Village REAC Inspection Report for January 2017. She's trying to understand the sample size, why multiple reports cite inoperable smoke detectors, infestations and inoperable water heaters were issues for years, how is HUD holding the owner accountable and did HUD respond only after Henrico County reported code violations. All issues circle back to the deterioration of the property and the failing REAC Inspection score.

Richmond Times-Dispatch (Richmond, Va.) Reporter Debbie Truong is looking for information on how many audits/copies of audits HUD conducted with PK Management. If PK Management needs to notify HUD of any lawsuits filed against the company and if so, how many lawsuits have been filed against the company, where and by whom. She is also requesting HUD's assessment of how PK Management manages the federally subsidized housing it runs and owns as well as a list of the property owners and managers who have overseen Essex Village since it opened. She is writing a story for the weekend edition and is on deadline.

Wednesday, June 7, 2017
CBS6 WTVR-TV (Richmond, Va.) Reporter Melissa Hipolit reached out for comment on the Congressman McEachin releasing a statement that he's asking HUD to cease all business with PK Management. No response—after hours.

NBC12, WWBT-TV (Richmond, Va.) Reporter Ashley Monfort requested a response in regards to Congressman McEachin's most recent statement: McEachin requests HUD to address conditions at Essex Village; other PK Management properties:
http://www.nbc12.com/story/35614556/mceachin-requests-hud-to-address-conditions-at-essex-village-other-pk-management-properties

Thursday, June 8, 2017
NBC12, WWBT-TV (Richmond, Va.) Reporter Ashley Monfort submitted a FOIA request for the 2015 and 2016 REAC Inspection reports for Essex Village, Henrico County, Va. She misunderstood that we declined the availability of correspondence in a previous request, not the reports.

Richmond Times-Dispatch (Richmond, Va.) Reporter Debbie Truong is following up on her request for information on how many audits/copies of audits HUD conducted with PK Management. If PK Management needs to notify HUD of any lawsuits filed against the company and if so, how many lawsuits have been filed against the company, where and by whom. She is also requesting HUD's

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assessment of how PK Management manages the federally subsidized housing it runs and owns as well as a list of the property owners and managers who have overseen Essex Village since it opened. She is writing a story for the weekend edition and is on deadline. Multifamily provided guidance on each element; response shipped this afternoon.

Friday, June 9, 2017
NBC12, WWBT-TV (Richmond, Va.) Reporter Ashley Monfort submitted a FOIA request for the 2015 and 2016 REAC Inspection reports for Essex Village, Henrico County, Va. The reports had been previously sent under an earlier request. Confirmed receipt.

Richmond Times-Dispatch (Richmond, Va.) Reporter Debbie Truong submitted a FOIA request for the 2017 REAC Inspection report and appeal report for Essex Village, Henrico County, Va. Both reports were shipped this afternoon.

Richmond Free Press (Richmond, Va.) Reporter Jeremy Lazarus requested information on the conference call on June 7 with Congressman McEachin and Henrico County Officials. In subsequent press releases and news articles, the Congressman appeared skeptical that progress is being made as HUD has stated it is and that the plan of action PK provided will be implemented. He asked if HUD provided any response to congressman's request. He also inquired if there is a reason that the Congressman believes PK is not getting the improvements done and that HUD is allowing complex to slide while keeping tenants in unfit apartments. He also asked if HUD is exploring the voucher option. Waiting for the Multifamily/CIR response that is in review; will craft follow-up following release of that information.

WRIC-TV (Richmond, Va.) Anchor/Reporter Kerri O'Brien submitted four FOIA requests for information submitted through the public access link on Essex Village Apartments in Henrico County, Va. and PK Management. These are in addition to the multiple media inquiries from Kerri that I have been addressing. Kerri has requested copies of all electronic payments made to Essex Village from HUD for a period of two-years; a copy of the CDE Plan that was submitted to HUD on May 25; copies of all REAC Inspection Reports for all of PK Management's 164 properties and any HUD OIG audits and/or investigations of any PK Management properties. The Richmond Field Office is working with HQ to pull the requested files and determine who will provide the final information to the reporter.

Monday, June 12, 2017
WRIC-TV (Richmond, Va.) Reporter Kerri O'Brien contacted us about a shooting that occurred in Essex Village Apartments in Henrico County, Va. on Sunday, June 10. The victim who was shot in the arm, had been previously banned from the property for shooting dice and is a friend of a resident who has been notified of eviction proceedings. We contacted PK Management and requested information relative to on-site security and camera footage. There is an unmarked auxiliary police unit stationed in an apartment on the property. Followed-up with the reporter with that information as well as the fact the security camera footage had been turned over to police officials.

CBS6 WTVR-TV (Richmond, Va.) Reporter Melissa Hipolit requested a comment on Congressman McEachin's announcement that he wanted HUD to cease business with PK Management. She also requested a follow-up on her multi-pronged FOIA on Essex Village Apartments and Woodland Crossings Apartments in Richmond, Va. Of the five item requests, the two on Woodland Crossings have been shipped; awaiting concurrence on the final three items pertaining to Essex Village.

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CBS6 WTVR-TV (Richmond, Va.) Reporter Melissa Hipolit sent a video about an Essex Village resident complaint about bedbugs and roaches emailed to WTVR Problem Solvers. I forwarded the complaint to multifamily who in turn notified PK Management and Navigate. Both followed-up with the tenant, who had not submitted a work order for the complaint, and was advised PK would have an exterminator follow-up immediately. The issue has been followed-up and resolved.

CBS6 WTVR-TV (Richmond, Va.) Reporter Melissa Hipolit requested information on the outcome of an investigation by HUD's inspector general back in 1982 into allegations that HUD illegally bypassed procedures to approve the construction of Essex Village. The reporter stated there were allegations of a $2 million cost overrun. The inquiry was transferred to Darryl Madden, HUD OIG Public Affairs, to handle. We were also made aware that HUD OIG is considering opening an investigation at Essex Village.

CBS6 WTVR-TV (Richmond, Va.) Reporter Melissa Hipolit shipped an Essex Village resident complaint posted on the station's Facebook live. The woman appeared to have water leaking all over her apartment from a defective water tank or water heater. I forwarded the complaint to multifamily who in turn notified PK Management and Navigate. The following morning, it was reported the leak, from a malfunctioning air conditioning unit, had been repaired overnight. The issue had been followed-up and resolved.

Tuesday, June 13, 2017
CBS6 WTVR-TV (Richmond, Va.) Reporter Melissa Hipolit sent an email about an Essex Village resident complaint about bedbugs emailed to WTVR Problem Solvers. I forwarded the complaint to multifamily who in turn notified PK Management and Navigate. Both followed-up with the tenant, who had not submitted a work order for the complaint, and was advised PK would have an exterminator follow-up immediately. The issue has been followed-up and resolved.

WRIC-TV (Richmond, Va.) Anchor/Reporter Kerri O'Brien received her FOIA requesting copies of all electronic payments made to Essex Village Apartments from HUD for a period of two-years.

Thursday, June 15, 2017
CBS6 WTVR-TV (Richmond, Va.) Reporter Melissa Hipolit received a follow-up to her FOIA request for information that included full amount of housing subsidy paid to PK Management during FY2016 ($152 million) as well as the complaints collected on PK Management properties in Virginia. I spoke with Melissa to further clarification the remaining requested item pertaining to "sanctions" and "investigations."

CBS6 WTVR-TV (Richmond, Va.) Reporter Melissa Hipolit reached out late-day to inquire why NBC12 had the 2017 REAC Inspection report for Essex Village Apartments that she had requested, but had not received. After a series of emails, I determined the FOIA had been shipped on June 1 that included the 2015 and 2017 inspection reports. We determined her station's filters were not accepting the files after I successfully shipped them to her private email account. Her evening report included the "more than $150 million" subsidy report.

NBC12, WWBT-TV (Richmond, Va.) Reporter Ashley Monfort submitted a FOIA request about how much money PK Management received from HUD for Essex Village and Woodland Crossings in the past fiscal year. The FOIA is being handled by the Richmond Field Office and will be shipped on Friday.

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Friday, June 16, 2017
NBC12, WWBT-TV (Richmond, Va.) Reporter Ashley Monfort inquired about the date of HUD's follow-up REAC inspection in July. No date has been set. She is also seeking an on camera with a HUD official, which I politely declined.

Richmond Free Press (Richmond, Va.) Reporter Jeremy Lazarus requested information on the conference call on June 7 with Congressman McEachin and Henrico County Officials. In subsequent press releases and news articles, the Congressman appeared skeptical that progress is being made as HUD has stated it is and that the plan of action PK provided will be implemented. He asked if HUD provided any response to congressman's request. He also inquired if there is a reason that the Congressman believes PK is not getting the improvements done and that HUD is allowing complex to slide while keeping tenants in unfit apartments. He also asked if HUD is exploring the voucher option. Waiting for the Multifamily/CIR response that is in review; crafted a follow-up for media. Awaiting approval from both to ship.

Richmond Times Dispatch (Richmond, Va.) Reporter Debbie Truong is doing a story on Essex Village for the weekend edition and had a few questions to be addressed. She stated that Henrico County manager John Vithoulkas criticized HUD for the way it conducts inspections and suggested that inspecting only sampling of buildings is not adequate. He said that he feels HUD erroneously gave Essex passing REAC inspection scores when the property should not have received them. She requested HUD's response which we did not respond to. We addressed her other questions including the REAC re-inspection has not been scheduled. The other two "troubled" properties are Woodland Crossings in Richmond, Va. and Hope Village in Glen Allen, Va. And, HUD's records reflect GHC Properties as the owner, PK Management as the management company.

CBS6 WTVR-TV (Richmond, Va.) Reporter Melissa Hipolit requested assistance for an Essex Village resident who cited issues with her apartment since she moved into the complex March 23, 2016. She complained of leaks and mold. Forwarded the inquiry to Multifamily and Navigate. She requested a response ASAP.

CBS6 WTVR-TV (Richmond, Va.) Reporter Melissa Hipolit followed with a second inquiry regarding the ongoing calls and emails from residents at Essex Village who are continuing to have issues that have gone unresolved. I requested that Melissa assist us with "getting the word out" about the process we have in place to deal with the issues—particularly since the work to remedy the deficiencies in the CDE report is underway. I crafted a response and forwarded it to Melissa and Colonel Middleton and requested their assistance.

Monday, June 19, 2017
Richmond Times Dispatch (Richmond, Va.) Reporter Debbie Truong forwarded a Richmond Times-Dispatch article from 1982 stating that an investigation was started over a possible cost overrun as Essex was being constructed. The article doesn't show up online, but she attached a copy. She was requesting a resolution to the inquiry—which I forwarded to HUD OIG to respond.

Tuesday, June 20, 2017
CBS6 WTVR-TV (Richmond, Va.) Reporter Melissa Hipolit reviewed the 2015 and 2017 Essex Village HUD inspection reports and inquired about several PK Management employees trying to validate if either one was the senior VP that was allegedly "terminated" by PK Management for poor performance related to the properties in the Richmond area. I directed the reporter to PK Management because of the nature of the personnel issue.

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CBS6 WTVR-TV (Richmond, Va.) Reporter Melissa Hipolit was confused by the notation of unsuccessful versus successful on the REAC Inspection reports and did not understand that a score of 59 or below constitutes a failing score. I confirmed that Essex Village Apartments failed the REAC Inspection with a 46c/51c and verified the notation on the REAC Inspection report means that the inspection was successfully completed and the inspection file was successfully uploaded to our PASS IT system. The word "successful" has nothing to do with the condition of the property.

CBS6 WTVR-TV (Richmond, Va.) Reporter Melissa Hipolit submitted a FOIA for Essex Village and PK Management's Compliance, Disposition and Enforcement Plan submitted on May 26, the appeal for the January 2017 REAC Inspection, the Notice of Default from HUD to PK Management and the Project Owner's Certification form. She also asked if the repair plan has been approved by HUD.

Friday, June 23, 2017
NBC12 WWBT-TV (Richmond, Va.) Reporter Ashley Monfort has submitted a FOIA requested the amount of annual subsidy paid to PK Management last year to support the assisted housing in Essex Village Apartments, Henrico County, Va. and Woodland Crossings, Richmond, Va. We have pulled the actual amounts, but are also determining the HAP Contract amount for FY2016 for each property. We will most likely release the FOIA on Monday after hearing back from multifamily housing.

CBS6 WTVR-TV (Richmond, Va.) Reporter Melissa Hipolit followed up on her FOIA request for Essex Village and PK Management's Compliance, Disposition and Enforcement Plan submitted on May 26, the appeal for the January 2017 REAC Inspection, the Notice of Default from HUD to PK Management and the Project Owner's Certification form. She also asked if the repair plan has been approved by HUD. Awaiting available documents and a response about plan acceptance from multifamily housing.

Monday, June 26, 2017
NBC12 WWBT-TV (Richmond, Va.) Reporter Ashley Monfort has submitted a FOIA requested the amount of annual subsidy paid to PK Management last year to support the assisted housing in Essex Village Apartments, Henrico County, Va. and Woodland Crossings, Richmond, Va. We have pulled the actual amounts, but are also determining the HAP Contract amount for FY2016 for each property. Working on a response with multifamily housing.

Tuesday, June 27, 2017
NBC12 WWBT-TV (Richmond, Va.) Reporter Ashley Monfort has submitted a FOIA requested the amount of annual subsidy paid to PK Management last year to support the assisted housing in Essex Village Apartments, Henrico County, Va. and Woodland Crossings, Richmond, Va. We have pulled the actual amounts, but are also determining the HAP Contract amount for FY2016 for each property. Waiting on a response/clarification from multifamily housing.

WRIC-TV 8News Where You Live (Richmond, Va.) Noon Anchor/Investigative Reporter Kerri O'Brien has requested a response/copy of the Compliance, Disposition and Enforcement Plan submitted by PK Management for Essex Village Apartments, Henrico County, Va. She also inquired if the REAC re-inspection been scheduled. She informed us there is a meeting tonight with Henrico Board of Supervisors on Essex Village.

CBS6 WTVR-TV (Richmond, Va.) Reporter Melissa Hipolit inquired about the FOIA she submitted related to Essex Village Apartments and PK Management. She has requested a copy of the Compliance, Disposition and Enforcement Plan submitted May 26 (accepted and currently being redacted), the Notice of Default, the Project Owner's Certification Survey and Certification form. We are currently waiting for a response from multifamily housing.

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CBS6 WTVR-TV (Richmond, Va.) Reporter Melissa Hipolit has yet to clarify what she means by requesting a listing of any sanctions or investigations involving PK Management from an earlier FOIA request. She has until July 5 to respond to our request.

Wednesday, June 28, 2017
NBC12 WWBT-TV (Richmond, Va.) Online Reporter Megan Woo in her report on the Henrico County Board of Supervisors meeting reported that poor living conditions in Essex Village Apartments was the focus of the meeting. Officials say their goal is to get up to speed on what's being done to fix the problems and to determine the next steps. Officials also say they will continue to work with the chief building inspector, and HUD officials to follow up on notices and violations—but incorrectly reported that "despite the fact that HUD continues to give the facility passing grades." The story noted Congressman Donald McEachin has also sent two letters to HUD Secretary Ben Carson about the problems. A correction was filed on the property's failing REAC Inspection score of 51c*.

WRIC-TV 8News Where You Live (Richmond, Va.) Noon Anchor/Reporter Kerri O'Brien alerted us to the fact that Henrico County filed nine (9) criminal summons against the owners of Essex Village and Greg Perlman. They range from failing to maintain balconies to air condition problems to failing to fix plumbing. PK Management stated the violations were received after 5 p.m. last evening. Essex staff is already addressing them and Management is verifying the issues were not previously addressed. Also, a violation, if corrected prior to court date carries no fine, only if not addressed. Carolyn Anastasi will follow-up tomorrow morning.

WTVR-TV CBS6 (Richmond, Va.) Reporter Melissa Hipolit contacted us about a resident reporting w/video that there is another sewage overflow in Essex. PK Management made us aware of the issue prior to receiving the reporter's note and alerted us that the plumbing company had been called and was on-site along with Henrico County officials and the fire department. Melissa also sent two additional resident complaints our way—one with an overflowing air conditioner and one with long-term carpet damage. I forwarded the information to Multifamily and Navigate.

CBS6 WTVR-TV (Richmond, Va.) Reporter Melissa Hipolit is interviewing National Alliance of Housing Tenants Michael Kane about HUD's REAC Inspection process. Delton Nichols and Robert Iber provided insight about the process that was edited and shipped to the reporter. Melissa requested an interview with Deputy Assistant Secretary DJ Lavoy. We will again politely decline.
NBC12 WWBT-TV (Richmond, Va.) Reporter Ashley Monfort received her FOIA requesting the amount of annual subsidy paid to PK Management last year to support the assisted housing in Essex Village Apartments, Henrico County, Va. and Woodland Crossings, Richmond, Va. The decision was to pull actual payments, not HAP Contract amount.

Richmond Times-Dispatch (Richmond, Va.) Reporter Debbie Truong submitted a FOIA for the amount of federal funding Essex Village receive last year and what the money was intended for. She asked if HUD require owners of properties that receive federal funding to report how they use their money as well as a copy of reports or any documentation GHC Housing Partners, PK Management and/or Essex VA Investors LLC. submitted related to how they used the federal money they received. She also requested a copy of the Compliance, Disposition and Enforcement Plan for the property.

Thursday, June 29, 2017
CBS6 WTVR-TV (Richmond, Va.) Investigative Reporter Melissa Hipolit received an interim response her FOIA (June 20) that included the Notice of Default sent by HUD to the Owner of Essex Village on February 24, 2017. The other requested documents have been submitted to HUD by either the

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ownership or the management entity for Essex Village, and may contain commercial or financial information that is arguably protected from disclosure under Exemption 4 of the Act (42 U.S.C. 552(b)(4)) and require submitter notification--which has been made.

Friday, June 30, 2017
WTVR-TV CBS6 (Richmond, Va.) Reporter Melissa Hipolit contacted us about a resident reporting w/video that there is another sewage overflow in Essex. PK Management made us aware of the issue prior to receiving the reporter's note and alerted us that the plumbing company had been called and was on-site along with Henrico County officials and the fire department. The additional questions about the issues with the sewer system have been partially addressed with the remainder forwarded to PK Management.

WTVR-TV CBS6 (Richmond, Va.) Reporter Melissa Hipolit followed-up her Wednesday afternoon inquiry that included how PK Management is being held accountable in any way for not properly taking care of Essex Village. Cited Code of Federal Regulations and guidelines HUD must follow when a multifamily owner fails in the requirement to provide decent, safe, sanitary housing in good repair. The Notice of Default of the Housing Assistance Provider Contract has been issued and the subsequent steps are underway. That If the property fails to pass the REAC Re-Inspection, actions may include considering imposition of civil money penalties (CMPs), abatement of the Section 8 or other rental assistance subsidy, in whole or in part, and possible assignment of an FHA loan and/or foreclosure. She also inquired if HUD is investigating what happened to the money they gave PK Management to maintain Essex Village.

WTVR-TV CBS6 (Richmond, Va.) Reporter Melissa Hipolit asked why HUD continues to decline requests for an interview. Jerry Brown agreed to follow-up with the reporter.

Monday, July 10
Richmond Times-Dispatch (Richmond, Va.) Reporter Debbie Truong received a partial delivery on her FOIA request for federal funding Essex Village received last year and what the money was intended for. She asked if HUD require owners of properties that receive federal funding to report how they use their money as well as a copy of reports or any documentation GHC Housing Partners, PK Management and/or Essex VA Investors LLC. submitted related to how they used the federal money they received. This documentation has been shipped. She also requested a copy of the Compliance, Disposition and Enforcement Plan for the property which is still under submitter notification.

Tuesday, July 11
WTVR-TV CBS6 (Richmond, Va.) Reporter Melissa Hipolit followed-up on her FOIA for relating to Essex Village and PK Management. She is looking for the Compliance, Disposition and Enforcement Plan submitted May 26 (still in submitter notification and unavailable for release) as well as the appeal to the January 2017 REAC inspection, the Notice of Default and the "Project Owner's Certification" Survey and Certification form that the project is compliant with HUD's physical condition standards and state and local codes (this was to be submitted within 60 days of receipt of NOD). A partial is available for release. Melissa requested a verification of the dates of the submitter notification.

Tuesday, July 11
WTVR-TV CBS6 (Richmond, Va.) Reporter Melissa Hipolit followed-up on her FOIA for relating to Essex Village and PK Management. She is looking for the Compliance, Disposition and Enforcement Plan submitted May 26 (still in submitter notification and unavailable for release). I confirmed the period of

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the submitter notification. I also confirmed the remainder of her requests were shipped to her on June 29 that included the appeal to the January 2017 REAC inspection, the Notice of Default and the "Project Owner's Certification" Survey and Certification form that the project is compliant with HUD's physical condition standards and state and local codes. She has had issues receiving large files before and may not have received the reports/submittals.

WTVR-TV CBS6 (Richmond, Va.) Reporter Melissa Hipolit requested information on HUD's REAC Inspections including if the inspectors talk to the tenants as well as how much weight are mold/mildew/toxic air issues and bed bugs are given in the inspections. Also, whether inspectors test for mold or if it is just a visual test. The response included the fact that these issues are exigent health and safety issues calling for immediate reaction. I also included extensive information on our bed bug guidance and policies. Melissa followed-up on Wednesday with additional questions concerning inspections.

WTVR-TV CBS6 (Richmond, Va.) Reporter Melissa Hipolit made us aware that a meeting had been held between PK Management and the residents of Essex Village Apartments last week and that PK Management said they were looking to sell property to Ernst and Hoss in 60-90 days. She asked if HUD was aware of the meeting and/or sale of the property. We confirmed there was a meeting, but that a sale was not discussed.

Wednesday, July 12
WTVR-TV CBS6 (Richmond, Va.) Reporter Melissa submitted a new FOIA request related to Essex Village and PK Management. She has requested digital copies of all emails written to and from DJ Lavoy, Lisa Wolfe, Greg Perlman, Jenee McClain-Blankhead, and Carrie Schmidt between the following dates: January 19 and February 2, April 19 and May 3, and May 25 and June 8, 2017. Richmond Field Office will be handling that request.

Thursday, July 13
WTVR-TV CBS6 (Richmond, Va.) Reporter Melissa submitted a FOIA request related to Essex Village and PK Management. She has requested digital copies of all emails written to and from DJ Lavoy, Lisa Wolfe, Greg Perlman, Jenee MCClain-Bankhead, and Carrie Schmidt between the following dates: January 19 and February 2, April 19 and May 3, and May 25 and June 8, 2017. We have been back and forth clarifying exactly what the reporter is looking for; she has requested any emails in the time periods noted that include information about Essex Village, PK Management, GHC Housing, Melissa Hipolit and WTVR. We are beginning to pull emails in response.

WTVR-TV CBS6 (Richmond, Va.) Reporter Melissa Hipolit requested information on any mold testing conducted at Essex Village Apartments in Henrico County, Va. Her request has been forwarded to PK Management for response.

Friday, July 14
WTVR-TV CBS6 (Richmond, Va.) Reporter Melissa Hipolit requested the last four REAC Inspection scores for the Burton Apartments in Cincinnati, Ohio. The scores include: 04.03.17, 73b*; 07.08.16, 33c*; 08.22.12, 90c and 05.07.08, 84b. Burton Apartments is part of a 727-unit portfolio in Cincinnati owned by affiliates of PE Holdings, the principal of which is Chaim Puretz. The portfolio, which includes Burton Apartments, was placed in a Receivership in a joint action brought by the private lender and the City of Cincinnati on February 1, 2016. Burton Apartments experienced a fire and a collapsed roof due to flooding conditions during the period that PE was in control of the asset. The Receiver, Jodi M. Ridings

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and her agent, Milhaus Management, have had operational control of the properties since February 1, 2016 and have performed roof repairs and brought fire damaged units back on line. The Receiver also performed other stabilization repairs at the property. This could be an explanation for the change in score (from a failing 33c* to 73b*) as the Receiver did not commence substantial stabilization work at Burton until after July of 2016, but did substantial work after that date.

Friday, July 14
WTVR-TV CBS6 (Richmond, Va.) Reporter Melissa Hipolit and **Richmond Times-Dispatch** (Richmond, Va.) Reporter Debbie Truong have both submitted requests for the Compliance, Disposition and Enforcement Plan for Essex Village Apartments in Henrico County, Va. **A**s expected, the attorney for GHC Housing and PK Management has sent an objection to the release of the media requested materials which include this document. We anticipate a ruling about next steps on July 18.

WTVR-TV CBS6 (Richmond, Va.) Reporter Brendan King filed the story Essex Village in court over 18 criminal charges and called asking for comment, which we declined.

NBC12 WWBT-TV (Richmond, Va.) Reporter Ashley Monfort filed the story Essex Village owners dodge questions outside courthouse and left a message, also asking for a call-back if able to comment.

Saturday, July 15
WTVR-TV CBS6 (Richmond, Va.) Reporter Melissa Hipolit requested assistance with an Essex Village resident complaint about (b)(6) Her mother, (b)(6), contacted the reporter about rodent and bed bug infestations and a request for a transfer. PK Management immediately followed-up and (b)(6) apartment is scheduled for extermination.

Monday, July 17
WTVR-TV CBS6 (Richmond, Va.) Reporter Melissa Hipolit requested assistance with an Essex Village resident complaint for (b)(6). The new mother with two additional young children has been staying with her sister for the last seven months because of an ongoing rodent infestation. PK Management immediately followed-up and (b)(6) apartment is scheduled for extermination.

Wednesday, July 19
Richmond Times-Dispatch (Richmond, Va.) Reporter Debbie Truong followed-up on her FOIA requesting a copy of the Compliance, Disposition and Enforcement Plan for Essex Village in Henrico County, Va. PK Management objected to the release of the document, so the Plan will be unavailable until August 1.

Friday, July 28
WTVR-TV CBS6 (Richmond, Va.) Reporter Melissa submitted a FOIA request related to Essex Village and PK Management. She has requested digital copies of all emails written to and from DJ Lavoy, Lisa Wolfe, Greg Perlman, Jenee MCClain-Bankhead, and Carrie Schmidt between the following dates: January 19 and February 2, April 19 and May 3, and May 25 and June 8, 2017. She has requested any emails in the time periods noted that include information about Essex Village, PK Management, GHC Housing, Melissa Hipolit and WTVR. Completed pulling and culling the records; forwarded to Anne Davis, Richmond Field Office FOIA Lead.

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Thursday, August 3

WTVR-TV CBS6 (Richmond, Va.) Reporter Melissa submitted a FOIA request related to Essex Village and PK Management. She has requested digital copies of all emails written to and from DJ Lavoy, Lisa Wolfe, Greg Perlman, Jenee MCClain-Bankhead, and Carrie Schmidt between the following dates: January 19 and February 2, April 19 and May 3, and May 25 and June 8, 2017. She has requested any emails in the time periods noted that include information about Essex Village, PK Management, GHC Housing, Melissa Hipolit and WTVR. Completed the review of and concurred on the final two documents and letter and submitted to Anne Davis, Richmond Field Office FOIA Lead. We anticipate the final FOIA to be shipped late this afternoon or tomorrow.

WTVR-TV CBS6 (Richmond, Va.) Reporter Melissa submitted a FOIA request for the Compliance, Disposition and Enforcement (CDE) Plan for Essex Village Apartments that was received from PK Management. When she inquired about the delivery of that plan, we reshipped a description of the submitter notification process, and that it is a requirement under FOIA. Again, we explained the FOIA is on hold because there were some objections to release of documents raised by the submitter. PK Management has been given until tomorrow COB to present those objections in a way that will give us reason to withhold the documents. We will follow-up with PK Management tomorrow, and in turn, the reporter.

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U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-1000

OFFICE OF CONGRESSIONAL AND
INTERGOVERNMENTAL RELATIONS

The Honorable A. Donald McEachin
Member, United States
House of Representatives
110 N. Robinson Street, Suite 401
Richmond, VA 23220-4457

Dear Representative McEachin:

On behalf of Secretary Benjamin S. Carson, Sr., thank you for your interest in Essex Village and your continued concern for its residents. The Department is keenly interested in resolving the issues at the property and shares your desire to achieve the best outcome for the residents of the Essex Village community. Specifically, you made a series of inquiries regarding the village. The HUD team has already responded to a series of email inquiries and had numerous conversations with your staff regarding Essex Village. The Department is pleased to work with you in this manner to address these very important concerns.

Initially, given the general scarcity of affordable housing, the Department's policy is to work with owners, residents, and localities to preserve project based Section 8 contracts whenever possible. If the Section 8 Housing Assistance Payment Contract at Essex Village were to be terminated, without first attempting to rectify the physical deficiencies at the property, those 496 units of affordable housing would be lost to Henrico County forever. In addition, many families residing in the property would be displaced. Preserving affordable housing units strengthens neighborhoods and allows families to remain in the communities they call home. This policy of preservation does not override the owner's obligation to provide decent, safe, and sanitary housing according to the terms of the contract. Nor does it override the tenant's right to live in peaceful enjoyment of that housing. The following information is provided by HUD's Office of Multifamily Housing.

Your letters make specific requests of the Department. You also ask that where your request(s) cannot be met, that the Department provide a detailed explanation and "constructive alternative suggestions for ensuring that current residents of Essex Village have access to homes that afford them a decent quality of life." In your letter of May 25, 2017, you requested a call from HUD with your staff and Henrico County officials. Most of your requests resulting from the June 7, 2017, conference call with HUD staff were addressed at that time, and this letter largely reiterates the information provided in that call. HUD has numbered and listed each of your requests below and provided a detailed response.

The following responds to your letter dated, June 13, 2017:

Request 1: Receive a copy of PK Management's report on needed repairs at Essex Village sent to HUD in May 2017.

Response: When Essex Village received a failing REAC inspection score, HUD sent the owner a Notice of Default letter requiring that it perform a 100 percent unit inspection and submit a plan to

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address all physical deficiencies at the property. HUD reviewed and accepted the owner's plan, which was received on May 25, 2017 (Refer to enclosure #1).

Request 2: Confirmation of the date of HUD's next REAC inspection at Essex Village, which we understand will happen late July/early August.

Response: The date of the next REAC inspection is August 8, 2017.

Request 3: A plan to close Essex Village and provide vouchers to residents as soon as possible.

Response: As discussed on our June 7, 2017, conference call, after the failing REAC inspection from January 2017, the owner was given a Notice of Default and an opportunity to cure the deficiencies. The repairs are expected to be completed by July 31, 2017. In accordance with this process, if the owner fails the second REAC inspection, the Department will take enforcement action, which can include requiring a change in management; encouraging a sale of the property; or abating the Section 8 subsidy. If the determination is made to abate and terminate the subsidy, the residents will receive vouchers.

If the REAC inspection reflects that the owner is maintaining the physical condition of the property to standard, HUD will continue to monitor the conditions at the property and work with Henrico County officials to ensure that ownership continues to meet its obligations. As discussed during our conference call, if Henrico County condemns the units or revokes the rental license, the owner will be considered in violation of the Section 8 contract. This will result in HUD terminating the contract and making vouchers available to the residents.

Request 4: Allow Henrico County officials to join HUD for future inspections of Essex Village.

Response: HUD cannot accept this request because the HUD inspection process and standards of the locality are different than REAC's. Conducting two different inspections at the same time can present confusion for the resident, owner, and the inspectors. As we discussed on our call and provided in our written responses to earlier questions posed by your office, the Department's policy is to allow only property participants (owner, management, resident) to accompany the REAC inspector. HUD's policy minimizes the number of people for a good reason: Too many people on inspections can become distracting to the inspector as well to residents. In addition, the policy also protects the tenants' right to privacy by ensuring that physical inspections are not viewed as an intrusion into tenants' homes. Many tenants take issue if people other than the property's representative are present. This is a long-standing policy in existence since REAC's inception.

HUD will continue to work with the County and the owner on resolution of the outstanding code violations.

Request 5: Terminate or abate HUD's contracts with PK Management at all properties.

Response: At present, Essex Village is the only PK Management affiliated property that is experiencing a default. Therefore, HUD has no grounds to terminate contracts at other affiliated properties. To do so would violate the respective property business agreements and be contrary to our mission of preserving scarce affordable housing resources across the country. As was discussed on the call, the Department monitors all of its 30,000 properties using a variety of sources in addition

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to the REAC inspection. HUD will provide closer scrutiny to the 171 PK affiliated properties, with particular attention to the Virginia-based assets.

Request 6: Please provide constructive alternative suggestions for addressing Essex Village.

Response: The Department shares your goal of ensuring that all Americans, including residents of Essex Village and all HUD-affiliated housing, have access to safe, decent, affordable housing. As stated above, HUD also has the goal of preserving limited housing stock. Therefore, HUD cannot abate the contract without first attempting to improve the physical condition of this property. Currently, Henrico County administers approximately 250 vouchers. Given the significantly rising rents in nearly every city in the country, there is concern that a significant increase in vouchers may not be easily accommodated by the existing units in the county. HUD is committed to working with you to find the best solution. HUD works with local stakeholders to balance the needs of residents, communities, and the due process protections that are basic to all property participants. HUD will continue to ensure that our owner and management partners adhere to their business agreements and provide decent, safe, and sanitary housing. If they do not, the Department will enforce compliance or will terminate our relationship and provide alternative housing for residents.

In addition to the specific actions HUD is taking with Essex Village as the federal agency charged with ensuring the potentially competing goals of preservation and compliance, the Department developed a series of initiatives to more quickly identify troubled properties; enhance enforcement actions; and improve our communication concerning such properties with residents, communities, and local governments and can share them with you and your staff.

The following responds to your letter dated, June 22, 2017:

Request 7: You referenced general concerns regarding the property, specifically the sewage system.

Response: The owner/management reported a sewer line camera inspection was completed by Dillon Plumbing, a local third party plumbing and sewer company, over the course of two weeks in late May and early June. The final written report was due on June 16, 2017, but was delayed. To expedite the receipt of the report, the videos were forwarded to UIS Engineering, who provided an initial response on Wednesday June 22, 2017. The initial report was a review of 1,000 lineal feet of the lines.

Verbally, Dillon Plumbing conveyed to County inspectors that no material damage was noted in their review of the camera videos. The cause of the backups was primarily due to improper disposal of grease, pampers, baby wipes, etc. Dillon Plumbing also noted that the lines were previously obstructed by bottles and other large objects. Preliminary results of the report from UIS show that over 63 percent of the lines were clear and that the 36 percent of apparent obstruction was grease build up. Management provided a notice detailing items that are not flushable and proper grease disposal instructions in May and this notice will be redistributed and included in the July Newsletter (Refer to enclosure #2). Management has a contract to jet the lines quarterly (Refer to enclosure #3).

The owner/management reported that recent backups (including the one highlighted by the media over the Memorial Day weekend) were due to grease, pampers, and wipes. They have no record of recent incidents of the backup of actual raw sewage. Bill Mohr, Facilities Director for PK

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Management, was on site at Essex and personally observed one of the backups in question at the cleanout. He reported that the backup consisted of clear waste water (no feces or urine).

Request 8: You noted residents stated they were told not to contact the County and that PK staff did not respond to requests for assistance. PK Management reports the following:

Response: According to management, residents have not been told not to contact the County and encouraged to contact the leasing office (during the business day) and to use the emergency after hours service (after business hours) to report maintenance issues. In addition, the contact information and grievance protocol for Navigate Housing, the Contract Administrator for Essex, was redistributed to residents and reposted in the leasing office.

Last week, management instituted a customer service email where residents can voice concerns about repair quality, maintenance promptness, or any other management concern. This email is monitored and goes directly to the centralized Customer Service center located at the PK Corporate office.

Management is also aware that recently, some residents voiced that calls to the emergency after hours' line went unanswered. To address this, management added a second "on-call" maintenance technician. Each shift will now include one HVAC technician at all times, and the technicians are authorized to use 3rd party HVAC contractors, as needed, to expedite service.

These customer service enhancements were reiterated via hand delivered tenant notices, as well as, during the resident meetings held the week of June 19, 2017. (Refer to enclosures #4).

The Department encourages residents to contact management first, then the Navigate Housing, then contract administrator, and then HUD staff.

Request 9: You requested a list of all properties in Virginia's 4th Congressional district with failing REAC scores and the names of the owner operators of those housing complexes.

Response: The list of properties is enclosure #5.

I hope this information is helpful.

Sincerely,

Aaron Santa Anna
Acting General Deputy Assistant Secretary
for Congressional and Intergovernmental Relations

Enclosures

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ENCLOSURE #1

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May 25, 2017

VIA Electronic Mail and Federal Express

Ms. Carolyn Anastasi
US Dept. of HUD
Wanamaker Bldg. 12th fl
100 Penn Square East
Philadelphia, PA 19107

RE: Essex Village Apartments – VA36-H027-196
REAC Inspection CDE

Dear Ms. Anastasi:

As a follow up to our original submission dated April 28, 2017, please accept this as our final CDE and improvement plan for Essex Village Apartments.

EHS

All EHS items noted on the REAC inspection were addressed and documented to HUD on January 13, 2017 (see attached report). In addition, from the 100% unit inspection survey, all items of this type have been addressed.

Interior Units

Total Point Loss Units - (b)(6)

As previously noted, following the receipt of the final REAC score of 51, a 100% unit inspection was conducted. Attached please find the revised CDE report including completed service requests.

Management utilized several third-party contractors including flooring contractors, plumbers, HVAC contractors, carpenters, and exterminators, to address unit deficiencies.

Unless noted, repair work has been completed. Any open items will be addressed by July 31, 2017. Due to the number of units at Essex, as well as the comprehensive nature of this inspection, management will be revisiting units and ensuring that 3rd party contractor work as well as on-site work has been completed up to UPCS standards. We expect this secondary review to be completed by July 31, 2017.

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Exterior

Fencing and Gates – Point Loss – 2.23
All fencing and gates that were damaged were repaired. Some sections are being reviewed for replacement and will be done by July 31, 2017 if needed.

Gutters/Downspouts/Soffits/Fascia – Point Loss – 2.47
All gutters, downspouts, soffits, and fascia noted on the REAC inspection report have been repaired/replaced as needed. The entire property was surveyed and repairs to gutters, downspouts, soffits and fascia were made by our 3rd party contractors on site.

Siding – Point Loss – 3.63
All siding has been repaired and is up to UPCS standards, however, the owner has approved to begin siding replacements over the next 60 days, beginning with the 100 Series. We anticipate that this first series of 5 buildings will be completed by July 31, 2017.

Common Areas – Point Loss – 1.08/Stair Repairs (Breezeways) – Point Loss - .01
Common Areas have been inspected and repairs have been made as needed including in the office, community room, laundry rooms, and breezeways. All breezeways have been power washed and all several stair risers have been repaired and stairs replaced as needed. All common areas will continue to be inspected weekly and repairs will be made as needed.

Grounds (Landscaping) Overgrown Vegetation – Point Loss- 5.57
Landscaping upgrades have been extensive since March 1, 2017. Specifically mulch, shrubs, and other plantings have been added. In addition, tree trimming and bush trimming have been completed to address any areas of overgrown vegetation. Landscaping and the monitoring of vegetation will be ongoing and continuous.

Grounds (Landscaping) Erosion – Point Loss – 7.43
Erosion has been addressed by seeding and straw coverings. This will be ongoing with major areas addressed by July 31, 2017.

Playgrounds – Point Loss – 5.57
All playgrounds have been repaired and swing seats replaced. Playgrounds will be monitored daily and any needed repairs will be addressed immediately.

Paving – Point Loss - 0
No deductions related to paving were made on the REAC report. However, the owner authorized a full seal coating and striping of all lots which will occur on May 31, 2017.

Extermination (Infestation) – Point Loss – 4.20
Service has been transferred to Terminix. All units on the property have been treated during a "cleanout" process. Terminix is now contracted for the ongoing service as well. Cleanouts for both roaches and mice have been completed. Mice exclusion and extraction will continue as needed. Units will be treated a minimum of four times per year – more as needed.
Note – the point loss in Extermination is also reflected in the total unit interior point deduction above.

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Other Items

Sewer Backups – No point deductions related to Sewer backups were made on the REAC report. However, this issue was discussed during the meeting held on March 29, 2017. To address this issue, all lines were jetted during the first week of May 2017. This procedure will be continued, as needed, but is planned for a minimum of twice annually. In addition, the owner has agreed to conduct a camera inspection of all lines. The latter is planned for the first week of June.

Balconies – All balconies were inspected on May 25, 2017. Repairs and replacement will be made by third party contractors as needed.

Refuse Disposal – It was determined that the number of refuse pickups was not adequate. Management increased the refuse service from:

- Old Service: 20-8 yd. dumpsters on site
  4-8yds emptied 3x week
  12- 8yds emptied 2x week
  4-8yds emptied 1x week (senior side)

- New Service: 20 - 8yd dumpsters on site
  16-8 cubic yard dumpsters each emptied 3x week and the 4-8yds emptied 1x week (senior side)

Security

Guard Service - Security was discussed during the meeting held with Management and HUD on March 29, 2017. Since that meeting security guard service at Essex is now setup on a 16 hour day schedule utilizing 2 off-duty Henrico Police Officers per shift.

Day Shift will operate from approximately 12:00 pm – 4:00 pm daily.
Evening Shifts will operate from approximately 2:00 pm – 2am daily.
(7 days per week)

Officers will utilize marked police vehicles while on duty for mobile patrols, and also be spending most of their shifts on foot patrol when weather permits.

Essex also has a HPD sub-station "office" where officers can take breaks from the elements and do any report writing. Other On-Duty Police often do foot patrols with the Essex officers on a regular basis. Officers will enforce all local and state laws, including but not limited to: Trespassing, Curfew Violation, Loud Music, Domestic Calls, Firearm Violations, Alcohol/Drug Violations, etc. Reports will be emailed to our distribution group daily for review.

Cameras – Currently, the property has a camera system covering certain areas of heavy traffic. This system will be augmented over the next 90 days, by August 31, 2017 to have additional coverage in all three series (100, 200, and 300), as well as on the senior side.

Customer Service/Nuisance Calls

Management has requested the most recent log of nuisance calls from the County and will follow up with Colonel Middleton on this matter. In the meantime, management has reiterated its grievance procedure to the residents as well as all after-hour's emergency numbers, service request procedures, etc.

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Tenant Relations

In an effort to improve tenant relations, management conducted one on one meetings with tenants in April to discuss the House Rules and to address concerns.

A new Property Manager was hired on March 27, 2017 and will ensure follow up meetings are being scheduled to check in with residents, discuss any concerns they have and to solicit constructive criticism and feedback from the residents regarding the recent repairs and the management team in general.

Social Services

Essex currently has one full-time Social Service Coordinator. Management is in the process of hiring another Service Coordinator who will be assigned to augment services specifically for the children who reside at Essex. We look to have this new position in place by July 15, 2017. In the meantime, Essex will continue with a robust services and programming schedule.

If you have any questions regarding this matter, please contact me at (216) 472-1870x115.

Sincerely,

Jenee McClain-Bankhead
President

JMB/pjo
Attach.

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Essex Village - 100% Unit Inspection

Deficiency Area	Deficiency	Comments	Date Completed	Work Order #
Site:				
Fencing and Gates	Holes/Missing Sections/Damaged/Falling/Leaning (Non-security/Non-safety)	unit privacy fences missing at first floor of several units		
Fencing and Gates	Holes/Missing Sections/Damaged/Falling/Leaning (Security/Safety)	vegetation growing through all fencing causing damage, chain link at rear of office damaged, wood fence damaged at golf cart garage		
Grounds	Erosion/Rutting Areas	numerous buildings ; undermining at (b)(6) (b)(6) entries, holes front of (b)(6), erosion in numerous areas, throughout site, behind 202, near condensers, undermining at elec closet, rear of (b)(6) undermining, wall at entry to (b) hole at downspout front of (b), rutting front of (b)((b)(erosion at downspouts of office		
Grounds	Overgrown/Penetrating Vegetation	vegetation growing through		
Health & Safety	Hazards—Sharp Edges	broken glass numerous		
Health & Safety	Hazards—Tripping	sidewalk to curb transition ; by office // around office parking lot sewer cover cable ; rear of (b)(6) coomunity patio, sidewalk uneven at entry gate near (b)(6) entry hall, cable trip hazards around most bldgs, pothole causing trip hazard corner near front at (b), walk at office at water meter cover		
Mailboxes/Project Signs	Mailbox Missing/Damaged	numerous throughout site		
Market Appeal	Graffiti	rear of (b)(transformer box		
Parking Lots/Driveways/	Cracks/Settlement/Heaving/Loose Materials/Potholes	pothole causing trip hazard		
Play Areas and Equipment	Damaged/Broken Equipment	swings missing at (b)(		
Refuse Disposal	Broken/Damaged Enclosure—Inadequate Outside	boards missing ; by (b) broken enclosure		
Walkways/Steps	Broken/Missing Hand Railing	loose handrail ; by (b)(6) (b)(6)		
Building Exterior				
Doors	Damaged Frames/Threshold/Lintels/Trim	right side exit hole from old deadbolt		

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Essex Village - 100% Unit Inspection

Deficiency Area	Deficiency	Comments	Date Completed	Work Order #
Building Systems				
Emergency Power	Auxiliary Lighting Inoperable	lobby		
Health & Safety	Electrical Hazards—Exposed Wires/Open Panels	main disconnect has j-box cover for a knockout cover, may be considered NIS		
Common Areas: Health & Safety				
Health & Safety	Hazards—Other	no access to mechanical room, key not		
Common Areas: Restrooms/Pool Structures				
Ceiling	Mold/Mildew/Water Stains/Water Damage	mens		
Walls	Mold/Mildew/Water Stains/Water Damage	under sink ; mens & womens		
Common Areas: Storage				
Doors	Damaged Hardware/Locks	spring latch ; by womens restroom		
Unit # (b)(6)				
Bathroom	Lavatory Sink—Damaged/Missing	stopper not functioning	3/24/2017	26804-1
Ceiling	Bulging/Buckling	Bathroom 1	3/24/2017	26804-1
Ceiling	Peeling/Needs Paint	Bedroom 1	3/24/2017	26804-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	3/24/2017	26804-1
Doors	Missing Door	Closets	3/24/2017	26804-1
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	Bedroom 3	3/24/2017	26804-1
Hot Water Heater	General Rust/Corrosion		3/24/2017	26804-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	Right/front burner does not function	3/24/2017	26804-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	3/24/2017	26804-1
Windows	Inoperable/Not Lockable	Lock inoperable;Bedroom 1 & 2	3/24/2017	26804-1
Unit # (b)(6)				
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	3/24/2017	26805-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	3/24/2017	26805-1
Unit # (b)(6)				
Bathroom	Leaking Faucet/Pipes	showerhead	3/26/2017	26806-1
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seat loose	3/26/2017	26806-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	3/26/2017	26806-1
Doors	Missing Door	Bedroom 1;Closet	3/26/2017	26806-1
Electrical System	GFI—Inoperable	Kitchen	3/26/2017	26806-1
Health & Safety	Air Quality—Mold and/or Mildew Observed	Mechanical area	3/26/2017	26806-1
Health & Safety	Infestation—Insects	Roaches	Contractor	26806-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	Left/front burner does not function	3/26/2017	26806-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	3/26/2017	26806-1
Outlets/Switches	Missing	Switch broken/missing;Hallway/Hall	3/26/2017	26806-1
Walls	Mold/Mildew/Water Stains/Water Damage	Bedroom 1	3/26/2017	26806-1
Unit # (b)(6)				
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seat loose		
Doors	Damaged Hardware/Locks	Closer/hinges damaged Bathroom 1		
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door		
Electrical System	Missing Covers	on hwh		
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	Bedroom 2 couch		

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Essex Village - 100% Unit Inspection

Deficiency Area	Deficiency	Comments	Date Completed	Work Order #
Kitchen	Dishwasher/Garbage Disposal—Inoperable	garbage disposal not functioning		
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced		
Smoke Detector	Missing/Inoperable	Smoke detector is missing;Bedroom 1		
Walls	Damaged	gap in mech closet		
Unit # (b)(6)				
Bathroom	Ventilation/Exhaust System—Inoperable	not functioning	3/24/2017	26808-1
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seat loose	3/24/2017	26808-1
Doors	Damaged Hardware/Locks	slider useless	3/24/2017	26808-1
Doors	Damaged/Missing Screen/Storm/Security Door	Screen missing	3/24/2017	26808-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	3/24/2017	26808-1
Floors	Rot/Deteriorated Subfloor	hole in floor by toiler	3/24/2017	26808-1
Hot Water Heater	General Rust/Corrosion		3/24/2017	26808-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	3/24/2017	26808-1
Walls	Damaged	gaps Mechanical area	3/24/2017	26808-1
Unit # (b)(6)				
Bathroom	Lavatory Sink—Damaged/Missing	stopper missing	3/24/2017	26809-1
Bathroom	Ventilation/Exhaust System—Inoperable	not functioning	3/24/2017	26809-1
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seal loose	3/24/2017	26809-1
Doors	Damaged Hardware/Locks	Closer damaged; Bed 1; Striker plate missing	3/24/2017	26809-1
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	door edge split;Bedroom 3	3/24/2017	26809-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	3/24/2017	26809-1
Doors	Missing Door	closets	3/24/2017	26809-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	Left/front burner does not function	3/24/2017	26809-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	3/24/2017	26809-1
Outlets/Switches	Missing/Broken Cover Plates	Outlet plate crack/miss; Bed 2 & 3	3/24/2017	26809-1
Walls	Damaged	Hallway/Hall gaps/holes - Mech. Room	3/24/2017	26809-1
Unit # (b)(6)				
Bathroom	Lavatory Sink—Damaged/Missing	stopper not functioning	3/23/2017	26810-1
Bathroom	Leaking Faucet/Pipes	tub handles	3/23/2017	26810-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	3/23/2017	26810-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	3/23/2017	26810-1
Walls	Damaged	gaps in Mechanical area	3/23/2017	26810-1
Unit # (b)(6)				
Bathroom	Lavatory Sink—Damaged/Missing	stopper not functioning	3/24/2017	26811-1
Doors	Damaged Hardware/Locks	Closer damaged/disconnected	3/24/2017	26811-1
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	hole(s);Bedroom 1	3/24/2017	26811-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	3/24/2017	26811-1
Health & Safety	Electrical Hazards—Exposed Wires/Open Panels	Living Room outlet plate missing	3/24/2017	26811-1
Kitchen	Range Hood/Exhaust Fans—Excessive	not functioning/blocked	3/24/2017	26811-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	Left/front burner not work, knob missing	3/24/2017	26811-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	3/24/2017	26811-1
Kitchen	Sink—Missing/Damaged	faucet loose	3/24/2017	26811-1
Outlets/Switches	Missing/Broken Cover Plates	Outlet plate missing;Living Room	3/24/2017	26811-1
Smoke Detector	Missing/Inoperable	smoke detector not working ;Bed 1	3/24/2017	26811-1
Walls	Damaged	Hallway/Hall;Mechanical area gaps	3/24/2017	26811-1
Unit (b)(6)				

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Essex Village - 100% Unit Inspection

Deficiency Area	Deficiency	Comments	Date Completed	Work Order #
Bathroom	Lavatory Sink—Damaged/Missing	stopper missing ;Bathroom 1	4/4/2017	26812-1
Bathroom	Shower/Tub—Damaged/Missing	stains/stopper/diverter Bathroom 2	4/4/2017	26812-1
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seat loose Bathroom 1	4/4/2017	26812-1
Doors	Damaged/Missing Screen/Storm/Security Door	Screen missing	4/4/2017	26812-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/4/2017	26812-1
Walls	Damaged	gaps Mechanical area	4/4/2017	26812-1
Unit # (b)(6)				
Health & Safety	Other	no key	3/31/2017	26813-1
Unit # (b)(6)				
Bathroom	Clogged Drains	Sink does not drain	3/31/2017	26814-1
Bathroom	Lavatory Sink—Damaged/Missing	stopper missing	3/31/2017	26814-1
Bathroom	Leaking Faucet/Pipes	showerhead	3/31/2017	26814-1
Bathroom	Shower/Tub—Damaged/Missing	cold knob not functioning	3/31/2017	26814-1
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seat loose	3/31/2017	26814-1
Doors	Damaged Hardware/Locks	Closer damaged/disconnected ; slider handle missing	3/31/2017	26814-1
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	hole(s) nisr Bedroom 1	3/31/2017	26814-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	3/31/2017	26814-1
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	Bedroom 1 window balance	3/31/2017	26814-1
Health & Safety	Infestation—Insects	Roaches	Contractor	26814-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	3/31/2017	26814-1
Outlets/Switches	Missing/Broken Cover Plates	Switch plate missing;Living Room	3/31/2017	26814-1
Walls	Damaged	Mechanical area; gaps holes Bedroom 2;	3/31/2017	26814-1
Windows	Inoperable/Not Lockable	Bedroom 1;Window won't stay up; Bedroom 2;Lock inoperable	3/31/2017	26814-1
Unit # (b)(6)				
Health & Safety	Other	no key	3/30/2017	26815-1
Unit # (b)(6)				
Bathroom	Bathroom Cabinets—Damaged/Missing	vanity damaged under sink		
Bathroom	Shower/Tub—Damaged/Missing	stopper missing ;Bathroom 1/2		
Doors	Damaged Hardware/Locks	Closer damaged/disconnected		
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	hole(s):Bathroom 2; door edge		
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	3/15/2017	26733-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced		
Kitchen	Sink—Missing/Damaged	faucet loose		
Smoke Detector	Missing/Inoperable	smoke detector is not functioning;Hallway/Hall;		
Walls	Damaged	gaps Mechanical area		
Walls	Peeling/Needs Paint	Bathroom 2		
Unit (b)(6)				
Health & Safety	Other	no key	3/24/2017	26809-1
Bathroom	Leaking Faucet/Pipes	sink stopper missing/ exhaust fan; toilet seat	3/24/2017	26809-1
Doors	Damaged Hardware/Locks	missing seal entry; door edge split; Bed 3	3/24/2017	26809-1
Kitchen	Stove - Missing/damaged/inoperable	left burner not working	3/24/2017	26809-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	fresh food seal needs replaced	3/24/2017	26809-1
Health & Safety	Outlets missing/damaged	cracked outlet place; bedroom 2	3/24/2017	26809-1

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Deficiency Area	Deficiency	Comments	Date Completed	Work Order #
Walls	holes/gaps	gaps in Mechanical area; holes in hallway	3/24/2017	26809-1
Unit # (b)(6)				
Health & Safety	Other	no key	3/31/2017	26818-1
Unit # (b)(6)				
Bathroom	Leaking Faucet/Pipes	showerhead	3/28/2017	26819-1
Bathroom	Shower/Tub—Damaged/Missing	low pressure	3/28/2017	26819-1
Doors	Damaged Hardware/Locks	Lock not functioning ;Bathroom 1	3/28/2017	26819-1
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	door edge split;Bedroom 2	3/28/2017	26819-1
Windows	Inoperable/Not Lockable	Off track;Bedroom 2	3/28/2017	26819-1
Building Exterior				
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	hole in elec room entry of (b)(		
Walls	Missing Pieces/Holes/Spalling	hole abv light at rear of 102, numerous nisr on siding damage		
Building Systems				
Health & Safety	Electrical Hazards—Exposed Wires/Open Panels	gap at disconnect box in elec rooms from wrong size wire fitting		
Sanitary System	Missing Drain/Cleanout/Manhole Covers	floor drain cover missing (b) laundry		
Common Areas: Halls/Corridors/Stairs				
Graffiti	Graffiti	at (b)(6)		
Common Areas: Health & Safety				
Health & Safety	Garbage and Debris—Indoors	hallways		
(b)(6)				
Unit # (b)(6)				
Bathroom	Lavatory Sink—Damaged/Missing	stopper not working/missing Bath 1 & 2	3/14/2017	26641-1
Bathroom	Leaking Faucet/Pipes	Toilet leaking; Bath 1; tub faucet drips and diverter; Bath 2	3/14/2017	26641-1
Doors	Damaged Hardware/Locks	Off track ; Bedroom 1; Closet	3/14/2017	26641-1
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	tv in Bedroom 3	3/14/2017	26641-1
Hot Water Heater	General Rust/Corrosion		3/14/2017	26641-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	2 or more burners do not function	3/14/2017	26641-1
Smoke Detector	Missing/Inoperable	hanging ; Hallway/Hall	3/14/2017	26641-1
Unit # (b)(6)				
Bathroom	Lavatory Sink—Damaged/Missing	stopper not functioning ;Bathroom 2;	3/14/2017	26642-1
Bathroom	Leaking Faucet/Pipes	Toilet flapper/valve leaking ;Bathroom 2	3/14/2017	26642-1
Electrical System	GFI—Inoperable	Kitchen	3/14/2017	26642-1
Health & Safety	Infestation—Insects	Roaches	Contractor	
Health & Safety	Other	no access ; Bathroom 1	3/14/2017	26642-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	2 or more burners do not function	3/14/2017	26642-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Freezer seal needs replaced	3/14/2017	26642-1
Outlets/Switches	Missing/Broken Cover Plates	Switch plate cracked ; Bedroom 3	3/14/2017	26642-1
Unit # (b)(6)				
Ceiling	Peeling/Needs Paint	Bathroom 1; Bedroom 1	3/17/2017	26643-1
Unit # (b)(6)				
Doors	Damaged Hardware/Locks	Lock not functioning; front entry	3/14/2017	26644-1
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	door edge split; Bedroom 1	3/14/2017	26644-1

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Deficiency Area	Deficiency	Comments	Date Completed	Work Order #
Kitchen	Leaking Faucet/Pipes	Faucet leaks	3/14/2017	26644-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	Right/front burner does not function	3/14/2017	26644-1
Unit # (b)(6)				
Health & Safety	Infestation—Insects	Roaches	Contractor	26645-1
Kitchen	Range Hood/Exhaust Fans—Excessive	not functioning/blocked	3/14/2017	26645-1
Smoke Detector	Missing/Inoperable	smoke det. not working; Hall & Bed 2	3/14/2017	26645-1
Unit # (b)(6)				
Bathroom	Leaking Faucet/Pipes	sink faucet drips ;tub faucet	3/15/2017	26646-1
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	Toilet is loose	3/15/2017	26646-1
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	Bedroom 2 window	3/15/2017	26646-1
Kitchen	Range Hood/Exhaust Fans—Excessive	not functioning/blocked	3/15/2017	26646-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	3/15/2017	26646-1
Smoke Detector	Missing/Inoperable	smoke detector is not functioning;Bedroom 1;	3/15/2017	26646-1
Windows	Inoperable/Not Lockable	Window won't stay up; Bedroom 2	3/15/2017	26646-1
Unit # (b)(6)				
Health & Safety	Other	no electric	3/13/2017	26647-1
Unit # (b)(6)				
Doors	Damaged Hardware/Locks	Lock not functioning ;Bedroom 1;Bedroom 2;	3/14/2017	26648-1
Kitchen	Sink—Missing/Damaged	sprayer	3/14/2017	26648-1
Smoke Detector	Missing/Inoperable	Smoke detector is missing; Bedroom	3/14/2017	26648-1
Walls	Mold/Mildew/Water Stains/Water Damage	Bathroom 1	3/14/2017	26648-1
Unit # (b)(6)				
Ceiling	Mold/Mildew/Water Stains/Water Damage	Bathroom 1	3/14/2017	26649-1
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	window in Bedroom 3	3/14/2017	26649-1
Health & Safety	Hazards—Tripping	tv cable/cord in hallway	3/14/2017	26649-1
Health & Safety	Infestation—Insects	Roaches	Contractor	26649-1
Health & Safety	Other	no access to Bedroom 2	3/14/2017	26649-1
Smoke Detector	Missing/Inoperable	Smoke detector is missing; Hall/Bdrm 1	3/14/2017	26649-1
Windows	Inoperable/Not Lockable	Window won't stay up;Bedroom 3	3/14/2017	26649-1
Unit # (b)(6)				
Bathroom	Lavatory Sink—Damaged/Missing	loose faucet	3/14/2017	26650-1
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	window Bedroom 1	3/14/2017	26650-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	3/14/2017	26650-1
Lighting	Missing/Inoperable Fixture	Dining Room	3/14/2017	26650-1
Windows	Cracked/Broken/Missing Panes	cracked pane;Bedroom 1	3/14/2017	26650-1
Windows	Inoperable/Not Lockable	Window won't stay up;Bedroom 1	3/14/2017	26650-1
Unit # (b)(6)				
Smoke Detector	Missing/Inoperable	smoke detector not working Bdrm 2	3/14/2017	26651-1
Unit # (b)(6)				
Health & Safety	Other	BB unit	Contractor	26652-1
Unit # (b)(6)				
Ceiling	Peeling/Needs Paint	Bedroom 2	3/15/2017	26653-1
Doors	Damaged Hardware/Locks	Off track ; Closets	3/15/2017	26653-1
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	Bathroom 1;Bedroom 1;Closet	3/15/2017	26653-1
Health & Safety	Electrical Hazards—Exposed Wires/Open Panels	HWH element	3/15/2017	26653-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	3/15/2017	26653-1

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Deficiency Area	Deficiency	Comments	Date Completed	Work Order #
Smoke Detector	Missing/Inoperable	Smoke detector is missing; Hall	3/15/2017	26853-1
Unit # (b)(6)				
Kitchen	Range/Stove—Missing/Damaged/Inoperable	Right/front burner does not function	3/15/2017	26854-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	3/15/2017	26854-1
Kitchen	Sink—Missing/Damaged	sprayer	3/15/2017	26854-1
Building Exterior				
Roofs	Missing/Damaged Components from Downspout/Gutter	splashblocks	3/11/2017	26855-1
Common Areas: Closet/Utility/Mechanical				
Doors	Damaged Hardware/Locks	Striker plate misaligned/missing;	3/11/2017	26855-1
Lighting	Missing/Damaged/Inoperable Fixture	meter room	3/11/2017	26855-1
(b)(6)				
Unit # (b)(6)				
Bathroom	Bathroom Cabinets—Damaged/Missing	counter	3/24/2017	26850-1
Bathroom	Lavatory Sink—Damaged/Missing	stopper missing	3/24/2017	26850-1
Bathroom	Shower/Tub—Damaged/Missing	cold water not functioning	3/24/2017	26850-1
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seal loose	3/24/2017	26850-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	3/24/2017	26850-1
Health & Safety	Infestation—Rats/Mice/Vermin	Mice	Contractor	26850-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	Left/front burner does not function	3/24/2017	26850-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	3/24/2017	26850-1
Walls	Damaged	Mechanical area gaps	3/24/2017	26850-1
Unit # (b)(6)				
Bathroom	Lavatory Sink—Damaged/Missing	stopper missing	4/4/2017	26851-1
Doors	Damaged Hardware/Locks	Handle/knob loose;Closer damaged, Lock not working Bath 1	4/4/2017	26851-1
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	door edge split; Bedroom 1	4/4/2017	26851-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	4/4/2017	26851-1
Doors	Missing Door	closets	4/4/2017	26851-1
Health & Safety	Air Quality—Mold and/or Mildew Observed	Bathroom walls/ceiling	4/4/2017	26851-1
Kitchen	Cabinets—Missing/Damaged	doors	4/4/2017	26851-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/4/2017	26851-1
Walls	Damaged	Bathroom 1	4/4/2017	26851-1
Unit # (b)(6)				
Bedroom	Door	Striker plate	3/31/2017	26854-1
Unit # (b)(6)				
Bathroom	Lavatory Sink—Damaged/Missing	stopper missing	3/31/2017	26855-1
Bathroom	Leaking Faucet/Pipes	showerhead	3/31/2017	26855-1
Bathroom	Shower/Tub—Damaged/Missing	stopper missing	3/31/2017	26855-1
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seal broken and toilet not functioning	3/31/2017	26855-1
Doors	Damaged Hardware/Locks	Closer damaged/disconnected	3/31/2017	26855-1
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	door structure damaged; Bedroom 2	3/31/2017	26855-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	3/31/2017	26855-1
Health & Safety	Electrical Hazards—Exposed Wires/Open Panels	disposal wire	3/31/2017	26855-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	3/31/2017	26855-1
Walls	Damaged	Mechanical area gaps	3/31/2017	26855-1

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Deficiency Area	Deficiency	Comments	Date Completed	Work Order #
Unit # (b)(6)				
Bathroom	Lavatory Sink—Damaged/Missing	stopper missing	4/3/2017	26856-1
Bathroom	Leaking Faucet/Pipes	tub handles	4/3/2017	26856-1
Doors	Damaged Hardware/Locks	Striker plate misaligned/missing ;Bedroom 1;	4/3/2017	26856-1
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	door edge split; Bed 1; nisr Bath 1	4/3/2017	26856-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	4/3/2017	26856-1
Kitchen	Leaking Faucet/Pipes	Faucet leaks	4/3/2017	26856-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/3/2017	26856-
Walls	Damaged	Mechanical area gaps	4/3/2017	26856-1
Unit # (b)(6)				
Bathroom	Light Switch	Cracked	4/3/2017	26857-1
Bathroom	Toilet	Toilet tank leaks	4/3/2017	26857-1
Doors	Bathroom and Bedroom	replace	4/3/2017	26857-1
Unit # (b)(6)				
Health & Safety	Other	no key	4/5/2017	26859-1
Bathroom	Ceiling - water damage	Paint	4/5/2017	26859-1
Bathroom	tub and toilet seat	needs caulk and loose seat	4/5/2017	26859-1
Doors	Repair doors	repair	4/5/2017	26859-1
Unit # (b)(6)				
Bathroom	Lavatory Sink—Damaged/Missing	stopper missing		
Doors	Damaged Hardware/Locks	Closer damaged/disconnected		
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	hole(s);Bedroom 2/3		
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door		
Floors	Soft Floor Covering Missing/Damaged	stains;Living Room		
Health & Safety	Air Quality—Mold and/or Mildew Observed	Bathroom walls/ceiling		
Health & Safety	Electrical Hazards—Exposed Wires/Open Panels	disposal wire		
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	Bedroom 1/2 bed		
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced		
Smoke Detector	Missing/Inoperable	smoke detector is not functioning;Bedroom 3;		
Walls	Damaged	Bathroom 1		
Unit # (b)(6)				
Bathroom	Lavatory Sink—Damaged/Missing	cold handle missing/stopper missing	4/4/2017	26861-1
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	door edge split;Bedroom 2 and nisr Bedroom	4/4/2017	26861-1
Health & Safety	Air Quality—Mold and/or Mildew Observed	Tub	4/4/2017	26861-1
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	Bedroom 2 dresser/tv	4/4/2017	26861-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/4/2017	26861-1
Walls	Damaged	Bathroom 1	4/4/2017	26861-1
Unit # (b)(6)				
Bathroom	Lavatory Sink—Damaged/Missing	stopper missing ;Bathroom 1		
Doors	Damaged Hardware/Locks	Lock not functioning ;Bathroom 1		
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door		
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced		
Outlets/Switches	Missing	Switch broken/missing;Hallway/Hall		
Walls	Damaged	Mechanical area gaps		
Unit # (b)(6)				
Bathroom	Lavatory Sink—Damaged/Missing	Bathroom 2;stopper missing		

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Deficiency Area	Deficiency	Comments	Date Completed	Work Order #
Bathroom	Leaking Faucet/Pipes	sink faucet drips ;Bathroom 1		
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seat loose Bathroom 1;Bathroom 2		
Doors	Damaged Hardware/Locks	Closer damaged/disconnected		
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door		
Doors	Missing Door	Bedroom 3; Closet		
Floors	Soft Floor Covering Missing/Damaged	throughout		
Health & Safety	Infestation—Rats/Mice/Vermin	Mice		
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced		
Outlets/Switches	Missing/Broken Cover Plates	GFI plate missing; Kitchen		
Walls	Damaged	gaps Mechanical area; door knob		
Walls	Damaged/Deteriorated Trim	cove base missing;Bathroom 2		
Unit # (b)(6)				
Bathroom	Lavatory Sink—Damaged/Missing	stopper missing ;Bathroom 1/2		
Bathroom	Leaking Faucet/Pipes	showerhead and tub handle		
Bathroom	Ventilation/Exhaust System—Inoperable	not functioning; Bathroom 1		
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seat loose Bathroom 1		
Doors	Damaged Frames/Threshold/Lintels/Trim	Hallway/Hall;Closet		
Doors	Damaged Hardware/Locks	Hinges loose/damaged ;Bed. 1 & 2		
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door		
Doors	Missing Door	closets		
Hot Water Heater	Inoperable Unit/Components	not heating properly		
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced		
Walls	Damaged	gaps Mechanical area		
Walls	Damaged/Deteriorated Trim	cove base missing;Bathroom 1		
Unit # (b)(6)				
Bathroom	Lavatory Sink—Damaged/Missing	stopper missing; Bathroom 1	4/6/2017	26865-1
Bathroom	Leaking Faucet/Pipes	tub faucet drips	4/6/2017	26865-1
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seat loose	4/6/2017	26865-1
Electrical System	GFI—Inoperable	Bathroom 1	4/6/2017	26865-1
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	Bedroom 1 bed	4/6/2017	26865-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	Left/front burner does not function	4/6/2017	26865-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/6/2017	26865-1
Walls	Damaged	Mechanical area gaps, Bathroom 1 hole	4/6/2017	26865-1
Unit # (b)(6)				
Bathroom	Leaking Faucet/Pipes	tub faucet drips	4/5/2017	26866-1
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	runs	4/5/2017	26866-1
Doors	Damaged Hardware/Locks	Closer damaged; closet knobs missing	4/5/2017	26866-1
Doors	Damaged/Missing Screen/Storm/Security Door	not sliding	4/5/2017	26866-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door;	4/5/2017	26866-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	Right/front burner does not function	4/5/2017	26866-1
Kitchen	Sink—Missing/Damaged	faucet loose	4/5/2017	26866-1
Walls	Damaged	gaps Mechanical area; holes Bedroom 2;	4/5/2017	26866-1
Windows	Damaged/Missing Screens			
Building Exterior				
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	104 elec closet holes		
Walls	Missing Pieces/Holes/Spalling	nisr siding damage		

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Deficiency Area	Deficiency	Comments	Date Completed	Work Order #
Common Areas: Halls/Corridors/Stairs				
Ceiling	Peeling/Needs Paint	(b)(6)		
Graffiti	Graffiti	hal(b)(6)		
Common Areas: Laundry				
Dryer Vent	Dryer Vent—Missing/Damaged/Inoperable	vent disconnected (b)(6)		
Lighting	Missing/Damaged/Inoperable Fixture	laundry(b)(6)		
(b)(6)				
Unit #(b)(6)				
Bathroom	Leaking Faucet/Pipes	sink drips; Bath 1;Toilet leak; Bath 2		
Bathroom	Shower/Tub—Damaged/Missing	tiles; Bathroom 1; diverter Bathroom 2		
Ceiling	Mold/Mildew/Water Stains/Water Damage	Bathroom 1		
Doors	Damaged Hardware/Locks	Off track; Closet		
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	door edge split; numerous		
Health & Safety	Infestation—Insects	Roaches		
Kitchen	Countertops—Missing/Damaged			
Walls	Damaged	holes; Hallway		
Unit #(b)(6)				
Bathroom	Leaking Faucet/Pipes	diverter	3/13/2017	26658-1
Unit # (b)(6)				
Doors	Damaged Hardware/Locks	entry closer	3/17/2017	26659-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	3/17/2017	26659-1
Unit #(b)(6)				
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	door edge split; Bedroom 1 & 3	3/15/2017	26660-1
Health & Safety	Other	HWH appears to have been on fire	3/15/2017	26660-1
Walls	Damaged	door knob damage; Bedroom 2	3/15/2017	26660-1
Unit # (b)(6)				
Bathroom	Leaking Faucet/Pipes	diverter; Bathroom 2		
Bathroom	Shower/Tub—Damaged/Missing	Caulk needs replaced ; Bathroom 1		
Doors	Damaged Hardware/Locks	entry closer; Hinges damaged; Bd 2		
Health & Safety	Electrical Hazards—Exposed Wires/Open Panels	HWH wire		
Health & Safety	Infestation—Insects	Roaches		
Hot Water Heater	Missing Pressure Relief Valv	extension tube from pressure relief valve is		
Kitchen	Range Hood/Exhaust Fans—Excessive	not functioning/blocked		
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced		
Unit #(b)(6)				
Electrical System	GFI—Inoperable	Kitchen	3/15/2017	26662-1
Unit # 105 2D				
Doors	Damaged Hardware/Locks	Bedroom 2	3/13/2017	26663-1
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	headboard ; Bedroom 2	3/13/2017	26663-1
Kitchen	Leaking Faucet/Pipes	Faucet leaks	3/13/2017	26663-1
Smoke Detector	Missing/Inoperable	hanging ; Hallway/Hall	3/13/2017	26663-1
Unit #(b)(6)				
Doors	Damaged Hardware/Locks	Striker plate missing Bedroom 2	3/15/2017	26664-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	3/15/2017	26664-1
Health & Safety	Infestation—Insects	Roaches	Contractor	26664-1
Hot Water Heater	Missing Pressure Relief Valv	ext. tube pressure relief valve is missing	3/15/2017	26664-1

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Deficiency Area	Deficiency	Comments	Date Completed	Work Order #
Kitchen	Sink—Missing/Damaged	sprayer	3/15/2017	26664-1
Outlets/Switches	Missing/Broken Cover Plates	Outlet plate missing; Bedroom 1	3/15/2017	26664-1
Unit # (b)(6)				
Doors	Damaged Hardware/Locks	entry closer	3/15/2017	26665-1
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	windows ; Bedroom 2;Bedroom 3	3/15/2017	26665-1
Health & Safety	Infestation—Insects	Roaches	Contractor	26665-1
Smoke Detector	Missing/Inoperable	smoke detector not working; Bd 3	3/15/2017	26665-1
Windows	Inoperable/Not Lockable	screwed closed ; Bed 2 & 3	3/15/2017	26665-1
Unit (b)(6)				
Doors	Damaged Hardware/Locks	entry closer	3/15/2017	26666-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	3/15/2017	26666-1
Kitchen	Sink—Missing/Damaged	sprayer	3/15/2017	26666-1
Walls	Mold/Mildew/Water Stains/Water Damage	Bathroom 1	3/15/2017	26666-1
Unit # (b)(6)				
Bathroom	Leaking Faucet/Pipes	sink faucet drips	3/16/2017	26667-1
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	peeling paint; Entry	3/16/2017	26667-1
Doors	Missing Door	Bedroom 1	3/16/2017	26667-1
Floors	Soft Floor Covering Missing/Damaged	stains	3/16/2017	26667-1
Health & Safety	Infestation—Insects	Roaches	Contractor	26667-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	3/16/2017	26667-1
Smoke Detector	Missing/Inoperable	smoke detectors Hallway, Bed 1 & 2	3/16/2017	26667-1
Unit # (b)(6)				
Doors	Damaged Hardware/Locks	entry closer	3/16/2017	26668-1
Health & Safety	Infestation—Insects	Roaches	Contractor	26668-1
Kitchen	Range Hood/Exhaust Fans—Excessive	not functioning/blocked	3/16/2017	26668-1
Kitchen	Sink—Missing/Damaged	sprayer	3/16/2017	26668-1
Unit # (b)(6)				
Electrical System	GFI—Inoperable	Bathroom 1	3/15/2017	26669-1
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	Bedroom 3 in window	3/15/2017	26669-1
Health & Safety	Hazards—Tripping	tv cable/cord in hallway	3/15/2017	26669-1
Kitchen	Range Hood/Exhaust Fans—Excessive	not functioning/blocked	3/15/2017	26669-1
Walls	Peeling/Needs Paint	Bedroom 3	3/15/2017	26669-1
Windows	Inoperable/Not Lockable	Window won't stay up; Bedroom 3	3/15/2017	26669-1
Unit # (b)(6)				
Kitchen	Filter	replace	3/16/2017	26703-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	gasket missing	3/16/2017	26703-1
Doors	Closet damaged	repair	3/16/2017	26703-1
Unit # (b)(6)				
Doors	Damaged/missing	Bedroom and closet doors	3/15/2017	26704-1
Doors	Patio door	handle missing	3/15/2017	26704-1
Living room/Hallway	Walls damaged	need paint	3/15/2017	26704-1
Building Exterior				
Walls	Missing Pieces/Holes/Spalling	caulk & tape repair ; NIS rear left corner	3/15/2017	26656-1
Building Systems				
Sanitary System	Broken/Leaking/Clogged Pipes or Drains	laundry room	3/15/2017	26656-1
Common Areas: Closet/Utility/Mechanical				

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Deficiency Area	Deficiency	Comments	Date Completed	Work Order #
Doors	Damaged Hardware/Locks	(b)(6)	3/15/2017	26656-1
Common Areas: Halls/Corridors/Stairs				
Mailboxes	Mailbox—Missing/Damaged	1 door missing in (b)(6)	3/15/2017	26656-1
(b)(6)				
Unit # (b)(6)				
Ceiling	Bulging/Buckling	Bathroom 1	4/4/2017	26872-1
Doors	Damaged Hardware/Locks	Closer damaged/disconnected	4/4/2017	26872-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	4/4/2017	26872-1
Health & Safety	Air Quality—Mold and/or Mildew Observed	Bathroom walls/ceiling	4/4/2017	26872-1
Health & Safety	Infestation—Insects	Roaches	Contractor	26872-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	2 or more burners do not function	4/4/2017	26872-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/4/2017	26872-1
Unit # (b)(6)				
Health & Safety	Other	VACANT - deficiencies will be repaired as unit is made market ready	26873-1	3/24/2017
Unit # (b)(6)				
Bathroom	Bathroom Cabinets—Damaged/Missing	counter	4/4/2017	26874-1
Bathroom	Lavatory Sink—Damaged/Missing	stopper not functioning	4/4/2017	26874-1
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	Handle broken	4/4/2017	26874-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	4/4/2017	26874-1
Health & Safety	Hazards—Sharp Edges	Broken window;Bedroom 2	4/4/2017	26874-1
Health & Safety	Infestation—Insects	Roaches	Contractor	26874-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/4/2017	26874-1
Windows	Cracked/Broken/Missing Panes	broken pane;Bedroom 2	4/4/2017	26874-1
Unit # (b)(6)				
Health & Safety	Other	tenant refusal		
Unit # 108-2a				
Bathroom	Leaking Faucet/Pipes	sink faucet drips ;Bathroom 1	4/7/2017	26876-1
Doors	Damaged Hardware/Locks	Closer damaged/disconnected ;	4/7/2017	26876-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door;	4/7/2017	26876-1
Floors	Rot/Deteriorated Subfloor	Bathroom 1;	4/7/2017	26876-1
Kitchen	Leaking Faucet/Pipes	Faucet leaks;	4/7/2017	26876-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	Left/front burner does not function;	4/7/2017	26876-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced;	4/7/2017	26876-1
Walls	Damaged	Bathroom 1;	4/7/2017	26876-1
Walls	Damaged/Deteriorated Trim	cove base missing;Bathroom 1;	4/7/2017	26876-1
Unit # (b)(6)				
Bathroom	Lavatory Sink—Damaged/Missing	stopper missing ;	4/8/2017	26877-1
Bathroom	Leaking Faucet/Pipes	showerhead	4/8/2017	26877-1
Bathroom	Ventilation/Exhaust System—Inoperable	not functioning ;	4/8/2017	26877-1
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seat loose	4/8/2017	26877-1
Doors	Damaged Hardware/Locks	Closer damaged/disconnected ;	4/8/2017	26877-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door;	4/8/2017	26877-1
Kitchen	Cabinets—Missing/Damaged	doors;	4/8/2017	26877-1
Unit # (b)(6)				
Doors	Damaged Hardware/Locks	Handle/knob loose/damaged patio	4/7/2017	26878-1

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Deficiency Area	Deficiency	Comments	Date Completed	Work Order #
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door;	4/7/2017	26878-1
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	Bedroom 1 balance, bedroom 2 bed	4/7/2017	26878-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced;	4/7/2017	26878-1
Windows	Inoperable/Not Lockable	Lock inoperable;Window won't stay	4/7/2017	26878-1
Unit # (b)(6)				
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door/slider	4/7/2017	26879-1
Health & Safety	Electrical Hazards—Exposed Wires/Open Panels	on hwh	4/7/2017	26879-1
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	window balance Bedroom 1;	4/7/2017	26879-1
Health & Safety	Infestation—Rats/Mice/Vermin	Mice;	Contractor	26879-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced;	4/7/2017	26879-1
Windows	Inoperable/Not Lockable	Window won't stay up;Bedroom 1;	4/7/2017	26879-1
Unit # (b)(6)				
Health & Safety	Other	Make entry - repair all observed dificiencies and thoroughly list out	4/7/2017	26881-1
Unit # (b)(6)				
Bathroom	Lavatory Sink—Damaged/Missing	stopper missing ;Bathroom1/2	4/11/2017	26880-1
Bathroom	Shower/Tub—Damaged/Missing	stopper missing ;Bathroom 1;	4/11/2017	26880-1
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seat loose Bathroom 1;	4/11/2017	26880-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door;	4/11/2017	26880-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	Right/front burner does not function;	4/11/2017	26880-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced;	4/11/2017	26880-1
Windows	Damaged/Missing Screens		4/11/2017	26880-1
Unit # (b)(6)				
Bathroom	Lavatory Sink—Damaged/Missing	stopper missing ;	4/10/2017	26882-1
Doors	Damaged Hardware/Locks	Closer damaged/disconnected ; Bathroom	4/10/2017	26882-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door;	4/10/2017	26882-1
Health & Safety	Hazards—Sharp Edges	Hallway/Hall;Closet knob	4/10/2017	26882-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced;	4/10/2017	26882-1
Unit # (b)(6)				
Bathroom	Lavatory Sink—Damaged/Missing	stopper missing ;	4/11/2017	26883-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door;	4/11/2017	26883-1
Hot Water Heater	General Rust/Corrosion		4/11/2017	26883-1
Kitchen	Leaking Faucet/Pipes	Faucet leaks;	4/11/2017	26883-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced;	4/11/2017	26883-1
Unit # (b)(6)				
Bathroom	Lavatory Sink—Damaged/Missing	no cold	4/10/2017	26885-1
Bathroom	Leaking Faucet/Pipes	sink faucet drips ;tub faucet drips ;	4/10/2017	26885-1
Doors	Damaged Hardware/Locks	Closer damaged/disconnected ;	4/10/2017	26885-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door;	4/10/2017	26885-1
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	Bedroom 2 mirror	4/10/2017	26885-1
Health & Safety	Infestation—Insects	Roaches;	Contractor	26885-1
Hot Water Heater	General Rust/Corrosion		4/10/2017	26885-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	Right/front burner does not function;	4/10/2017	26885-1
Kitchen	Sink—Missing/Damaged	faucet not functioning properly	4/10/2017	26885-1
Lighting	Missing/Inoperable Fixture	Bathroom 2;	4/10/2017	26885-1
Unit (b)(6)				

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Deficiency Area	Deficiency	Comments	Date Completed	Work Order #
Bathroom	Lavatory Sink—Damaged/Missing	stopper missing ;Bathroom 1;	4/10/2017	26886-1
Bathroom	Leaking Faucet/Pipes	Tub faucet , showerhead Bathroom 2;	4/10/2017	26886-1
Bathroom	Shower/Tub—Damaged/Missing	cold knob not functioning Bathroom 1;	4/10/2017	26886-1
Bathroom	Ventilation/Exhaust System—Inoperable	not functioning ;Bathroom 2;	4/10/2017	26886-1
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seat loose Bathroom 1; toilet not functioning	4/10/2017	26886-1
Ceiling	Bulging/Buckling	Dining Room;	4/10/2017	26886-1
Doors	Damaged/Missing Screen/Storm/Security Door	slider	4/10/2017	26886-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door;	4/10/2017	26886-1
Doors	Missing Door	Bedroom 1; and closets	4/10/2017	26886-1
Floors	Hard Floor Covering Missing/Damaged Flooring/Tiles	balcony board	4/10/2017	26886-1
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	Bedroom 2 window balance	4/10/2017	26886-1
Kitchen	Cabinets—Missing/Damaged	countertop	4/10/2017	26886-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced;	4/10/2017	26886-1
Walls	Damaged	throughout	4/10/2017	26886-1
Windows	Inoperable/Not Lockable	Window won't stay up;Bedroom 2;	4/10/2017	26886-1
Unit # (b)(6)				
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seat loose	4/10/2017	26887-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door;	4/10/2017	26887-1
Electrical System	GFI—Inoperable	Bathroom 1;	4/10/2017	26887-1
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	child lock front entry	4/10/2017	26887-1
Kitchen	Range Hood/Exhaust Fans—Excessive	not functioning/blocked;	4/10/2017	26887-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced;	4/10/2017	26887-1
Unit # (b)(6)				
Health & Safety	Other	VACANT - All repairs will be completed as applicable when unit made make ready	3/26/2017	26888-1
Building Exterior				
Doors	Damaged Hardware/Locks	(b)(6) elec closet striker missing		
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	elec closet holes		
Walls	Missing Pieces/Holes/Spalling	nisr siding		
Common Areas: Halls/Corridors/Stairs				
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	hole(s) (b) laundry		
Graffiti	Graffiti	(b)(6) hall		
Common Areas: Laundry				
Lighting	Missing/Damaged/Inoperable Fixture	(b)(6) laundry		
Common Areas: Storage				
Lighting	Missing/Damaged/Inoperable Fixture			
(b)(6)				
Unit # (b)(6)				
Bathroom	Leaking Faucet/Pipes	tub faucet drips ;Bathroom 1	4/20/2017	26890-1
Ceiling	Mold/Mildew/Water Stains/Water Damage	Bedroom 3	4/20/2017	26890-1
Doors	Damaged Hardware/Locks	Closer damaged/disconnected; entry	4/20/2017	26890-1
Health & Safety	Air Quality—Mold and/or Mildew Observed	Walls/ceiling; Bath 1; Tub; Bath 2	4/20/2017	26890-1
Health & Safety	Infestation—Insects	Roaches	Contractor	26890-1
Hot Water Heater	General Rust/Corrosion		4/20/2017	26890-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	2 or more burners do not function	4/20/2017	26890-1
Smoke Detector	Missing/Inoperable	smoke detector Hall/Bed 1 & 2	4/20/2017	26890-1

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Deficiency Area	Deficiency	Comments	Date Completed	Work Order #
Unit # (b)(6)				
Health & Safety	Other	VACANT - Unit will be repaired when unit is made market ready	4/20/2017	26891-1
Unit # (b)(6)				
Windows	Cracked/Broken/Missing Panes	cracked pane;Bedroom 1	4/20/2017	26892-1
Unit # (b)(6)				
Doors	Damaged Hardware/Locks	Off track; Utility Room	4/20/2017	26893-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	4/20/2017	26893-1
Electrical System	GFI—Inoperable	Bathroom 1	4/20/2017	26893-1
Floors	Hard Floor Covering Missing/Damaged Flooring/Tiles	Bathroom 1; tiles missing	4/20/2017	26893-1
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	headboard in Bedroom 1	4/20/2017	26893-1
Health & Safety	Hazards—Tripping	tv cable/cord in hallway	4/20/2017	26893-1
Health & Safety	Infestation—Insects	Roaches	Contractor	26893-1
Kitchen	Dishwasher/Garbage Disposal—Inoperable	garbage disposal not functioning	4/20/2017	26893-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/20/2017	26893-1
Outlets/Switches	Missing/Broken Cover Plates	Outlet plate missing;Dining Room	4/20/2017	26893-1
Smoke Detector	Missing/Inoperable	Smoke detector hall and Bedroom 2	4/20/2017	26893-1
Windows	Inoperable/Not Lockable	Window won't stay up; Bedroom 2	4/20/2017	26893-1
Unit # (b)(6)				
Electrical System	GFI—Inoperable	Kitchen	4/20/2017	26894-1
Health & Safety	Infestation—Insects	Roaches	Contractor	26894-1
Unit # (b)(6)				
Health & Safety	Other	Make entry - repair all observed dificiencies and thoroughly list out	4/20/2017	26895-1
Unit # (b)(6)				
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/20/2017	26896-1
Unit # (b)(6)				
Doors	Damaged Hardware/Locks	Locks Entry Bed 1 & 2	4/20/2017	26897-1
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	hole(s); Bedroom 2	4/20/2017	26897-1
Health & Safety	Hazards—Tripping	tv cable/cord in hallway	4/20/2017	26897-1
Health & Safety	Infestation—Insects	Roaches	4/20/2017	26897-1
Kitchen	Cabinets—Missing/Damaged	drawers	4/20/2017	26897-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/20/2017	26897-1
Unit # (b)(6)				
Health & Safety	Other	Make entry - repair all observed dificiencies and thoroughly list out	4/20/2017	26898-1
Unit # (b)(6)				
Health & Safety	Other	Make entry - repair all observed dificiencies and thoroughly list out	4/20/2017	26899-1
Unit # (b)(6)				
Doors	Damaged Hardware/Locks	Bedroom 2;Bedroom 1	4/20/2017	26900-1
Kitchen	Dishwasher/Garbage Disposal—Inoperable	garbage disposal not functioning	4/20/2017	26900-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	2 or more burners do not function	4/20/2017	26900-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/20/2017	26900-1

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Deficiency Area	Deficiency	Comments	Date Completed	Work Order #
Smoke Detector	Missing/Inoperable	smoke detectors Hall Bedroom 2	4/20/2017	26900-1
Unit # (b)(6)				
Health & Safety	Other	Make entry - repair all observed dificiencies and thoroughly list out	4/20/2017	26901-1
Unit # (b)(6)				
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	holes Bedroom 2; Bedroom 3	4/20/2017	26902-1
Kitchen	Dishwasher/Garbage Disposal—Inoperable	garbage disposal not functioning	4/20/2017	26902-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/20/2017	26902-1
Walls	Damaged	holes Bedroom 2; Bedroom 3	4/20/2017	26902-1
Unit # (b)(6)				
Bathroom	Leaking Faucet/Pipes	sink faucet drips	4/20/2017	26903-1
Bathroom	Shower/Tub—Damaged/Missing	peeling	4/20/2017	26903-1
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	Toilet is loose	4/20/2017	26903-1
Doors	Damaged Hardware/Locks	Striker plate missing;Closer damaged entry	4/20/2017	26903-1
Health & Safety	Infestation—Insects	Roaches	Contractor	26903-1
Unit # (b)(6)				
Health & Safety	Other	Make entry - repair all observed dificiencies and thoroughly list out	4/20/2017	26904-1
Unit # (b)(6)				
Health & Safety	Other	Make entry - repair all observed dificiencies and thoroughly list out	4/20/2017	26905-1
Building Exterior				
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	peeling paint (b) meter room		
Health & Safety	Exposed Wires/Open Panels	ac disconnect; rear j-boxes left side of bldg		
Roofs	Missing/Damaged Components from Downspout/Gutter	splashblocks		
Walls	Missing Pieces/Holes/Spalling	crner trim dmged		
(b)(6)				
Unit # (b)(6)				
Bathroom	Lavatory Sink—Damaged/Missing	stopper missing	4/10/2017	26907-1
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seat loose	4/10/2017	26907-1
Doors	Damaged Hardware/Locks	patio not opening	4/10/2017	26907-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	4/10/2017	26907-1
Electrical System	GFI—Inoperable	Bathroom 1	4/10/2017	26907-1
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	patio not opening, Bedroom 2 blocked	4/10/2017	26907-1
Health & Safety	Infestation—Insects	Roaches	Contractor	26907-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/10/2017	26907-1
Unit # (b)(6)				
Bathroom	Lavatory Sink—Damaged/Missing	stopper not functioning	4/10/2017	26908-1
Bathroom	Leaking Faucet/Pipes	tub faucet drips	4/10/2017	26908-1
Doors	Damaged Hardware/Locks	Closer damaged/disconnected	4/10/2017	26908-1
Doors	Damaged/Missing Screen/Storm/Security Door	Screen missing	4/10/2017	26908-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	4/10/2017	26908-1
Electrical System	GFI—Inoperable	Kitchen	4/10/2017	26908-1
Health & Safety	Infestation—Insects	Roaches	Contractor	26908-1

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Deficiency Area	Deficiency	Comments	Date Completed	Work Order #
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/10/2017	26908-1
Unit # (b)(6)				
Bathroom	Leaking Faucet/Pipes	showerhead	4/10/2017	26909-1
Doors	Damaged Hardware/Locks	Closer damaged/disconnected	4/10/2017	26909-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	4/10/2017	26909-1
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	Bedroom 2 screwed shut	4/10/2017	26909-1
HVAC System	Inoperable	Thermostat not functioning	4/10/2017	26909-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	Right/front burner does not function	4/10/2017	26909-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/10/2017	26909-1
Windows	Inoperable/Not Lockable	screwed shut Bedroom 2	4/10/2017	26909-1
Unit # (b)(6)				
Doors	Damaged Hardware/Locks	Closer damaged/disconnected	4/10/2017	26910-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	4/10/2017	26910-1
Floors	Soft Floor Covering Missing/Damaged	stains	4/10/2017	26910-1
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	Bedroom 1 bed	4/10/2017	26910-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/10/2017	26910-1
Unit # (b)(6)				
Health & Safety	Other	Make Entry - repair all observed dificiencies and thoroughly list out	4/11/2017	26911-1
Unit # (b)(6)				
Bathroom	Lavatory Sink—Damaged/Missing	stopper missing	4/10/2017	26912-1
Bathroom	Leaking Faucet/Pipes	showerhead	4/10/2017	26912-1
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	Bedroom 3 bed	4/10/2017	26912-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/10/2017	26912-1
Unit # (b)(6)				
Health & Safety	Other	Make Entry - repair all observed dificiencies and thoroughly list out	4/10/2017	26913-1
Unit # (b)(6)				
Bathroom	Lavatory Sink—Damaged/Missing	stopper missing	4/10/2017	26914-1
Bathroom	Leaking Faucet/Pipes	sink faucet drips	4/10/2017	26914-1
Doors	Damaged Hardware/Locks	Closer damaged; patio handle	4/10/2017	26914-1
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	door edge split; Bathroom 1	4/10/2017	26914-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door; patio fogged	4/10/2017	26914-1
Floors	Soft Floor Covering Missing/Damaged	stains	4/10/2017	26914-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/10/2017	26914-1
Kitchen	Sink—Missing/Damaged	no pressure/loose	4/10/2017	26914-1
Unit # (b)(6)				
Health & Safety	Other	Make Entry - repair all observed dificiencies and thoroughly list out	4/11/2017	26915-1
Unit # (b)(6)				
Bathroom	Lavatory Sink—Damaged/Missing	stopper missing; Bathroom 1/2	4/11/2017	26916-1
Bathroom	Leaking Faucet/Pipes	showerhead Bathroom 1	4/11/2017	26916-1
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	toilet clogged seat loose; Bath 2	4/11/2017	26916-1
Ceiling	Bulging/Buckling	Bathroom 1	4/11/2017	26916-1
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	door edge split; Bathroom 2	4/11/2017	26916-1

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Deficiency Area	Deficiency	Comments	Date Completed	Work Order #
Doors	Damaged/Missing Screen/Storm/Security Door	Screen torn	4/11/2017	26916-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	4/11/2017	26916-1
Health & Safety	Infestation—Insects	Roaches	Contractor	26916-1
Kitchen	Clogged Drains	Sink drain is clogged	4/11/2017	26916-1
Kitchen	Dishwasher/Garbage Disposal—Inoperable	garbage disposal not functioning	4/11/2017	26916-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/11/2017	26916-1
Unit # (b)(6)				
Bathroom	Lavatory Sink—Damaged/Missing	stopper missing	Contractor	26917-1
Bathroom	Shower/Tub—Damaged/Missing	stopper missing	Contractor	26917-1
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seat loose	Contractor	26917-1
Doors	Damaged Hardware/Locks	Striker plate misaligned/missing ;Bedroom 2;	Contractor	26917-1
Health & Safety	Infestation—Insects	Roaches	Contractor	26917-1
Health & Safety	Infestation—Rats/Mice/Vermin	Mice	Contractor	26917-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	Left/front burner does not function	Contractor	26917-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	Contractor	26917-1
Unit # (b)(6)				
Bathroom	Leaking Faucet/Pipes	sink faucet drips	4/29/2017	26918-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door; slider fogged	4/29/2017	26918-1
Health & Safety	Infestation—Insects	Roaches	Contractor	26918-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/29/2017	26918-1
Unit # (b)(6)				
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seat loose Bathroom 1; Bathroom 2	4/11/2017	26919-1
Doors	Damaged Hardware/Locks	Closer damaged/disconnected	4/11/2017	26919-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	4/11/2017	26919-1
Health & Safety	Electrical Hazards—Exposed Wires/Open Panels	disposal wire	4/11/2017	26919-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	Right/front burner does not function	4/11/2017	26919-1
Unit # (b)(6)				
Bathroom	Ventilation/Exhaust System—Inoperable	no power	4/11/2017	26920-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door;	4/11/2017	26920-1
Electrical System	GFI—Inoperable	no power	4/11/2017	26920-1
Hot Water Heater	Inoperable Unit/Components	no power	4/11/2017	26920-1
HVAC System	Inoperable	no power	4/11/2017	26920-1
Kitchen	Dishwasher/Garbage Disposal—Inoperable	no power	4/11/2017	26920-1
Kitchen	Range Hood/Exhaust Fans—Excessive	no power	4/11/2017	26920-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	no power	4/11/2017	26920-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	no power	4/11/2017	26920-1
Lighting	Missing/Inoperable Fixture	no power	4/11/2017	26920-1
Unit # (b)(6)				
Doors	Damaged Hardware/Locks	Closer damaged/disconnected ;	4/11/2017	26921-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door;	4/11/2017	26921-1
Lighting	Missing/Inoperable Fixture	Dining Room;	4/11/2017	26921-1
Unit # (b)(6)				
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door;	4/11/2017	26922-1
Health & Safety	Infestation—Insects	Roaches;	Contractor	26922-1
HVAC System	Inoperable	not adequately heating;	4/11/2017	26922-1
Building Exterior				

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Essex Village - 100% Unit Inspection

Deficiency Area	Deficiency	Comments	Date Completed	Work Order #
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	(b) elec closet holes	4/10/2017	26906-1
Common Areas: Halls/Corridors/Stairs				
Doors	Damaged Hardware/Locks	Closer damaged/disconnected;Striker plate	4/10/2017	26906-1
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	hole(s) (b)(laundry, hole(s) (b) laundry	4/10/2017	26906-1
Graffiti	Graffiti	both halls	4/10/2017	26906-1
Stairs/Hand Railings	Broken/Missing Hand Railing	Missing/broken (b)(6	4/10/2017	26906-1
Walls	Damaged	(b)(stairwell	4/10/2017	26906-1
Common Areas: Health & Safety				
Health & Safety	Hazards—Sharp Edges	(b)(handrail	4/10/2017	26906-1
Common Areas: Laundry				
Dryer Vent	Dryer Vent—Missing/Damaged/Inoperable	vent disconnected (b)(6) n elec closet	4/10/2017	26906-1
(b)(6)				
Unit # (b)(6)				
Health & Safety	Other	no key, no access		
Unit # (b)(6)				
Bathroom	Shower/Tub—Damaged/Missing	peeling		
Ceiling	Peeling/Needs Paint	Bathroom 1; Bathroom 2		
Doors	Damaged Hardware/Locks	Closer damaged/disconnected; entry		
Health & Safety	Infestation—Insects	Roaches		
Hot Water Heater	General Rust/Corrosion			
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal; Freezer seal replace		
Walls	Damaged/Deteriorated Trim	cove base missing; Bathroom 1		
Unit # (b)(6)				
Bathroom	Leaking Faucet/Pipes	tub faucet		
Unit # (b)(6)				
Bathroom	Leaking Faucet/Pipes	Toilet leaking		
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	scratched/scuffed; Bathroom 1		
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door		
Unit # (b)(6)				
Bathroom	Leaking Faucet/Pipes	sink faucet drips; Bathroom 1		
Doors	Damaged Hardware/Locks	Hinges loose/damaged; Bed 1 & Closet		
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	Bedroom 2		
Electrical System	GFI—Inoperable	Bathroom 1		
Health & Safety	Hazards—Tripping	tv cable/cord in hallway		
Kitchen	Range/Stove—Missing/Damaged/Inoperable	Left/rear burner does not function		
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced		
Windows	Cracked/Broken/Missing Panes	cracked pane; Bedroom 1		
Unit # (b)(6)				
Bathroom	Lavatory Sink—Damaged/Missing	stopper missing; Bathroom 2		
Bathroom	Leaking Faucet/Pipes	diverters; both		
Doors	Damaged Hardware/Locks	Closer damaged/disconnected; entry		
Kitchen	Range/Stove—Missing/Damaged/Inoperable	2 or more burners do not function		
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal;Freezer seal replace		
Windows	Inoperable/Not Lockable	Lock inoperable; Bedroom 1		
Unit # (b)(6)				
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	toilet not functioning; toilet clogged		

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Deficiency Area	Deficiency	Comments	Date Completed	Work Order #
Doors	Damaged Hardware/Locks	Striker plate missing; entry & Bed 1		
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	door edge split; Bedroom 2;		
Health & Safety	Infestation—Insects	Roaches		
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced		
Unit # (b)(6)				
Doors	Damaged Hardware/Locks	Closer damaged/disconnected; entry		
Health & Safety	Infestation—Insects	Roaches		
Kitchen	Leaking Faucet/Pipes	Faucet leaks		
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced		
Walls	Damaged	Hallway/Hall		
Unit # (b)(6)				
Doors	Damaged Frames/Threshold/Lintels/Trim	Bedroom 3		
Doors	Damaged Hardware/Locks	Bedroom 2		
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	hole(s);Bedroom 2		
Doors	Missing Door	Bedroom 3		
Electrical System	GFI—Inoperable	Bathroom 1		
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal; Freezer seal replace		
Walls	Damaged	holes; Hallway/Hall; Bedroom 2		
Unit # (b)(6)				
Health & Safety	Other	minor only present		
Unit # (b)(6)				
Bathroom	Shower/Tub—Damaged/Missing	peeling		
Doors	Damaged Hardware/Locks	Striker plate misaligned/missing; entry		
Kitchen	Leaking Faucet/Pipes	trap leaking		
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced		
Unit # (b)(6)				
Bathroom	Leaking Faucet/Pipes	sink faucet drips		
Doors	Damaged Hardware/Locks	Closer damaged/disconnected; Striker plate misaligned/missing; entry		
Health & Safety	Air Quality—Mold and/or Mildew Observed	Tub		
Health & Safety	Other	mildew on tub tiles		
Kitchen	Cabinets—Missing/Damaged	drawers		
Kitchen	Range Hood/Exhaust Fans—Excessive	not functioning/blocked		
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced		
Outlets/Switches	Missing/Broken Cover Plates	Switch plate missing; Bedroom 3		
Unit # (b)(6)				
Health & Safety	Other	New Unit - no issues	4/29/2017	26938-1
Unit # (b)(6)				
Kitchen	Leaking Faucet/Pipes	Faucet leaks		
Building Exterior				
Health & Safety	Exposed Wires/Open Panels	ac disconnect conduit; rear		
Health & Safety	Sharp Edges	(b)(6) window		
Roofs	Missing/Damaged Components from Downspout/Gutter	splashblocks		
Walls	Missing Pieces/Holes/Spalling	vinyl patching non match, NIS dryer vent louvers missing		

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Essex Village - 100% Unit Inspection

Deficiency Area	Deficiency	Comments	Date Completed	Work Order #
Windows	Cracked/Broken/Missing Panes	(b)(6)		
Common Areas: Health & Safety				
Health & Safety	Hazards—Other	no key no access (b) laundry & (b) electric closet		
Common Areas: Storage				
Doors	Damaged Hardware/Locks	Striker plate misaligned/missing (b)(6		
(b)(6)				
Unit # (b)(6)				
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seat loose		
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	hole(s); Bedroom 1		
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door		
Kitchen	Range/Stove—Missing/Damaged/Inoperable	Oven does not function		
Unit # (b)(6)				
Bathroom	Leaking Faucet/Pipes	sink faucet drips		
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seat loose		
Doors	Damaged Hardware/Locks	Closer damaged/disconnected		
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door		
Health & Safety	Infestation—Insects	Roaches		
Unit # (b)(6)				
Bathroom	Lavatory Sink—Damaged/Missing	stopper missing		
Bathroom	Leaking Faucet/Pipes	showerhead		
Doors	Damaged Hardware/Locks	Closer damaged/disconnected		
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door		
Hot Water Heater	General Rust/Corrosion			
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced		
Un (b)(6)				
Bathroom	Lavatory Sink—Damaged/Missing	stopper missing		
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door		
Electrical System	GFI—Inoperable	Bathroom 1		
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced		
Unit # (b)(6)				
Bathroom	Leaking Faucet/Pipes	sink faucet drips; tub faucet drips		
Doors	Damaged Hardware/Locks	Closer damaged/disconnected		
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	hole(s); Bedroom 3		
Electrical System	Deteriorated/Missing Seals (Entry Only)	Front entry door		
Health & Safety	GFI—Inoperable	Kitchen		
Kitchen	Infestation—Insects	Roaches		
Kitchen	Range Hood/Exhaust Fans—Excessive	not functioning/blocked		
Kitchen	Range/Stove—Missing/Damaged/Inoperable	2 or more burners do not function		
Unit # (b)(6)	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced		
Bathroom	Lavatory Sink—Damaged/Missing	stopper missing		
Kitchen	Range Hood/Exhaust Fans—Excessive	not functioning/blocked		
Kitchen	Range/Stove—Missing/Damaged/Inoperable	2 or more burners do not function		
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal replace		
Unit # (b)(6)				

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Essex Village - 100% Unit Inspection

Deficiency Area	Deficiency	Comments	Date Completed	Work Order #
Health & Safety	Other	no key		
Unit #(b)(6)				
Bathroom	Shower/Tub—Damaged/Missing	Bathroom 2; no diverter		
Ceiling	Bulging/Buckling	Bathroom 1		
Ceiling	Peeling/Needs Paint	Kitchen		
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door		
Doors	Missing Door	closets		
Floors	Hard Floor Covering Missing/Damaged Flooring/Tiles	tiles missing; Bathroom 1		
Health & Safety	Electrical Hazards—Exposed Wires/Open Panels	disposal wire, Bedroom 1; Closet light		
Health & Safety	Infestation—Rats/Mice/Vermin	Mice		
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced		
Unit #(b)(6)				
Bathroom	Lavatory Sink—Damaged/Missing	stopper missing; Bathroom 1		
Bathroom	Leaking Faucet/Pipes	tub faucet drips; Bathroom 2		
Doors	Damaged/Missing Screen/Storm/Security Door	Screen torn; Screen missing		
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door		
Doors	Missing Door	numerous		
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced		
Lighting	Missing/Inoperable Fixture	Bathroom 2/1		
Unit #(b)(6)				
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seat loose		
Doors	Damaged Hardware/Locks	Closer damaged/disconnected; Mechanical area closet off track		
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door		
Unit #(b)(6)				
Doors	Damaged Hardware/Locks	Lock not functioning; Bathroom 1		
Health & Safety	Infestation—Insects	Roaches		
HVAC System	Inoperable	Thermostat not functioning		
Kitchen	Range Hood/Exhaust Fans—Excessive	not functioning/blocked		
Kitchen	Range/Stove—Missing/Damaged/Inoperable	Right/front burner does not function		
Unit #(b)(6)				
Bathroom	Clogged Drains	Sink and Tub not draining Bath 1		
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door		
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	window balance Bedroom 2		
Kitchen	Range/Stove—Missing/Damaged/Inoperable	Left/rear burner does not function		
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced		
Outlets/Switches	Missing/Broken Cover Plates	loose from wall Hallway/Hall		
Windows	Inoperable/Not Lockable	Window won't stay up; Bedroom 2		
Unit #(b)(6)				
Health & Safety	Other	no key		
Unit #(b)(6)				
Bathroom	Leaking Faucet/Pipes	sink faucet drips		
Doors	Damaged Hardware/Locks	Closer damaged/disconnected		
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door		
Health & Safety	Electrical Hazards--Exposed Wires/Open Panels	gap in panel		
Unit #(b)(6)				

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Essex Village - 100% Unit Inspection

Deficiency Area	Deficiency	Comments	Date Completed	Work Order #
Bathroom	Lavatory Sink—Damaged/Missing	stopper missing		
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seat loose		
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door		
HVAC System	Inoperable	not adequately heating		
Kitchen	Range Hood/Exhaust Fans—Excessive	not functioning/blocked		
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced		
Building Exterior				
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	(b)(6) elec closet peeling		
Health & Safety	Exposed Wires/Open Panels	(b)(6) front ac disconnect box loose from wall		
Walls	Cracks/Gaps	(b)(6) end of bldg		
Walls	Missing Pieces/Holes/Spalling	nisr siding damage, front of (b)(6) ac condensers		
Common Areas: Halls/Corridors/Stairs				
Stairs/Hand Railings Damaged	Broken/Damaged/Missing Steps	Treads damaged both under both stairs, also at (b)(6)		
Common Areas: Health & Safety				
Health & Safety	Hazards—Sharp Edges	stair tread at (b)(6)		
Common Areas: Laundry				
Lighting	Missing/Damaged/Inoperable Fixture	(b)(6) laundry back closet		
Walls	Damaged			
(b)(6) **Community:**				
Building Exterior				
Doors	Damaged Frames/Threshold/Lintels/Trim	handicap opener not functioning		
Roofs	Damaged Soffits/Fascia/Soffit Vents	soffit		
Roofs	Missing/Damaged Components from Downspout/Gutter	elbow missing; splashblock downspout		
Common Areas: Closet/Utility/Mechanical				
Electrical	Blocked Access to Electrical Panel	panel door broken cannot open		
Common Areas: Health & Safety				
Health & Safety	Electrical Hazards—Exposed Wires/Open Panels	Gap around gfi by stove		
Common Areas: Kitchen				
Ceiling	Holes/Missing Tiles/Panels/Cracks	numerous tiles		
(b)(6)				
Unit # (b)(6)				
Bathroom	Leaking Faucet/Pipes	sink faucet drips	4/12/2017	26992-1
Doors	Damaged Hardware/Locks	Closer damaged/disconnected	4/12/2017	26992-1
Kitchen	Dishwasher/Garbage Disposal—Inoperable	garbage disposal not functioning	4/12/2017	26992-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	Right/front burner does not function	4/12/2017	26992-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/12/2017	26992-1
Unit # (b)(6)				
Health & Safety	Other	Make Entry - Repair all deficiencies and thoroughly list out	4/12/2017	26993-1
Unit # (b)(6)				
Doors	Damaged Hardware/Locks	Closer damaged/disconnected	4/12/2017	26994-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	4/12/2017	26994-1

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Essex Village - 100% Unit Inspection

Deficiency Area	Deficiency	Comments	Date Completed	Work Order #
Hot Water Heater	Missing Pressure Relief Valv	extension tube from pressure relief valve is missing	4/12/2017	26994-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	2 or more burners do not function	4/12/2017	26994-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/12/2017	26994-1
Unit #(b)(6)				
Bathroom	Clogged Drains	Tub does not drain	4/12/2017	26995-1
Bathroom	Lavatory Sink—Damaged/Missing	stopper missing	4/12/2017	26995-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	4/12/2017	26995-1
Health & Safety	Air Quality—Mold and/or Mildew Observed	Tub	4/12/2017	26995-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	Right/front burner does not function	4/12/2017	26995-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/12/2017	26995-1
Outlets/Switches	Missing/Broken Cover Plates	Outlet plate missing; Bedroom 1	4/12/2017	26995-1
Unit #(b)(6)				
Bathroom	Shower/Tub—Damaged/Missing	diverter	4/12/2017	26996-1
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seat loose	4/12/2017	26996-1
Doors	Damaged Hardware/Locks	Closer damaged/disconnected	4/12/2017	26996-1
Health & Safety	Infestation—Rats/Mice/Vermin	Mice	Contractor	26996-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	Left/front burner does not function	4/12/2017	26996-1
Unit #(b)(6)				
Bathroom	Ventilation/Exhaust System—Inoperable	not functioning	4/12/2017	26997-1
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seat loose	4/12/2017	26997-1
Doors	Damaged Hardware/Locks	Closer damaged/disconnected	4/12/2017	26997-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	4/12/2017	26997-1
Health & Safety	Electrical Hazards—Exposed Wires/Open Panels	hwh cvr missing, gap in breaker panel	4/12/2017	26997-1
Kitchen	Dishwasher/Garbage Disposal—Inoperable	garbage disposal not functioning	4/12/2017	26997-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/12/2017	26997-1
Walls	Damaged	throughout	4/12/2017	26997-1
Unit #(b)(6)				
Bathroom	Shower/Tub—Damaged/Missing	diverter not functioning	4/12/2017	26998-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	4/12/2017	26998-1
Health & Safety	Infestation—Rats/Mice/Vermin	Mice	Contractor	26998-1
Kitchen	Cabinets—Missing/Damaged	drawers	4/12/2017	26998-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/12/2017	26998-1
Unit (b)(6)				
Bathroom	Lavatory Sink—Damaged/Missing	stopper not functioning	4/29/2017	26999-1
Bathroom	Shower/Tub—Damaged/Missing	diverter	4/29/2017	26999-1
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seat loose	4/29/2017	26999-1
Hot Water Heater	Inoperable Unit/Components	hw runs out	4/29/2017	26999-1
Outlets/Switches	Missing/Broken Cover Plates	Outlet plate missing; DR & Bed 2	4/29/2017	26999-1
Unit #(b)(6)				
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	toilet clogged; Bathroom 1	4/10/2017	27001-1
Ceiling	Bulging/Buckling	Bathroom 1/2	4/10/2017	27001-1
Doors	Damaged Hardware/Locks	Closer damaged/disconnected	4/10/2017	27001-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	4/10/2017	27001-1
Health & Safety	Air Quality—Mold and/or Mildew Observed	Tub;Bathroom walls/ceiling	4/10/2017	27001-1
Health & Safety	Infestation—Insects	Roaches	Contractor	27001-1

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Deficiency Area	Deficiency	Comments	Date Completed	Work Order #
Health & Safety	Infestation—Rats/Mice/Vermin	Mice	Contractor	27001-1
Hot Water Heater	Inoperable Unit/Components	hw runs out in shower	4/10/2017	27001-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	Right/front burner does not function	4/10/2017	27001-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/10/2017	27001-1
Unit # (b)(6)				
Health & Safety	Other	make entry and repair all observed dificiencies and thoroughly list out	4/29/2017	27392-1
Unit # (b)(6)				
Bathroom	Shower/Tub—Damaged/Missing	peeling, hole	3/24/2017	26755-1
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seat loose	3/24/2017	26755-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	3/24/2017	26755-1
Unit # (b)(6)				
Bathroom	Clogged Drains	Sink does not drain	4/10/2017	27005-1
Health & Safety	Infestation—Insects	Roaches	Contractor	27005-1
Health & Safety	Infestation—Rats/Mice/Vermin	Mice	Contractor	27005-1
Kitchen	Cabinets—Missing/Damaged	doors	4/10/2017	27005-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	Right/front burner does not function	4/10/2017	27005-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/10/2017	27005-1
Windows	Inoperable/Not Lockable	Lock inoperable; Bedroom 1/2	4/10/2017	27005-1
Unit # (b)(6)				
Bathroom	Leaking Faucet/Pipes	Faucet drips/showerhead; Bathroom 2	4/10/2017	27006-1
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	toilet not functioning; Bathroom 1/2	4/10/2017	27006-1
Doors	Damaged Hardware/Locks	Closer damaged/disconnected	4/10/2017	27006-1
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	hole(s) numerous	4/10/2017	27006-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	4/10/2017	27006-1
Electrical System	GFI—Inoperable	Bathroom 1	4/10/2017	27006-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/10/2017	27006-1
Unit # (b)(6)				
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seat loose Bathroom 2/1	4/14/2017	27007-1
Doors	Damaged Hardware/Locks	Handle/knob patio, Hinges loose Bed 2	4/14/2017	27007-1
Electrical System	GFI—Inoperable	Bathroom 2	4/14/2017	27007-1
Health & Safety	Electrical Hazards—Exposed Wires/Open Panels	Bedroom 2 switch gap	4/14/2017	27007-1
Kitchen	Cabinets—Missing/Damaged	drawers	4/14/2017	27007-1
Unit # (b)(6)				
Health & Safety	Infestation—Rats/Mice/Vermin	Mice	Contractor	27008-1
Kitchen	Ceiling	damaged	4/13/2017	27008-1
Bathroom	Sink	bath sink inoperable	4/13/2017	27008-1
Unit # (b)(6)				
Bathroom	Lavatory Sink—Damaged/Missing	loose	4/14/2017	27009-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	4/14/2017	27009-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/14/2017	27009-1
Building Exterior				
Health & Safety	Exposed Wires/Open Panels	rear ac wires loose from disconnect box	3/28/2017	27010-1
Walls	Cracks/Gaps	siding gaps	3/28/2017	27010-1
Walls	Missing Pieces/Holes/Spalling	siding holes and nisr damage to siding	3/28/2017	27010-1
Common Areas: Halls/Corridors/Stairs				

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Deficiency Area	Deficiency	Comments	Date Completed	Work Order #
Ceiling	Holes/Missing Tiles/Panels/Cracks	misr damage (b)(oor 2	3/28/2017	27010-1
Doors	Damaged Hardware/Locks	Striker plate misaligned/missing (b)(6) loor 2	3/28/2017	27010-1
Common Areas: Laundry				
Dryer Vent	Dryer Vent—Missing/Damaged/Inoperable	vent disconnected in elec room of (b)(6)	3/28/2017	27010-1
Lighting	Missing/Damaged/Inoperable Fixture	(b)(laundry	3/28/2017	27010-1
(b)(6)				
Unit # (b)(6)				
Bathroom	Leaking Faucet/Pipes	showerhead	4/21/2017	27012-1
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	Seat cracked	4/21/2017	27012-1
Doors	Damaged Hardware/Locks	Closer damaged/disconnected	4/21/2017	27012-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	4/21/2017	27012-1
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	window balances Bed 1, 2 & 3	4/21/2017	27012-1
Windows	Inoperable/Not Lockable	Window won't stay up;Bed 1, 2 & 3	4/21/2017	27012-1
Unit # (b)(6)				
Floors	Soft Floor Covering Missing/Damaged	throughout	4/20/2017	27013-1
Hot Water Heater	General Rust/Corrosion		4/20/2017	27013-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	Right/front burner does not function	4/20/2017	27013-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/20/2017	27013-1
Unit (b)(6)				
Bathroom	Lavatory Sink—Damaged/Missing	stopper missing	4/21/2017	27014-1
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seat loose	4/21/2017	27014-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	4/21/2017	27014-1
Health & Safety	Air Quality—Mold and/or Mildew Observed	Tub	4/21/2017	27014-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/21/2017	27014-1
Unit # (b)(6)				
Doors	Damaged/Missing Screen/Storm/Security Door	Screen lom patio	4/21/2017	27015-1
Unit # (b)(6)				
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	hole(s); Bathroom 1		
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door		
Health & Safety	Infestation—Insects	Roaches		
Health & Safety	Infestation—Rats/Mice/Vermin	Mice		
Kitchen	Cabinets—Missing/Damaged	drawers; doors		
Kitchen	Clogged Drains	Sink drains slow		
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced		
Unit # (b)(6)				
Bathroom	Shower/Tub—Damaged/Missing	low pressure	4/21/2017	27017-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	4/21/2017	27017-1
HVAC System	Inoperable	not cooling	4/21/2017	27017-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/21/2017	27017-1
Windows	Inoperable/Not Lockable	Window won't stay up; Bed 3	4/21/2017	27017-1
Unit (b)(6)				
Health & Safety	Electrical Hazards—Exposed Wires/Open Panels	disposal wire	4/21/2017	27018-1
Outlets/Switches	Missing	Switch broken/missing; Bathroom 1	4/21/2017	27018-1
Unit # (b)(6)				
Bathroom	Lavatory Sink—Damaged/Missing	stopper missing	4/21/2017	27019-1
Bathroom	Leaking Faucet/Pipes	sink faucet drips ;tub faucet drips	4/21/2017	27019-1

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Deficiency Area	Deficiency	Comments	Date Completed	Work Order #
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seat loose	4/21/2017	27019-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	4/21/2017	27019-1
Floors	Hard Floor Covering Missing/Damaged Flooring/Tiles	balcony wood	4/21/2017	27019-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	Oven does not function; left front not	4/21/2017	27019-1
Outlets/Switches	Missing/Broken Cover Plates	Switch plate missing; Kitchen	4/21/2017	27019-1
Unit # (b)(6)				
Bathroom	Lavatory Sink—Damaged/Missing	stopper missing; Bathroom 1		
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door		
Electrical System	GFI—Inoperable	Bathroom 1		
Health & Safety	Infestation—Insects	Roaches		
Health & Safety	Other	outlets not functioning		
Kitchen	Range/Stove—Missing/Damaged/Inoperable	Oven does not function		
Walls	Damaged	tile missing Bathroom 2		
Unit # (b)(6)				
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seat loose Bathroom 2		
Health & Safety	Infestation—Insects	Roaches		
Health & Safety	Other	outlets not functioning		
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced		
Unit # (b)(6)				
Bathroom	Lavatory Sink—Damaged/Missing	stopper missing ;Bathroom 1 & 2		
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seat loose Bathroom 2		
Doors	Damaged/Missing Screen/Storm/Security Door	Screen torn		
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door		
Windows	Inoperable/Not Lockable	Lock inoperable; Bedroom 3		
Unit # (b)(6)				
Bathroom	Lavatory Sink—Damaged/Missing	sink damaged		
Bathroom	Leaking Faucet/Pipes	showerhead Bathroom 2		
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seat loose Bathroom 2		
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door		
Floors	Rot/Deteriorated Subfloor	around toilet/tub area; Bathroom 2		
Health & Safety	Other	outlets not functioning		
Kitchen	Range/Stove—Missing/Damaged/Inoperable	Left/front burner does not function		
Kitchen	Refrigerator-Missing/Damaged/Inoperable	water leaking inside refridgerator;Fresh food seal needs replaced		
Outlets/Switches	Missing	Switch broken/missing; Dining Room		
Unit # (b)(6)				
Bathroom	Bathroom Cabinets—Damaged/Missing	mirror(s)		
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seat loose		
Doors	Damaged Hardware/Locks	Closer damaged/disconnected		
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door		
Electrical System	GFI—Inoperable	Bathroom 1		
Health & Safety	Hazards—Sharp Edges	Broken bathroom mirror		
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced		
Unit # (b)(6)				
Bathroom	Lavatory Sink—Damaged/Missing	stopper missing		
Bathroom	Leaking Faucet/Pipes	tub faucet drips		

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Deficiency Area	Deficiency	Comments	Date Completed	Work Order #
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door		
HVAC System	Inoperable	ac not functioning		
Kitchen	Range/Stove—Missing/Damaged/Inoperable	Oven does not function		
Building Exterior				
Health & Safety	Exposed Wires/Open Panels	front ac disconnect wires exposed, front exterior jbox cvr loose/off	3/29/2017	27028-1
Roofs	Damaged Soffits/Fascia/Soffit Vents	soffit front	3/29/2017	27028-1
Roofs	Missing/Damaged Components from Downspout/Gutter	splashblocks	3/29/2017	27028-1
Walls	Missing Pieces/Holes/Spalling	siding holes and nisr to siding damage, missing siding rear	3/29/2017	27028-1
Common Areas: Halls/Corridors/Stairs				
Doors	Damaged Hardware/Locks	Closer damaged/disconnected;Handle/knob	3/29/2017	27028-1
Graffiti	Graffiti	(b)(hall	3/29/2017	27028-1
Common Areas: Health & Safety				
Health & Safety	Electrical Hazards—Exposed Wires/Open Panels	light hanging (b) floor 2 hall		
(b)(6)				
Unit # (b)(6)				
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	Handle broken	4/26/2017	27029-1
Doors	Damaged Hardware/Locks	Closer damaged/disconnected	4/26/2017	27029-1
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	hole(s):Bedroom 3	4/26/2017	27029-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	4/26/2017	27029-1
Doors	Missing Door	Bedroom 2	4/26/2017	27029-1
Health & Safety	Infestation—Insects	Roaches	Contractor	27029-1
Smoke Detector	Missing/Inoperable	Smoke detector is missing; Hallway/Hall	4/26/2017	27029-1
Unit (b)(6)				
Bathroom	Leaking Faucet/Pipes	tub faucet drips	4/26/2017	27030-1
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seat loose	4/26/2017	27030-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	4/26/2017	27030-1
Floors	Hard Floor Covering Missing/Damaged Flooring/Tiles	Hallway/Hall	4/26/2017	27030-1
Health & Safety	Electrical Hazards—Exposed Wires/Open Panels	disposal wire	4/26/2017	27030-1
Health & Safety	Infestation—Insects	Roaches	Contractor	27030-1
Kitchen	Leaking Faucet/Pipes	Faucet leaks	4/26/2017	27030-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/26/2017	27030-1
Smoke Detector	Missing/Inoperable	Smoke detector is missing; Hallway/Hall	4/26/2017	27030-1
Unit # (b)(6)				
Health & Safety	Other	no key	4/26/2017	27031-1
Unit # (b)(6)				
Bathroom	Leaking Faucet/Pipes	sink faucet drips	4/26/2017	27032-1
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seat loose	4/26/2017	27032-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	4/26/2017	27032-1
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	Bedroom 1 window not functioning	4/26/2017	27032-1
Health & Safety	Infestation—Insects	gnats	Contractor	27032-1
Windows	Inoperable/Not Lockable	not functioning Bedroom 1	4/26/2017	27032-1
Unit # (b)(6)				
Bathroom	Ventilation/Exhaust System—Inoperable	not functioning	4/26/2017	27033-1

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Deficiency Area	Deficiency	Comments	Date Completed	Work Order #
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	4/26/2017	27033-1
Floors	Hard Floor Covering Missing/Damaged Flooring/Tiles	tiles missing; Bedroom 1	4/26/2017	27033-1
Unit # (b)(6)				
Health & Safety	Other	no key	4/26/2017	27034-1
Unit # (b)(6)				
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seat loose	4/23/2017	27035-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	4/23/2017	27035-1
Health & Safety	Electrical Hazards—Exposed Wires/Open Panels	Bed 1; Closet light loose, disposal wire	4/23/2017	27035-1
Hot Water Heater	Inoperable Unit/Components	hw runs out	4/23/2017	27035-1
Unit # (b)(6)				
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	4/23/2017	27036-1
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	child knob on front door	4/23/2017	27036-1
Health & Safety	Infestation—Rats/Mice/Vermin	Mice	Contractor	27036-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/23/2017	27036-1
Unit # (b)(6)				
Health & Safety	Other	no key	4/26/2017	27037-1
Unit # (b)(6)				
Bathroom	Leaking Faucet/Pipes	showerhead	4/26/2017	27038-1
Bathroom	Shower/Tub—Damaged/Missing	diverter not functioning	4/26/2017	27038-1
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seat loose Bathroom 2	4/26/2017	27038-1
Ceiling	Mold/Mildew/Water Stains/Water Damage	Bathroom 2	4/26/2017	27038-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	4/26/2017	27038-1
Unit # (b)(6)				
Bathroom	Bathroom Cabinets—Damaged/Missing	mirror(s)	4/24/2017	27039-1
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	loose toilet	4/24/2017	27039-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	4/24/2017	27039-1
Health & Safety	Infestation—Insects	Roaches	Contractor	27039-1
HVAC System	Inoperable	no heat		
Unit # (b)(6)				
Health & Safety	Other	no key	4/24/2017	27040-1
Unit # (b)(6)				
Health & Safety	Other	no key	4/24/2017	27041-1
Unit # (b)(6)				
Bathroom	Clogged Drains	sink drains slow; Bathroom 2	4/24/2017	27042-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	4/24/2017	27042-1
Electrical System	Evidence of Leaks/Corrosion	leaking on elec hwh	4/24/2017	27042-1
Health & Safety	Infestation—Insects	Roaches	Contractor	27042-1
Health & Safety	Other	Bath1; Bed 1 locked not inspected	4/24/2017	27042-1
HVAC System	Noisy/Vibraung/Leaking	leaking ac	4/24/2017	27042-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/24/2017	27042-1
Unit # (b)(6)				
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seat loose	4/24/2017	27043-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	4/24/2017	27043-1
Unit # (b)(6)				
Bathroom	Lavatory Sink—Damaged/Missing	stopper missing	4/24/2017	27044-1
Bathroom	Ventilation/Exhaust System—Inoperable	not functioning	4/24/2017	27044-1

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Deficiency Area	Deficiency	Comments	Date Completed	Work Order #
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	4/24/2017	27044-1
Health & Safety	Electrical Hazards—Exposed Wires/Open Panels	disconnect box unsecured in hwh closet	4/24/2017	27044-1
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	Bedroom 2 dresser/tv	4/24/2017	27044-1
Building Exterior				
Walls	Missing Pieces/Holes/Spalling	siding..... nisr to damage	4/24/2017	27045-1
Common Areas: Health & Safety				
Health & Safety	Air Quality—Mold and/or Mildew Observed	(b)(6) floor 2 hall	4/24/2017	27045-1
(b)(6)				
Unit # (b)(6)				
Bathroom	Leaking Faucet/Pipes	Toilet leaking ; Bathrooms	4/24/2017	27054-1
Electrical System	GFI—Inoperable	Bathroom 1	4/24/2017	27054-1
Health & Safety	Air Quality—Mold and/or Mildew Observed	Tub	4/24/2017	27054-1
Kitchen	Cabinets—Missing/Damaged	drawers	4/24/2017	27054-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	Right/front burner does not function	4/24/2017	27054-1
Smoke Detector	Missing/Inoperable	Not working in bdrms	4/24/2017	27054-1
Unit # (b)(6)				
Health & Safety	Other	minor only	4/24/2017	27055-1
Unit # (b)(6)				
Ceiling	Mold/Mildew/Water Stains/Water Damage	Bathroom 1	4/17/2017	27056-1
Doors	Damaged Hardware/Locks	Bedroom 1	4/17/2017	27056-1
Health & Safety	Electrical Hazards—Exposed Wires/Open Panels	smoke detector; Hall/Bdrm	4/17/2017	27056-1
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	window in Bedroom 1	4/17/2017	27056-1
Health & Safety	Infestation—Insects	Roaches	Contractor	27056-1
Kitchen	Range Hood/Exhaust Fans—Excessive	not functioning/blocked; fire damage	4/17/2017	27056-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced;	4/17/2017	27056-1
Smoke Detector	Missing/Inoperable	Smoke detector is missing;Bedroom	4/17/2017	27056-1
Windows	Inoperable/Not Lockable	Window won't stay up; Bedroom 1	4/17/2017	27056-1
Unit # (b)(6)				
VACANT	Making all repairs at Unit Turn	VACANT	4/2/417	27057-1
Unit # (b)(6)				
Bathroom	Lavatory Sink—Damaged/Missing	stopper not functioning ;Bathroom 1	4/24/2017	27058-1
Bathroom	Leaking Faucet/Pipes	tub faucet & toilet drips ;Bathrooms	4/24/2017	27058-1
Bathroom	Shower/Tub—Damaged/Missing	tiles	4/24/2017	27058-1
Bathroom	Ventilation/Exhaust System—Inoperable		4/24/2017	27058-1
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	Lid missing	4/24/2017	27058-1
Ceiling	Mold/Mildew/Water Stains/Water Damage	Bathroom 1	4/24/2017	27058-1
Doors	Damaged Hardware/Locks	Striker plate misaligned/missing ; entry	4/24/2017	27058-1
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	hole(s);Bathroom 1; Bedrooms	4/24/2017	27058-1
Electrical System	GFI—Inoperable	Bathroom 1	4/24/2017	27058-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal replace;water in fridge	4/24/2017	27058-1
Smoke Detector	Missing/Inoperable	hanging ; Hall/Bdrms	4/24/2017	27058-1
Walls	Damaged	door knob damage; Bathroom 1		
Unit (b)(6)				
Bathroom	Leaking Faucet/Pipes	sink faucet drips ;Bthrms; Toilet leaking	4/24/2017	27059-1
Bathroom	Shower/Tub—Damaged/Missing	no cold ; Bathroom 2	4/24/2017	27059-1
Health & Safety	Infestation—Insects	Roaches	Contractor	27059-1

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Deficiency Area	Deficiency	Comments	Date Completed	Work Order #
Kitchen	Leaking Faucet/Pipes	trap leaking	4/24/2017	27059-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	Oven does not function	4/24/2017	27059-1
Unit # (b)(6)				
Doors	Damaged Hardware/Locks	Striker plate missing; Bdrm 2	4/24/2017	27060-1
Health & Safety	Infestation—Insects	Roaches	Contractor	27060-1
Outlets/Switches	Missing/Broken Cover Plates	Outlet plate missing; Bedroom 1	4/24/2017	27060-1
Smoke Detector	Missing/Inoperable	Smoke detector is missing;Bedroom	4/24/2017	27060-1
Walls	Damaged	holes - numerous	4/24/2017	27060-1
Unit # (b)(6)				
Bathroom	Clogged Drains	sink drains slow	4/24/2017	27061-1
Doors	Damaged Hardware/Locks	Closer damaged/disconnected	4/24/2017	27061-1
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	headboard ; Bedroom 1	4/24/2017	27061-1
Health & Safety	Infestation—Insects	Roaches	Contractor	27061-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	Right/front burner does not function	4/24/2017	27061-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/24/2017	27061-1
Unit # (b)(6)				
Bathroom	Bathroom Cabinets—Damaged/Missing	vanity damaged	4/24/2017	27046-1
Bathroom	Lavatory Sink—Damaged/Missing	stopper missing	4/24/2017	27046-1
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	peeling paint; entry	4/24/2017	27046-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	4/24/2017	27046-1
Electrical System	GFI—Inoperable	Bathroom 1	4/24/2017	27046-1
Health & Safety	Air Quality—Mold and/or Mildew Observed	Tub	4/24/2017	27046-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/24/2017	27046-1
Smoke Detector	Missing/Inoperable	Smoke detector is missing;Hall	4/24/2017	27046-1
Unit # (b)(6)				
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	numerous Closet	4/24/2017	27047-1
Kitchen	Dishwasher/Garbage Disposal—Inoperable	garbage disposal not functioning	4/24/2017	27047-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/24/2017	27047-1
Smoke Detector	Missing/Inoperable	smoke detector is not working;Bdrms	4/24/2017	27047-1
Unit # (b)(6)				
Health & Safety	Other	no access	4/24/2017	27048-1
Unit # (b)(6)				
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	4/24/2017	27049-1
Electrical System	GFI—Inoperable	Bathroom 1	4/24/2017	27049-1
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	window Bedroom 1	4/24/2017	27049-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/24/2017	27049-1
Windows	Inoperable/Not Lockable	Window won't stay up; Bdrms	4/24/2017	27049-1
Unit # (b)(6)				
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	Bathroom 3; Bathroom 1	4/24/2017	27050-1
Doors	Missing Door	Bedroom 3;Closet	4/24/2017	27050-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Freezer seal needs replaced	4/24/2017	27050-1
Unit # (b)(6)				
Health & Safety	Other	no access	4/25/2017	27051-1
Unit # (b)(6)				
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	toilet not functioning	4/25/2017	27052-1
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	hole(s);Bedroom 2	4/25/2017	27052-1

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Deficiency Area	Deficiency	Comments	Date Completed	Work Order #
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	furniture Bedroom 1;ac in Bedroom 2	4/25/2017	27052-1
HVAC System	Convection/Radiant Heat System Covers	ac not functioning	4/25/2017	27052-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	Oven does not function	4/25/2017	27052-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/25/2017	27052-1
Smoke Detector	Missing/Inoperable	Smoke detector is missing; Hall;Bdrm	4/25/2017	27052-1
Unit #(b)(6)				
Electrical System	GFI—Inoperable	Bathroom 1	4/25/2017	27053-1
Hot Water Heater	Leaking Valves/Tanks/Pipes	drain	4/25/2017	27053-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/25/2017	27053-1
Building Exterior				
Health & Safety	Exposed Wires/Open Panels	ac disconnects ; rear & ac cover loose ; 1		
Walls	Missing Pieces/Holes/Spalling	vinyl patch, NIS dryer vent		
Common Areas: Closet/Utility/Mechanical				
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	peeling paint;peeling paint;		
Common Areas: Health & Safety				
Health & Safety	Hazards—Other	no key, no access (b)(6) laundry		
(b)(6)				
Unit # (b)(6)				
Health & Safety	Other	no key		
Unit #(b)(6)				
Doors	Damaged Hardware/Locks	Closer damaged/disconnected	4/4/2017	27123-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	4/4/2017	27123-1
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	Bedroom 2 bed	4/4/2017	27123-1
Walls	Damaged	hole Bathroom 1	4/4/2017	27123-1
Unit #(b)(6)				
Bathroom	Lavatory Sink—Damaged/Missing	stopper missing	4/4/2017	27124-1
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seat loose	4/4/2017	27124-1
Doors	Damaged Hardware/Locks	Closer damaged/disconnected	4/4/2017	27124-1
Health & Safety	Electrical Hazards—Exposed Wires/Open Panels	disposal wire	4/4/2017	27124-1
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	Bedroom 1 window balance	4/4/2017	27124-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/4/2017	27124-1
Windows	Inoperable/Not Lockable	Window won't stay up;Bedroom 1	4/4/2017	27124-1
Unit #(b)(6)				
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seat loose	4/4/2017	27125-1
Doors	Damaged Hardware/Locks	Closer damaged/disconnected	4/4/2017	27125-1
Unit #(b)(6)				
Doors	Damaged Hardware/Locks	Closer damaged/disconnected ;	4/4/2017	27126-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door;	4/4/2017	27126-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced;	4/4/2017	27126-1
Unit #(b)(6)				
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seat loose	4/24/2017	27127-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door;	4/24/2017	27127-1
Unit #(b)(6)				
Bathroom	Shower/Tub—Damaged/Missing	diverter Bathroom 1;	4/24/2017	27130-1
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seat loose Bathroom 1/2	4/24/2017	27130-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door;	4/24/2017	27130-1

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Deficiency Area	Deficiency	Comments	Date Completed	Work Order #
Health & Safety	Infestation—Insects	Roaches;	Contractor	27130-1
Kitchen	Cabinets—Missing/Damaged	doors;drawers;	4/24/2017	27130-1
Kitchen	Dishwasher/Garbage Disposal—Inoperable	garbage disposal not functioning;	4/24/2017	27130-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced;	4/24/2017	27130-1
Windows	Inoperable/Not Lockable	Lock inoperable;Bedroom 3;	4/24/2017	27130-1
Unit # (b)(6)				
Bathroom	Lavatory Sink—Damaged/Missing	stopper missing ;	4/24/2017	27133-1
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seat loose	4/24/2017	27133-1
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	nisr door edge split;	4/24/2017	27133-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door;	4/24/2017	27133-1
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	Bedroom 2 bed	4/24/2017	27133-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced;	4/24/2017	27133-1
Unit # (b)(6)				
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door;	4/24/2017	27134-1
Health & Safety	Hazards—Sharp Edges	tack strip at kitchen	4/24/2017	27134-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	Oven does not function;	4/24/2017	27134-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	water leaking inside refridgerator;Fresh food	4/24/2017	27134-1
Unit # (b)(6)				
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seat loose	4/24/2017	27135-1
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	door edge split;Bathroom 1;	4/24/2017	27135-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door;	4/24/2017	27135-1
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	Bedroom 2 bed	4/24/2017	27135-1
Kitchen	Cabinets—Missing/Damaged	drawers;	4/24/2017	27135-1
Unit # (b)(6)				
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seat loose	4/25/2017	27136-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door;	4/25/2017	27136-1
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	window balance Bedroom 1	4/25/2017	27136-1
Windows	Inoperable/Not Lockable	Window won't stay up;Bedroom 1;	4/25/2017	27136-1
Unit # (b)(6)				
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seat loose	4/25/2017	27137-1
Doors	Damaged Hardware/Locks	Lock not functioning entry	4/25/2017	27137-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door;	4/25/2017	27137-1
Floors	Soft Floor Covering Missing/Damaged	stains	4/25/2017	27137-1
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	Bedroom 1 bed	4/25/2017	27137-1
Kitchen	Sink—Missing/Damaged	loose	4/25/2017	27137-1
Unit # (b)(6)				
Bathroom	Leaking Faucet/Pipes	sink faucet drips ;	4/25/2017	27138-1
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seat loose	4/25/2017	27138-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door;	4/25/2017	27138-1
Electrical System	GFI—Inoperable	Bathroom 1;	4/25/2017	27138-1
HVAC System	Inoperable	no ac	4/25/2017	27138-1
Kitchen	Dishwasher/Garbage Disposal—Inoperable	garbage disposal not functioning;	4/25/2017	27138-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced;	4/25/2017	27138-1
Building Exterior				
Roofs	Missing/Damaged Components from Downspout/Gutter	splashblocks		
Walls	Cracks/Gaps	siding gap (b)(end		

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Deficiency Area	Deficiency	Comments	Date Completed	Work Order #
Walls	Missing Pieces/Holes/Spalling	nisr siding damage		
Building Systems				
Health & Safety	Electrical Hazards—Exposed Wires/Open Panels	gap at conduit into disconnect box of elec		
Common Areas: Halls/Corridors/Stairs				
Doors	Damaged Hardware/Locks	Closer damaged/disconnected 206 laundry		
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	hole(s) (b)(laundry		
(b)(6)				
Unit # (b)(6)				
Health & Safety	Other	no access	4/25/2017	27148-1
Unit # (b)(6)				
Doors	Damaged Hardware/Locks	Closer damaged/disconnected ; entry	4/25/2017	27149-1
Health & Safety	Infestation—Insects	Roaches	Contractor	27149-1
Smoke Detector	Missing/Inoperable	Smoke detector is missing;Bedroom 2	4/25/2017	27149-1
Windows	Inoperable/Not Lockable	Lock inoperable;Bedroom 2	4/25/2017	27149-1
Unit # (b)(6)				
Doors	Damaged Hardware/Locks	Entry door loose and lock not working	4/25/2017	27534-1
Bathroom	GFI—Inoperable	Not working	4/25/2017	27534-1
Kithe	Range/Stove—Missing/Damaged/Inoperable	Range hood - exhaust fan	4/25/2017	27534-1
Unit # (b)(6)				
Bathroom	Leaking Faucet/Pipes	tub faucet	4/24/2017	27150-1
Electrical System	GFI—Inoperable	Bathroom 1	4/24/2017	27150-1
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	window in Bedroom 2	4/24/2017	27150-1
Health & Safety	Infestation—Insects	Roaches	Contractor	27150-1
Smoke Detector	Missing/Inoperable	smoke detector is not functioning;Bedroom 1;	4/24/2017	27150-1
Windows	Inoperable/Not Lockable	Lock inoperable	4/24/2017	27150-1
Unit # (b)(6)				
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	toilet clogged ;Bathroom 1	4/25/2017	27152-1
Floors	Hard Floor Covering Missing/Damaged Flooring/Tiles	entry	4/25/2017	27152-1
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	bunkbed in Bedroom 2	4/25/2017	27152-1
Health & Safety	Infestation—Insects	Roaches	Contractor	27152-1
Health & Safety	Other	tenant mirror broken	4/25/2017	27152-1
Kitchen	Cabinets—Missing/Damaged	drawers	4/25/2017	27152-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/25/2017	27152-1
Smoke Detector	Missing/Inoperable	smoke detector is not	4/25/2017	27152-1
Windows	Inoperable/Not Lockable	Lock inoperable; numerous	4/25/2017	27152-1
Unit # (b)(6)				
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	furniture in Bedroom 3;	4/25/2017	27153-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced;	4/25/2017	27153-1
Smoke Detector	Missing/Inoperable	smoke detector is not functioning;Bedroom 3;	4/25/2017	27153-1
Unit # (b)(6)				
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	hole(s);Bedroom 2	4/25/2017	27154-1
Doors	Missing Door	Bedroom 1	4/25/2017	27154-1
Kitchen	Leaking Faucet/Pipes	trap leaking	4/25/2017	27154-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/25/2017	27154-1
Outlets/Switches	Missing/Broken Cover Plates	Switch plate cracked;Bedroom 2	4/25/2017	27154-1
Smoke Detector	Missing/Inoperable	smoke detector is not functioning;Bedroom 2;	4/25/2017	27154-1

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Deficiency Area	Deficiency	Comments	Date Completed	Work Order #
Unit # (b)(6)				
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	headboard in Bedroom 2;	4/25/2017	27155-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	Right/rear burner does not function;	4/25/2017	27155-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced;	4/25/2017	27155-1
Unit # (b)(6)				
Ceiling	Mold/Mildew/Water Stains/Water Damage	Bathroom 1;	4/26/2017	27495-1
Doors	Damaged Hardware/Locks	entry	4/26/2017	27495-1
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	Bedroom 1;	4/26/2017	27495-1
Health & Safety	Other	no access to Bedroom 3;	4/26/2017	27495-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	2 or more burners do not function;	4/26/2017	27495-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced;	4/26/2017	27495-1
Unit # (b)(6)				
Bathroom	Leaking Faucet/Pipes	diverter	4/26/2017	27496-1
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	hole(s);Bedroom 3;	4/26/2017	27496-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced;	4/26/2017	27496-1
Unit # (b)(6)				
Bathroom	Leaking Faucet/Pipes	diverter	4/26/2017	27499-1
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	Seat loose	4/26/2017	27499-1
Doors	Damaged Hardware/Locks	entry	4/26/2017	27499-1
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	hole(s);Bedroom 2;	4/26/2017	27499-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced;	4/26/2017	27499-1
Unit # (b)(6)				
Doors	Damaged Hardware/Locks	entry	4/26/2017	27500-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door;	4/26/2017	27500-1
Health & Safety	Electrical Hazards—Exposed Wires/Open Panels	HWH wire	4/26/2017	27500-1
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	window Bedroom 1;	4/26/2017	27500-1
Hot Water Heater	Missing Pressure Relief Valv	extension tube from pressure relief valve is	4/26/2017	27500-1
Kitchen	Countertops—Missing/Damaged		4/26/2017	27500-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	Left/front burner does not function;	4/26/2017	27500-1
Windows	Inoperable/Not Lockable	Window won't stay up; Bedroom 1;	4/26/2017	27500-1
Unit # (b)(6)				
Doors	Damaged Hardware/Locks	Striker plate misaligned/missing ; Bedroom	4/26/2017	27501-1
Doors	Missing Door	Closet;	4/26/2017	27501-1
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	headboard ; Bedroom 3;	4/26/2017	27501-1
Health & Safety	Other	Utility Room; no access	4/26/2017	27501-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced;	4/26/2017	27501-1
Unit # (b)(6)				
Bathroom	Leaking Faucet/Pipes	diverter	4/26/2017	27502-1
Health & Safety	Electrical Hazards—Exposed Wires/Open Panels	HWH wire	4/26/2017	27502-1
Unit # (b)(6)				
Bathroom	Shower/Tub—Damaged/Missing	Caulk needs replaced ;	4/26/2017	27503-1
Bathroom	Ventilation/Exhaust System—Inoperable	not functioning ;Bathroom 1;	4/26/2017	27503-1
Doors	Damaged Hardware/Locks	entry , numerous	4/26/2017	27503-1
Doors	Missing Door	Closet;	4/26/2017	27503-1
Health & Safety	Infestation—Insects	Roaches;	Contractor	27503-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	Left/rear burner does not function;	4/26/2017	27503-1

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Deficiency Area	Deficiency	Comments	Date Completed	Work Order #
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced;	4/26/2017	27503-1
Lighting	Missing/Inoperable Fixture	Bathroom 1;	4/26/2017	27503-1
Walls	Damaged	holes	4/26/2017	27503-1
Unit (b)(6)				
Bathroom	Shower/Tub—Damaged/Missing	diverter, caulk	4/26/2017	27504-1
Doors	Damaged Hardware/Locks	Closer damaged/disconnected ; entry Striker	4/26/2017	27504-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door;	4/26/2017	27504-1
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	window; Bedroom 1;	4/26/2017	27504-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced;	4/26/2017	27504-1
Windows	Inoperable/Not Lockable	Window won't stay up; Bedroom 1;	4/26/2017	27504-1
Building Exterior				
Roofs	Damaged Soffits/Fascia/Soffit Vents	soffit ; front	4/26/2017	27505-1
Roofs	Missing/Damaged Components from Downspout/Gutter	splashblocks	4/26/2017	27505-1
Walls	Missing Pieces/Holes/Spalling	vinyl patch . NIS weed trimmer dmge	Contractor	27505-1
Common Areas: Health & Safety				
Health & Safety	Electrical Hazards—Exposed Wires/Open Panels	(b)(6) meter room light fixture		
(b)(6)				
Unit # (b)(6)				
Bathroom	Leaking Faucet/Pipes	tub faucet drips showerhead	4/27/2017	27544-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door;	4/27/2017	27544-1
Health & Safety	Infestation—Insects	Roaches;	Contractor	27544-1
Unit # (b)(6)				
Bathroom	Shower/Tub—Damaged/Missing	diverter	Work will be	27545-1
Bathroom	Ventilation/Exhaust System—Inoperable	not functioning ;	completed	27545-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door;	When Unit is	27545-1
Doors	Missing Door	closets	Turned -	27545-1
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	Bedroom 2 dresser	VACANT	27545-1
Health & Safety	Infestation—Insects	Roaches;	Contractor	27545-1
Walls	Damaged	Bedroom 1;		27545-1
Unit # (b)(6)				
Bathroom	Shower/Tub—Damaged/Missing	showerhead needs replaced	4/27/2017	27546-1
Doors	Damaged Hardware/Locks	Closer damaged/disconnected ;	4/27/2017	27546-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door;	4/27/2017	27546-1
Kitchen	Leaking Faucet/Pipes	Faucet leaks causing damage;	4/27/2017	27546-1
Windows	Damaged/Missing Screens	Bedroom 1;Bedroom 2;	4/27/2017	27546-1
Unit # (b)(6)				
Bathroom	Lavatory Sink—Damaged/Missing	stopper missing ;	4/27/2017	27547-1
Bathroom	Leaking Faucet/Pipes	tub faucet drips ;	4/27/2017	27547-1
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seal loose	4/27/2017	27547-1
Ceiling	Holes/Missing Tiles/Panels/Cracks	Bathroom 1;	4/27/2017	27547-1
Doors	Damaged Hardware/Locks	Handle/knob loose/damaged patio	4/27/2017	27547-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door;	4/27/2017	27547-1
Windows	Inoperable/Not Lockable	Lock inoperable;Bedroom 1;	4/27/2017	27547-1
Unit # (b)(6)				
Bathroom	Shower/Tub—Damaged/Missing	stains ;	4/27/2017	27548-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door;	4/27/2017	27548-1

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Deficiency Area	Deficiency	Comments	Date Completed	Work Order #
Floors	Hard Floor Covering Missing/Damaged Flooring/Tiles	balcony floor	4/27/2017	27548-1
Health & Safety	Infestation—Insects	Roaches;	Contractor	27548-1
Outlets/Switches	Missing/Broken Cover Plates	Outlet plate missing;Dining Room;	4/27/2017	27548-1
Unit # (b)(6)				
Health & Safety	Infestation—Insects	Roaches;	Contractor	27550-1
Unit # (b)(6)				
Bathroom	Clogged Drains	Sink does not drain ;	4/27/2017	27551-1
Bathroom	Lavatory Sink—Damaged/Missing	stopper not functioning ;	4/27/2017	27551-1
Bathroom	Leaking Faucet/Pipes	tub faucet drips ;	4/27/2017	27551-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door;	4/27/2017	27551-1
Floors	Hard Floor Covering Missing/Damaged Flooring/Tiles	balcony wood	4/27/2017	27551-1
Patio/Porch/ Balcony	Baluster/Side Railings Damaged			
Unit # (b)(6)				
Health & Safety	Other	no key	4/28/2017	27553-1
Unit # (b)(6)				
Bathroom	Lavatory Sink—Damaged/Missing	Faucet leaks	4/25/2017	27506-1
Bathroom	Bathroom tub	tub drips	4/25/2017	27506-1
Bathroom	Ceiling water damage	holes/missing tiles	4/25/2017	27506-1
Doors	Missing/damaged	front door seal missing	4/25/2017	27506-1
Kitchen	Cabinets—Missing/Damaged	drawers/doors broken	4/25/2017	27506-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	right front burner not working	4/25/2017	27506-1
Health & Safety	Smoke Detector	Not functioning	4/25/2017	27506-1
Unit # (b)(6)				
Bathroom	Lavatory Sink—Damaged/Missing	Faucet leaks	4/25/2017	27507-1
Bathroom	Ceiling water damage	Needs paint	4/25/2017	27507-1
Bathroom	Ceiling water damage	Walls damaged	4/25/2017	27507-1
Kitchen	Sink/Faucet	faucet leaks/fresh food seal needed	4/25/2017	27507-1
Unit # (b)(6)				
Bathroom	Lavatory Sink—Damaged/Missing	leaking diverter	4/25/2017	27508-1
Bathroom	Ceiling water damage	Needs paint	4/25/2017	27508-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needed	4/25/2017	27508-1
Health & Safety	Smoke Detector	not functioning	4/25/2017	27508-1
Unit # (b)(6)				
Doors	Doors - Sliding	handle missing	4/25/2017	27509-1
Health & Safety	Smoke Detector	not functioning	4/25/2017	27509-1
Unit # (b)(6)				
Bedroom	Doors damaged	Bedroom1	4/25/2017	27510-1
Health & Safety	Hot Water Heater	Leaking valves/pipe	4/25/2017	27510-1
Kitchen	Countertops—Missing/Damaged	damaged/food seal missing	4/25/2017	27510-1
Kitchen	Faucet sink	faucet loose	4/25/2017	27510-1
Unit # (b)(6)				
Doors	Doors damaged	Entry, Closet, Bedroom1	4/25/2017	27513-1
Bathroom	Faucet sink	Faucet loos, diverter leaks	4/25/2017	27513-1
Floor	Damaged	Bedroom 2	4/25/2017	27513-1
Bathroom	Toilet/Tub/Floor	Bath 2; floor delenorated	4/25/2017	27513-1
Health & Safety	HVAC	T-stat not functioning	4/25/2017	27513-1

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Deficiency Area	Deficiency	Comments	Date Completed	Work Order #
Kitchen	Countertops—Missing/Damaged	damaged/faucet loose	4/25/2017	27513-1
Unit # (b)(6)				
Walls	Damaged	Patch and paint small holes	4/25/2017	27517-1
Health & Safety	Smoke Detector	not functioning	4/25/2017	27517-1
Doors	Damaged	Bedroom 2	4/25/2017	27517-1
Unit # (b)(6)				
Bathroom	Diverter	Diverter leaks/ventilation not functioning	4/25/2017	27515-1
Doors	Damaged/Missing	Striker plate missing; Bdrm 2	4/25/2017	27515-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	right front burner not working	4/25/2017	27515-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	fresh food seal needed	4/25/2017	27515-1
Unit # (b)(6)				
Bathroom	Lavatory Sink—Damaged/Missing	hot handle missing	4/27/2017	27554-1
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seat loose	4/27/2017	27554-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door;	4/27/2017	27554-1
Health & Safety	Infestation—Insects	Roaches;	Contractor	27554-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	Right/front burner does not function;	4/27/2017	27554-1
Unit # (b)(6)				
Bathroom	Leaking Faucet/Pipes	sink faucet drips ;Bathroom 1;	4/29/2017	27555-1
Bathroom	Ventilation/Exhaust System—Inoperable	not functioning ;Bathroom 2;	4/29/2017	27555-1
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	loose seat Bathroom 2;	4/29/2017	27555-1
Doors	Damaged Hardware/Locks	Closer damaged/disconnected ;	4/29/2017	27555-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door;	4/29/2017	27555-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced;	4/29/2017	27555-1
Unit # (b)(6)				
Bathroom	Leaking Faucet/Pipes	sink faucet drips ;tub faucet drips ;		
Bathroom	Ventilation/Exhaust System—Inoperable	not functioning ;		
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	hole(s):Bedroom 1;Closet;		
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door;		
Doors	Missing Door	Bedroom 2/1, Bedroom 1;Closet;		
Health & Safety	Infestation—Insects	Roaches;		
Smoke Detector	Missing/Inoperable	Smoke detector is missing;Hallway/Hall;		
Walls	Damaged	Bedroom 2;		
Unit # (b)(6)				
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	runs	4/27/2017	27557-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door;	4/27/2017	27557-1
Health & Safety	Infestation—Insects	Roaches;	Contractor	27557-1
Health & Safety	Other	outlets not functioning	Contractor	27557-1
Hot Water Heater	Inoperable Unit/Components	hw not lasting	4/27/2017	27557-1
Unit # (b)(6)				
Bathroom	Leaking Faucet/Pipes	tub faucet drips ;Bathroom 2;		
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seat loose Bathroom 2;		
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	door edge split;Bedroom 3;		
Electrical System	GFI—Inoperable	Kitchen;		
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced;		
Unit # (b)(6)				
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seat loose Bathroom 2/1		

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Deficiency Area	Deficiency	Comments	Date Completed	Work Order #
Doors	Damaged Hardware/Locks	Handle/knob loose/damaged entry		
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door;		
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced;		
Walls	Damaged	numerous holes		
Unit # (b)(6)				
Bathroom	Shower/Tub—Damaged/Missing	stains ;		
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seat loose	5/2/2017	27560-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door;	5/2/2017	27560-1
Health & Safety	Infestation—Insects	Roaches;	5/2/2017	27560-1
Smoke Detector	Missing/Inoperable	Smoke detector is missing;	Contractor	27560-1
Unit # (b)(6)			5/2/2017	27560-1
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	peeling paint entry		
Health & Safety	Air Quality—Mold and/or Mildew Observed	kitchen counter	4/27/2017	27561-1
Walls	Damaged	tub tile	4/27/2017	27561-1
Building Exterior			4/27/2017	27561-1
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	(b) elec closet		
Health & Safety	Exposed Wires/Open Panels	front ac condenser wire at disconnect box	4/27/2017	27562-1
Roofs	Missing/Damaged Components from Downspout/Gutter	splashblocks	4/27/2017	27562-1
Walls	Missing Pieces/Holes/Spalling	nisr siding damage, siding holes	4/27/2017	27562-1
Common Areas: Halls/Corridors/Stairs			4/27/2017	27562-1
Doors	Damaged Hardware/Locks	Closer damaged/disconnected (b)(laundry		
Common Areas: Health & Safety			4/27/2017	27562-1
Health & Safety	Garbage and Debris—Indoors	(b) hall		
Common Areas: Laundry			4/27/2017	27562-1
Lighting	Missing/Damaged/Inoperable Fixture	(b)(laundry		
Outlets/Switches/Cover Plates	Outlets/Switches/Cover Plates—Missing/Broken	switch plate missing (b) laundry	4/27/2017	27562-1
(b)(6)			4/27/2017	27562-1
Unit # (b)(6)				
Bathroom	Leaking Faucet/Pipes	sink faucet drips ;Bathroom 1, tub faucet		
Ceiling	Holes/Missing Tiles/Panels/Cracks	Bathroom 1;	4/25/2017	27506-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door;	4/25/2017	27506-1
Kitchen	Cabinets—Missing/Damaged	drawers;doors;	4/25/2017	27506-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	Right/front burner does not function;	4/25/2017	27506-1
Smoke Detector	Missing/Inoperable	smoke detector is not functioning;Bedroom 1;	4/25/2017	27506-1
Walls	Peeling/Needs Paint	Bathroom 1;	4/25/2017	27506-1
Unit # (b)(6)			4/25/2017	27506-1
Bathroom	Leaking Faucet/Pipes			
Ceiling	Peeling/Needs Paint	sink faucet drips ;Bathroom 1;	4/25/2017	27507-1
Kitchen	Leaking Faucet/Pipes	Bathroom 1;	4/25/2017	27507-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Faucet leaks;	4/25/2017	27507-1
Walls	Mold/Mildew/Water Stains/Water Damage	Fresh food seal needs replaced;	4/25/2017	27507-1
Unit # (b)(6)		Bathroom 1; Bathroom 2;	4/25/2017	27507-1
Bathroom	Leaking Faucet/Pipes			
Ceiling	Peeling/Needs Paint	diverter	4/25/2017	27508-1
Doors	Damaged Hardware/Locks	Bathroom 1;	4/25/2017	27508-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Striker plate misaligned/missing ; Bedroom 2;	4/25/2017	27508-1
		Fresh food seal needs replaced;	4/25/2017	27508-1

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Deficiency Area	Deficiency	Comments	Date Completed	Work Order #
Walls	Peeling/Needs Paint	Bathroom 1;	4/25/2017	27508-1
Unit # (b)(6)				
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	entry	4/25/2017	27509-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door;	4/25/2017	27509-1
Unit # (b)(6)				
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	Bedroom 1;	4/25/2017	27510-1
Hot Water Heater	Leaking Valves/Tanks/Pipes	pipe	4/25/2017	27510-1
Kitchen	Countertops—Missing/Damaged		4/25/2017	27510-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced;	4/25/2017	27510-1
Kitchen	Sink—Missing/Damaged	faucet loose	4/25/2017	27510-1
Unit # (b)(6)				
Bathroom	Lavatory Sink—Damaged/Missing	loose faucets	4/29/2017	27513-1
Bathroom	Leaking Faucet/Pipes	diverters	4/29/2017	27513-1
Doors	Damaged Hardware/Locks	Closer damaged/disconnected ; entry	4/29/2017	27513-1
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	Bedroom 1;	4/29/2017	27513-1
Floors	Hard Floor Covering Missing/Damaged Flooring/Tiles	Bathroom 2;	4/29/2017	27513-1
Floors	Rot/Deteriorated Subfloor	around toilet/tub area;Bathroom 2;	4/29/2017	27513-1
HVAC System	Convection/Radiant Heat System Covers	t-stat not functioning	4/29/2017	27513-1
Kitchen	Countertops—Missing/Damaged		4/29/2017	27513-1
Kitchen	Sink—Missing/Damaged	loose faucet	4/29/2017	27513-1
Smoke Detector	Missing/Inoperable	smoke detector is not functioning;Bedroom 3;	4/29/2017	27513-1
Unit # (b)(6)				
Bathroom	Leaking Faucet/Pipes	diverter	4/25/2017	27515-1
Bathroom	Ventilation/Exhaust System—Inoperable	not functioning ;	4/25/2017	27515-1
Doors	Damaged Hardware/Locks	Striker plate misaligned/missing ;Bedroom 2;	4/25/2017	27515-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	Right/front burner does not function;	4/25/2017	27515-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced;	4/25/2017	27515-1
Unit # (b)(6)				
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	Toilet is loose		
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	Bathroom 1;Bedroom 1,		
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door;		
Doors	Missing Door	Bedroom 3;		
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	furniture ; Bedroom 1;Bedroom 2;	4/29/2017	27535-1
Health & Safety	Infestation—Insects	Roaches;	Contractor	27535-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced;		
Walls	Mold/Mildew/Water Stains/Water Damage	Bathroom 1;		
Unit # (b)(6)				
Ceiling	Peeling/Needs Paint	Bedroom 3;	4/28/2017	27536-1
Doors	Damaged Frames/Threshold/Lintels/Trim	Bedroom 3;	4/28/2017	27536-1
Doors	Damaged Hardware/Locks	Off track ;Mechanical area; Handle/knob	4/28/2017	27536-1
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	door structure damaged;Bedroom 2;	4/28/2017	27536-1
Smoke Detector	Missing/Inoperable	Smoke detector is	4/28/2017	27536-1
Walls	Peeling/Needs Paint	Bedroom 3;	4/28/2017	27536-1
Unit # (b)(6)				
Ceiling	Peeling/Needs Paint	Bathroom 1;	4/27/2017	27537-1
Doors	Damaged Hardware/Locks	Closer damaged/disconnected ;entry	4/27/2017	27537-1

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Deficiency Area	Deficiency	Comments	Date Completed	Work Order #
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced;	4/27/2017	27537-1
Walls	Peeling/Needs Paint	Throughout unit;	4/27/2017	27537-1
Unit # (b)(6)				
Ceiling	Mold/Mildew/Water Stains/Water Damage	Bathroom 1;	4/27/2017	27538-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door;	4/27/2017	27538-1
Health & Safety	Electrical Hazards—Exposed Wires/Open Panels	smoke detector wires	4/27/2017	27538-1
Kitchen	Range Hood/Exhaust Fans—Excessive	not functioning/blocked;	4/27/2017	27538-1
Smoke Detector	Missing/Inoperable	Smoke detector is missing;Hallway/Hall;	4/27/2017	27538-1
Unit # (b)(6)				
Doors	Damaged Hardware/Locks	Closer damaged/disconnected ;Striker plate	4/27/2017	27539-1
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	window in Bedroom 2;	4/27/2017	27539-1
Hot Water Heater	General Rust/Corrosion	bottom/top	4/27/2017	27539-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	Left/front burner does not function;	4/27/2017	27539-1
Windows	Inoperable/Not Lockable	Window won't stay up ; Bedroom 2	4/27/2017	27539-1
Unit # (b)(6)				
Doors	Damaged Hardware/Locks	Closer damaged/disconnected ;entry	4/27/2017	27540-1
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	scratched/scuffed;Bedroom 2;	4/27/2017	27540-1
Kitchen	Dishwasher/Garbage Disposal—Inoperable	garbage disposal not functioning;	4/27/2017	27540-1
Unit # (b)(6)				
Health & Safety	Other	VACANT - All repairs will be completed as applicable when unit made make ready	4/28/2017	27541-1
Building Exterior				
Health & Safety	Exposed Wires/Open Panels	exterior light conduit	4/28/2017	27543-1
Roofs	Damaged Soffits/Fascia/Soffit Vents	soffit front ;fascia ; side	4/28/2017	27543-1
Walls	Missing Pieces/Holes/Spalling	vinyl patch , NIS	4/28/2017	27543-1
Building Systems				
Electrical System	Evidence of Leaks/Corrosion	ac disconnect	4/28/2017	27543-1
Common Areas: Halls/Corridors/Stairs				
Stairs/Hand Railings	Broken/Missing Hand Railing	Loose brackets (b)(6)	4/28/2017	27543-1
(b)(6)				
Unit # (b)(6)				
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seat loose	4/27/2017	27563-1
Doors	Damaged Hardware/Locks	Closer damaged/disconnected	4/27/2017	27563-1
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	hole(s);	4/27/2017	27563-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door;	4/27/2017	27563-1
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	bedroom 1 window balance	4/27/2017	27563-1
Kitchen	Range Hood/Exhaust Fans—Excessive	not functioning/blocked;	4/27/2017	27563-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced;	4/27/2017	27563-1
Windows	Inoperable/Not Lockable	Window won't stay up;Bedroom 1	4/27/2017	27563-1
Unit # (b)(6)				
Bathroom	Leaking Faucet/Pipes	cold tub handle leaks	4/27/2017	27564-1
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seat loose	4/27/2017	27564-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door;	4/27/2017	27564-1
HVAC System	Inoperable	runs constantly	4/27/2017	27564-1

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Deficiency Area	Deficiency	Comments	Date Completed	Work Order #
Kitchen	Range Hood/Exhaust Fans—Excessive	not functioning/blocked;	4/27/2017	27564-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	Oven does not function;	4/27/2017	27564-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	water leaking inside refridgeralor;	4/27/2017	27564-1
Windows	Cracked/Broken/Missing Panes	cracked pane;Bedroom 2;	4/27/2017	27564-1
Windows	Damaged/Missing Screens		4/27/2017	27564-1
Unit # (b)(6)				
Bathroom	Lavatory Sink—Damaged/Missing	stopper missing ;	4/27/2017	27565-1
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seat loose	4/27/2017	27565-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door;	4/27/2017	27565-1
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	Bedroom 2 bed	4/27/2017	27565-1
Unit # (b)(6)				
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing		4/27/2017	27566-1
Doors	Damaged Hardware/Locks	Closer damaged/disconnected ; closet door	4/27/2017	27566-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door;	4/27/2017	27566-1
Doors	Missing Door	entry closet	4/27/2017	27566-1
Health & Safety	Garbage and Debris—Outdoors	patio	4/27/2017	27566-1
Health & Safety	Infestation—Insects	Roaches;	Contractor	27566-1
Hot Water Heater	Missing Pressure Relief Valv		4/27/2017	27566-1
Kitchen	Dishwasher/Garbage Disposal—Inoperable	garbage disposal not functioning;	4/27/2017	27566-1
Unit # (b)(6)				
Bathroom	Shower/Tub—Damaged/Missing	stains	4/27/2017	27567-1
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seat loose	4/27/2017	27567-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	4/27/2017	27567-1
Electrical System	GFI—Inoperable	Bathroom 1	4/27/2017	27567-1
Floors	Soft Floor Covering Missing/Damaged	throughout	4/27/2017	27567-1
Health & Safety	Infestation—Insects	Roaches;	Contractor	27567-1
Hot Water Heater	Missing Pressure Relief Valv	extension tube from pressure relief valve is	4/27/2017	27567-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/27/2017	27567-1
Unit # (b)(6)				
Bathroom	Lavatory Sink—Damaged/Missing	stopper missing	4/27/2017	27568-1
Bathroom	Leaking Faucet/Pipes	showerhead	4/27/2017	27568-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	4/27/2017	27568-1
Electrical System	GFI—Inoperable	Kitchen	4/27/2017	27568-1
Kitchen	Dishwasher/Garbage Disposal—Inoperable	garbage disposal not functioning	4/27/2017	27568-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/27/2017	27568-1
Patio/Porch/ Balcony	Baluster/Side Railings Damaged	loose rail	4/27/2017	27568-1
Unit # (b)(6)				
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door;	4/27/2017	27569-1
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	Bedroom 2 window balance	4/27/2017	27569-1
Health & Safety	Infestation—Insects	Roaches;	Contractor	27569-1
HVAC System	Inoperable	Thermostat not functioning;	4/27/2017	27569-1
Kitchen	Dishwasher/Garbage Disposal—Inoperable	garbage disposal not functioning;	4/27/2017	27569-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced;	4/27/2017	27569-1
Windows	Inoperable/Not Lockable	Window won't stay up;Bedroom 2;	4/27/2017	27569-1
Unit # (b)(6)				
Bathroom	Leaking Faucet/Pipes	showerhead	4/27/2017	27570-1

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Deficiency Area	Deficiency	Comments	Date Completed	Work Order #
Bathroom	Water Closet/Toilet--Damaged/Clogged/Missing	seat loose	4/27/2017	27570-1
Electrical System	GFI—Inoperable	Bathroom 1;	4/27/2017	27570-1
Health & Safety	Infestation—Insects	Roaches;	Contractor	27570-1
Hot Water Heater	Missing Pressure Relief Valv	extension tube from pressure relief valve is	4/27/2017	27570-1
Patio/Porch/ Balcony	Baluster/Side Railings Damaged	loose rail	4/27/2017	27570-1
Windows	Damaged/Missing Screens			
Unit # (b)(6)				
Bathroom	light switch	switch plate and no bulb	4/25/2017	27526-1
Doors	Closet doors damaged	missing knob	4/25/2017	27526-1
Doors	Deteriorated/Missing Seals (Entry Only)	Entry seal	4/25/2017	27526-1
Unit # (b)(6)				
Bathroom	Leaking Faucet/Pipes	sink faucet drips Bathroom 2	4/26/2017	27525-1
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	toilet not functioning seat loose Bath 2	4/26/2017	27525-1
Doors	Deteriorated/Missing Seals (Entry Only)	patio fogged	4/26/2017	27525-1
Health & Safety	Electrical Hazards—Exposed Wires/Open Panels	disposal wire	4/26/2017	27525-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	2 or more burners do not function;Oven does	4/26/2017	27525-1
Unit # (b)(6)				
Ceiling	Peeling/Needs Paint	Living Room	4/26/2017	27524-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/26/2017	27524-1
Unit # (b)(6)				
Bathroom	Leaking Faucet/Pipes	tub faucet drips	4/26/2017	27523-1
Bathroom	Shower/Tub—Damaged/Missing	stains	4/26/2017	27523-1
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	door edge split;Bedroom 2	4/26/2017	27523-1
Health & Safety	Infestation—Insects	Roaches	Contractor	27523-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/26/2017	27523-1
Smoke Detector	Missing/Inoperable	Smoke detector missing Hall	4/26/2017	27523-1
Unit # (b)(6)				
Bathroom	Lavatory Sink—Damaged/Missing	stopper missing ;Bathroom 2	4/26/2017	27522-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	4/26/2017	27522-1
Hot Water Heater	Missing Pressure Relief Valv	ext. tube/pressure relief valve missing	4/26/2017	27522-1
Kitchen	Range Hood/Exhaust Fans—Excessive	not functioning/blocked	4/26/2017	27522-1
Unit # (b)(6)				
Bathroom	Leaking Faucet/Pipes	Sink faucet leak outside basin	4/26/2017	27521-1
Bathroom	Water Closet/Toilet --Damaged/Clogged/Missing	seat loose Bathroom 1	4/26/2017	27521-1
Doors	Damaged Hardware/Locks	Closer damaged/disconnected	4/26/2017	27521-1
Electrical System	GFI—Inoperable	Bathroom 2	4/26/2017	27521-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	Knob(s) missing	4/26/2017	27521-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/26/2017	27521-1
Smoke Detector	Missing/Inoperable	Smoke detector missing Hall	4/26/2017	27521-1
Unit # (b)(6)				
Bathroom	Leaking Faucet/Pipes	tub faucet drips	4/26/2017	27520-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/26/2017	27520-1
Unit # (b)(6)				
Bathroom	Water Closet/Toilet--Damaged/Clogged/Missing	seat loose	4/26/2017	27519-1
Doors	Damaged Hardware/Locks	patio handle	4/26/2017	27519-1
Floors	Soft Floor Covering Missing/Damaged	stains throughout	4/26/2017	27519-1

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Deficiency Area	Deficiency	Comments	Date Completed	Work Order #
Kitchen	Range/Stove—Missing/Damaged/Inoperable	Right/front burner does not function	4/26/2017	27519-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/26/2017	27519-1
Kitchen	Sink—Missing/Damaged	faucet loose	4/26/2017	27519-1
Outlets/Switches	Missing/Broken Cover Plates	Outlet plate missing;Living Room	4/26/2017	27519-1
Smoke Detector	Missing/Inoperable	Smoke detector missingHall	4/26/2017	27519-1
Building Exterior				
Health & Safety	Exposed Wires/Open Panels	ac disconnect box wire loose at conduit rear		
Roofs	Damaged Soffits/Fascia/Soffit Vents	soffit rear (b)(6		
Walls	Missing Pieces/Holes/Spalling	siding damage/misr damage, dryer vent		
Building Systems				
Health & Safety	Electrical Hazards—Exposed Wires/Open Panels	gap at conduit to disconnect box in elec closet		
Common Areas: Halls/Corridors/Stairs				
Doors	Damaged Hardware/Locks	Closer damaged/disconnecte (b)(laundry		
Graffiti	Graffiti	hall of (b)(		
Common Areas: Laundry				
Outlets/Switches/Cover Plates	Outlets/Switches/Cover Plates—Missing/Broken	switch plate missing (b) (6) laundry	4/7/2017	26950-1
Walls	Damaged	(b)(6) laundry	4/7/2017	26950-1
(b)(6) **Maintenance:**				
Building Exterior				
Roofs	Missing/Damaged Components from Downspout/Gutter	splashblocks ; elbow missing rear		
Walls	Missing Pieces/Holes/Spalling	foam used in hole, NIS		
Building Systems				
Electrical System	Blocked Access/Improper Storage	stored items		
Common Areas: Storage				
Doors	Missing Door	jan closet		
Smoke Detector	Smoke Detector—Missing/Inoperable	Smoke detector is missing;		
(b)(6)				
Unit # (b)(6)				
Bathroom	Leaking Faucet/Pipes	cold sink handle leaks	4/24/2017	27514-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	4/24/2017	27514-1
Unit # (b)(6)				
Bathroom	Leaking Faucet/Pipes	both tub handles	4/24/2017	27512-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	4/24/2017	27512-1
Unit # (b)(6)				
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seat loose	4/25/2017	27511-1
Doors	Damaged Hardware/Locks	Closer damaged/disconnected	4/25/2017	27511-1
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	door edge split;Bedrooms	4/25/2017	27511-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	4/25/2017	27511-1
Doors	Missing Door	Bedroom 2;Closet	4/25/2017	27511-1
Floors	Hard Floor Covering Missing/Damaged Flooring/Tiles	threshold	4/25/2017	27511-1
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	Bedroom 1 dresser	4/25/2017	27511-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/25/2017	27511-1
Unit (b)(6)				
Bathroom	Ventilation/Exhaust System—Inoperable	not functioning	4/25/2017	27498-1
Doors	Damaged Hardware/Locks	Closer damaged/disconnected	4/25/2017	27498-1
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	Bedroom 1;Living Room	4/25/2017	27498-1

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Deficiency Area	Deficiency	Comments	Date Completed	Work Order #
Unit # (b)(6)				
Bathroom	Shower/Tub—Damaged/Missing	showerhead	4/25/2017	27497-1
Doors	Damaged Hardware/Locks	patio handle	4/25/2017	27497-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	4/25/2017	27497-1
Health & Safety	Other	short in living room outlet	4/25/2017	27497-1
Unit # (b)(6)				
Bathroom	Lavatory Sink—Damaged/Missing	stopper missing	4/24/2017	27494-1
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seat loose	4/24/2017	27494-1
Doors	Missing Door	Bedroom 3	4/24/2017	27494-1
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	lock reversed Bedroom 2	4/24/2017	27494-1
Hot Water Heater	Missing Pressure Relief Valv	extension tube from pressure relief valve is	4/24/2017	27494-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/24/2017	27494-1
Unit # (b)(6)				
Bathroom	Lavatory Sink—Damaged/Missing	stopper missing	4/25/2017	27493-1
Unit # (b)(6)				
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seat loose	4/25/2017	27492-1
Doors	Damaged Hardware/Locks	Closer damaged/disconnected	4/25/2017	27492-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	4/25/2017	27492-1
Doors	Missing Door	Closet;Bedroom 2	4/25/2017	27492-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/25/2017	27492-1
Unit # (b)(6)				
Health & Safety	Other	no key	4/25/2017	27491-1
Unit # (b)(6)				
Bathroom	Leaking Faucet/Pipes	showerhead	4/25/2017	27490-1
Bathroom	Shower/Tub—Damaged/Missing	cold tub not functioning	4/25/2017	27490-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	4/25/2017	27490-1
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	Bedroom 1 bed	4/25/2017	27490-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	Left/front burner does not function	4/25/2017	27490-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal replace;water fridge	4/25/2017	27490-1
Unit # (b)(6)				
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	door edge split;Bedroom 1	4/25/2017	27489-1
Health & Safety	Infestation—Insects	Roaches	4/25/2017	27489-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/25/2017	27489-1
Windows	Damaged/Missing Screens			
Unit # (b)(6)				
Floors	Soft Floor Covering Missing/Damaged	stains	4/25/2017	27488-1
Hot Water Heater	Missing Pressure Relief Valv	extension tube from pressure relief valve is	4/25/2017	27488-1
Unit # (b)(6)				
Bathroom	Lavatory Sink—Damaged/Missing	stopper missing ;Bathroom 2	4/26/2017	27487-1
Bathroom	Leaking Faucet/Pipes	sink faucet drips ;Bathroom 1	4/26/2017	27487-1
Doors	Damaged/Missing Screen/Storm/Security Door	Screen torn	4/26/2017	27487-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	4/26/2017	27487-1
Floors	Soft Floor Covering Missing/Damaged	stains	4/26/2017	27487-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/26/2017	27487-1
Outlets/Switches	Missing/Broken Cover Plates	Switch plate missing;Kitchen	4/26/2017	27487-1
Unit # (b)(6)				

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Deficiency Area	Deficiency	Comments	Date Completed	Work Order #
Bathroom	Shower/Tub—Damaged/Missing	showerhead	4/26/2017	27486-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	4/26/2017	27486-1
Hot Water Heater	Missing Pressure Relief Valv	extension tube from pressure relief valve is	4/26/2017	27486-1
Unit # (b)(6)				
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	toilet not functioning ; seat loose	4/26/2017	27485-1
Doors	Damaged Hardware/Locks	Closer damaged/disconnected	4/26/2017	27485-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	4/26/2017	27485-1
Hot Water Heater	Missing Pressure Relief Valv	extension tube from pressure relief valve is	4/26/2017	27485-1
HVAC System	Noisy/Vibrating/Leaking	ac leaks	4/26/2017	27485-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/26/2017	27485-1
Windows	Damaged/Missing Screens			
Unit # (b)(6)				
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	4/26/2017	27484-1
Electrical System	GFI--Inoperable	Bathroom 1	4/26/2017	27484-1
Electrical System	Missing Covers	jbox on hwh missing knockout	4/26/2017	27484-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/26/2017	27484-1
Walls	Damaged	shower soap holder	4/26/2017	27484-1
Building Exterior				
Doors	Damaged Frames/Threshold/Lintels/Trim	(b)(6) elec closet..needs new door	4/26/2017	27483-1
Health & Safety	Exposed Wires/Open Panels	front ac disconnect loose	4/26/2017	27483-1
Roofs	Missing/Damaged Components from Downspout/Gutter	splashblocks	4/26/2017	27483-1
Walls	Missing Pieces/Holes/Spalling	misr siding damage	Contractor	27483-1
Building Systems				
Health & Safety	Electrical Hazards—Exposed Wires/Open Panels	(b)(6) elec closets at conduit to disconnect	4/26/2017	27483-1
Common Areas: Closet/Utility/Mechanical				
Electrical	Missing Covers	bttm knockout missing on (b) breaker laundry	4/26/2017	27483-1
Common Areas: Halls/Corridors/Stairs				
Doors	Damaged Hardware/Locks	Closer damaged/disconnected (b) laundry.	4/26/2017	27483-1
Graffiti	Graffiti	hallways	4/26/2017	27483-1
(b)(6)				
Unit # (b)(6)				
Kitchen	Disposal	VACANT - Not working	4/24/2017	27471-1
Doors	Bedroom 2	Repair	4/24/2017	27471-1
Unit # (b)(6)				
		VACANT - will repair all deficiencies when unit is made make ready	4/23/2017	27470-1
Unit # (b)(6)				
Health & Safety	Infestation—Insects	bedbugs not inspected	Contractor	27469-1
Bathroom	Ventilation/Exhaust System—Inoperable	Not working	4/24/2017	27469-1
Dining Room	Outlets/Switches/Cover Plates—Missing/Broken	Coverplate missing	4/24/2017	27469-1
Doors	Front entry door seal	Replaced seal	4/24/2017	27469-1
Unit # (b)(6)				
Health & Safety	Other	bed bugs not inspected	Contractor	27468-1
Bathroom	Medicine Cabinet	Loose	4/24/2017	27468-1
Unit # (b)(6)				

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Deficiency Area	Deficiency	Comments	Date Completed	Work Order #
Unit # (b)(6)		VACANT - will repair all deficiencies when unit is made make ready	4/24/2017	27467-1
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seat loose		
Doors	Damaged Hardware/Locks	Closer damaged/disconnected ;	4/24/2017	27466-1
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	door edge split;Bathroom 1;	4/27/2017	27466-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door;	4/27/2017	27466-1
Hot Water Heater	Missing Pressure Relief Valv	extension tube from pressure relief valve is	4/27/2017	27466-1
Unit # (b)(6)			4/27/2017	27466-1
Doors	Damaged Hardware/Locks	Closer damaged/disconnected ;		
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	door structure damaged entry	4/24/2017	27465-1
Floors	Soft Floor Covering Missing/Damaged	stains	4/24/2017	27465-1
Health & Safety	Air Quality—Mold and/or Mildew Observed	kitchen cabinets	4/24/2017	27465-1
Kitchen	Cabinets—Missing/Damaged	coutertop caulk	4/24/2017	27465-1
Kitchen	Range Hood/Exhaust Fans—Excessive	not functioning/blocked;	4/24/2017	27465-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced;	4/24/2017	27465-1
Unit # (b)(6)			4/24/2017	27465-1
Health & Safety	Smoke Detector—Missing/Inoperable	Repair/replace		
Kitchen	Range Hood/Exhaust Fans—Excessive	missing	4/24/2017	27464-1
Doors	Patio door lock - won't slide	replar	4/24/2017	27464-1
Bedroom	Walls	holes Bedroom 1	4/24/2017	27464-1
Doors	Front entry door seal	Replaced seal	4/24/2017	27464-1
Unit # (b)(6)			4/24/2017	27464-1
Health & Safety	Other	bedbugs not inspected		
Doors	Door knob missing	replace	Contractor	27463-1
Kitchen	Range Hood/Exhaust Fans—Excessive	stove burner not working	4/25/2017	27463-1
Bathroom	Shower/Tub—Damaged/Missing	showerhead	4/25/2017	27463-1
Walls	Holes/Missing Tiles/Panels/Cracks	Holes in Bedroom 1	4/25/2017	27463-1
Unit # (b)(6)			4/25/2017	27463-1
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	toilet clogged ;Bathroom 2;		
Doors	Damaged Hardware/Locks	Striker plate misaligned/missing entry	4/25/2017	27462-1
Electrical System	GFI—Inoperable	Bathroom 1;	4/25/2017	27462-1
Hot Water Heater	Inoperable Unit/Components	sediment coming thru tubs	4/25/2017	27462-1
Unit # (b)(6)			4/25/2017	27462-1
Kitchen	backsplash needs caulking	no key		
Bathroom	Sink—Missing/Damaged	caulked	4/25/2017	27461-1
Health & Safety	Smoke Detector—Missing/Inoperable	clogged	4/25/2017	27461-1
Bathroom	toilet tank	repair	4/25/2017	27461-1
Walls	drywall has holes	loose	4/25/2017	27461-1
Unit # (b)(6)		needs patch and painting	4/25/2017	27461-1
Bathroom	Clogged Drains		4/25/2017	27461-1
Ceiling	Mold/Mildew/Water Stains/Water Damage	tub drains slow ;		
Doors	Damaged Hardware/Locks	Bathroom 1;	4/25/2017	27460-1
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	Closer damaged/disconnected ;	4/25/2017	27460-1
Health & Safety	Air Quality—Mold and/or Mildew Observed	door edge split;Bedroom 1/2	4/25/2017	27460-1
		Bathroom 1 ceiling	4/25/2017	27460-1
			4/25/2017	27460-1

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Deficiency Area	Deficiency	Comments	Date Completed	Work Order #
Unit # (b)(6)				
Bathroom	Shower/Tub—Damaged/Missing	stains	4/25/2017	27459-1
Doors	Damaged Hardware/Locks	balcony lock	4/25/2017	27459-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door;	4/25/2017	27459-1
Floors	Rot/Deteriorated Subfloor	around toilet/tub area;Bathroom 1;	4/25/2017	27459-1
Health & Safety	Air Quality—Mold and/or Mildew Observed	Bathroom walls/ceiling;Bathroom 1;	4/25/2017	27459-1
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	Bedroom 2 bed, Bedroom 1 dresser	4/25/2017	27459-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	not functioning	4/25/2017	27459-1
Walls	Damaged	tub	4/25/2017	27459-1
Unit # (b)(6)				
Bathroom	Lavatory Sink—Damaged/Missing	stopper missing ;Bathroom 2/1	4/24/2017	27458-1
Bathroom	Leaking Faucet/Pipes	showerhead Bathroom 2/1	4/24/2017	27458-1
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seat loose Bathroom 2;	4/24/2017	27458-1
Doors	Damaged Hardware/Locks	Closer damaged/disconnected ; patio handle	4/24/2017	27458-1
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	Bedroom 1 bed	4/24/2017	27458-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	Right/front burner does not function;	4/24/2017	27458-1
Unit # (b)(6)				
Doors	Damaged Hardware/Locks	patio handle	4/25/2017	27457-1
Electrical System	GFI—Inoperable	Bathroom 1;	4/25/2017	27457-1
Floors	Soft Floor Covering Missing/Damaged	stains/loose	4/25/2017	27457-1
Hot Water Heater	Missing Pressure Relief Valv	extension tube from pressure relief valve is	4/25/2017	27457-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced;	4/25/2017	27457-1
Outlets/Switches	Missing	Outlet not functioning Bedroom 1;	4/25/2017	27457-1
Walls	Peeling/Needs Paint	Dining Room;	4/25/2017	27457-1
Unit # (b)(6)				
Doors	Damaged Hardware/Locks	both latches not functioning	4/25/2017	27456-1
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	bowed entry	4/25/2017	27456-1
Health & Safety	Other	bedbugs not inspected	Contractor	27456-1
Building Exterior				
Doors	Damaged Hardware/Locks	220 elec striker plate		
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	220 elec closet		
Health & Safety	Exposed Wires/Open Panels	conduit loose on front ac disconnect 220 side		
Roofs	Missing/Damaged Components from Downspout/Gutter	splashblocks		
Walls	Missing Pieces/Holes/Spalling	nisr siding damage, 222 end dryer vent hole		
Common Areas: Health & Safety				
Health & Safety	Electrical Hazards—Exposed Wires/Open Panels	222 elec closet jbox cvr loose on ceiling		
(b)(6)				
Unit # (b)(6)				
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door;	4/25/2017	27454-1
Electrical System	GFI—Inoperable	Bathroom 1;	4/25/2017	27454-1
Health & Safety	Air Quality—Mold and/or Mildew Observed	Bathroom walls/ceiling;	4/25/2017	27454-1
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	Bedroom 1 tv	4/25/2017	27454-1
Walls	Damaged	Bedroom 1;	4/25/2017	27454-1
Unit # (b)(6)				
Doors	Damaged Hardware/Locks	Closer damaged/disconnected ;	4/25/2017	27453-1
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	Living Room couch	4/25/2017	27453-1

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Deficiency Area	Deficiency	Comments	Date Completed	Work Order #
Kitchen	Range/Stove—Missing/Damaged/Inoperable	Oven door handle missing;Oven door	4/25/2017	27453-1
Unit # (b)(6)				
HVAC System	Inoperable	Thermostat not functioning;	4/25/2017	27452-1
Kitchen	Dishwasher/Garbage Disposal—Inoperable	garbage disposal not functioning;	4/25/2017	27452-1
Unit # (b)(6)				
Bathroom	Leaking Faucet/Pipes	showerhead	4/25/2017	27451-1
Ceiling	Holes/Missing Tiles/Panels/Cracks	Bathroom 1	4/25/2017	27451-1
Unit # (b)(6)				
Bathroom	Clogged Drains	Sink does not drain	4/25/2017	27450-1
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seat loose	4/25/2017	27450-1
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	hole(s);Bedroom 3;Bedroom 2;	4/25/2017	27450-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door;	4/25/2017	27450-1
Kitchen	Dishwasher/Garbage Disposal—Inoperable	garbage disposal not functioning;	4/25/2017	27450-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced;	4/25/2017	27450-1
Unit # (b)(6)				
Bathroom	Lavatory Sink—Damaged/Missing	stopper not functioning ;	4/25/2017	27449-1
Bathroom	Shower/Tub—Damaged/Missing	diverter	4/25/2017	27449-1
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seat loose	4/25/2017	27449-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced;	4/25/2017	27449-1
Unit # (b)(6)				
Health & Safety	Other	no key	4/25/2017	27448-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/25/2017	27448-1
Unit # (b)(6)				
Bathroom	Lavatory Sink—Damaged/Missing	stopper missing	4/25/2017	27447-1
Bathroom	Shower/Tub—Damaged/Missing	diverter	4/25/2017	27447-1
Ceiling	Peeling/Needs Paint	Bedroom 2;	4/25/2017	27447-1
Hot Water Heater	Inoperable Unit/Components	not enough hot water	4/25/2017	27447-1
Kitchen	Dishwasher/Garbage Disposal—Inoperable	garbage disposal not functioning;	4/25/2017	27447-1
Unit # (b)(6)				
Bathroom	Leaking Faucet/Pipes	tub faucet drips	4/25/2017	27446-1
Doors	Damaged Hardware/Locks	Handle/knob loose/damaged	4/25/2017	27446-1
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	all doors	4/25/2017	27446-1
Health & Safety	Infestation—Insects	Roaches	4/25/2017	27446-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/25/2017	27446-1
Walls	Damaged	holes Hallway/Hall;Bathroom 1	4/25/2017	27446-1
Windows	Inoperable/Not Lockable	Window won't stay up;Bedroom 1	4/25/2017	27446-1
Unit # (b)(6)				
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	window balance Bedroom 3	4/25/2017	27445-1
Kitchen	Dishwasher/Garbage Disposal—Inoperable	garbage disposal not functioning	4/25/2017	27445-1
Windows	Cracked/Broken/Missing Panes	missing pane Bedroom 1	4/25/2017	27445-1
Windows	Inoperable/Not Lockable	Window won't stay up;Bedroom 3	4/25/2017	27445-1
Unit # (b)(6)				
Health & Safety	Other	no key		
Unit # (b)(6)				
Health & Safety	Other	bedbugs not inspected	Contractor	27443-1
Unit # (b)(6)				

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Deficiency Area	Deficiency	Comments	Date Completed	Work Order #
Electrical System	GFI—Inoperable	Bathroom 1/2	4/21/2017	27108-1
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	Bedroom 3	4/21/2017	27108-1
Kitchen	Range Hood/Exhaust Fans—Excessive	Range hood broken	4/21/2017	27108-1
Unit # (b)(6)				
Bathroom	Ventilation/Exhaust System—Inoperable	Vacant-will be completed at unit turn	4/25/2017	27441-1
Electrical System	GFI—Inoperable	no power	4/25/2017	27441-1
Hot Water Heater	Inoperable Unit/Components	no power	4/25/2017	27441-1
HVAC System	Inoperable	no power	4/25/2017	27441-1
Kitchen	Range Hood/Exhaust Fans—Excessive	no power	4/25/2017	27441-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	no power	4/25/2017	27441-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	no power	4/25/2017	27441-1
Lighting	Missing/Inoperable Fixture	no power	4/25/2017	27441-1
Unit # (b)(6)				
Bathroom	Shower/Tub—Damaged/Missing	diverter	4/25/2017	27440-1
Doors	Damaged Hardware/Locks	Closer damaged/disconnected	4/25/2017	27440-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	4/25/2017	27440-1
Unit # (b)(6)				
Bathroom	Leaking Faucet/Pipes	showerhead	4/25/2017	27439-1
Doors	Damaged Hardware/Locks	patio handle broken	4/25/2017	27439-1
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	door edge split;Bathroom 1	4/25/2017	27439-1
Doors	Missing Door	Bedroom 2;Closet	4/25/2017	27439-1
Electrical System	GFI—Inoperable	Bathroom 1	4/25/2017	27439-1
Health & Safety	Infestation—Insects	Roaches	Contractor	27439-1
Hot Water Heater	General Rust/Corrosion		4/25/2017	27439-1
Hot Water Heater	Leaking Valves/Tanks/Pipes	tank leaks	4/25/2017	27439-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	2 or more burners do not function;	4/25/2017	27439-1
Building Exterior				
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	(b)(6) elec closets damage and peeling	4/28/2017	27438-1
Walls	Missing Pieces/Holes/Spalling	nisr siding damage	Contractor	27438-1
Common Areas: Halls/Corridors/Stairs				
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	(b)(laundry entry edge hole	4/28/2017	27438-1
Stairs/Hand Railings	Broken/Damaged/Missing Steps	Treads damaged (b)(	4/28/2017	27438-1
Stairs/Hand Railings	Broken/Missing Hand Railing	Loose brackets (b)(	4/28/2017	27438-1
Common Areas: Health & Safety				
Health & Safety	Electrical Hazards—Exposed Wires/Open Panels	(b)(6 elec closet ceiling jbox cover loose	4/28/2017	27438-1
(b)(6)				
Unit # (b)(6)				
Bathroom	Lavatory Sink—Damaged/Missing	stopper missing ;	3/13/2017	26670-1
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	tank loose	3/13/2017	26670-1
Doors	Damaged Hardware/Locks	patio handle	3/13/2017	26670-1
Health & Safety	Infestation—Insects	Roaches;	Contractor	26670-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced;	3/13/2017	26670-1
Unit # (b)(6)				
Health & Safety	Other	Make Entry - Repair all deficiencies and thoroughly list out	3/13/2017	26671-1

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Deficiency Area	Deficiency	Comments	Date Completed	Work Order #
Unit # (b)(6)				
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door;	3/13/2017	26672-1
Health & Safety	Infestation—Insects	Roaches;	Contractor	26672-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced;	3/13/2017	26672-1
Unit # (b)(6)				
Health & Safety	Other	Make Entry - Repair all deficiencies and thoroughly list out	3/13/2017	26673-1
Unit # (b)(6)				
Health & Safety	Other	Notice of Abandonment filed - All deficiencies will be repaired when unit is made market ready	3/15/2017	26766-1
Unit # (b)(6)				
Bathroom	Lavatory Sink—Damaged/Missing	toilet seat loose	3/13/2017	26674-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced;	3/13/2017	26674-1
Unit # (b)(6)				
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seat loose	3/13/2017	26675-1
Doors	Damaged Hardware/Locks	Handle/knob loose/damaged ;Lock not	3/13/2017	26675-1
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	door edge split entry		
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door;	3/13/2017	26675-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced;		
Unit # (b)(6)				
Health & Safety	Other	Make Entry - Repair all deficiencies and thoroughly list out	3/13/2017	26676-1
Unit # (b)(6)				
Bathroom	Bathroom Cabinets—Damaged/Missing	base under sink	3/14/2017	26677-1
Bathroom	Shower/Tub—Damaged/Missing	diverter Bathroom 1; Bathroom 2 tub faucet	3/14/2017	26677-1
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	peeling paint entry	3/14/2017	26677-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door;	3/14/2017	26677-1
Electrical System	GFI—Inoperable	Kitchen;	3/14/2017	26677-1
Health & Safety	Air Quality—Mold and/or Mildew Observed	Bathroom walls/ceiling;Tub;Bathroom 1;	3/14/2017	26677-1
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	Bathroom 3 tv	3/14/2017	26677-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced;	3/14/2017	26677-1
Unit # (b)(6)				
Bathroom	Lavatory Sink—Damaged/Missing	stopper missing ;Bathroom 1;	3/14/2017	26678-1
Bathroom	Shower/Tub—Damaged/Missing	stopper missing ;Bathroom 1;	3/14/2017	26678-1
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seat loose Bathroom 2;	3/14/2017	26678-1
Ceiling	Mold/Mildew/Water Stains/Water Damage	Bathroom 2;	3/14/2017	26678-1
Doors	Damaged Hardware/Locks	Handle/knob loose/damaged entry	3/14/2017	26678-1
Kitchen	Leaking Faucet/Pipes	Faucet leaks;	3/14/2017	26678-1
Kitchen	Range Hood/Exhaust Fans—Excessive	not functioning/blocked;	3/14/2017	26678-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	Right/front burner does not function;	3/14/2017	26678-1
Unit # (b)(6)				
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seat loose	3/14/2017	26679-1
Doors	Damaged Hardware/Locks	patio handle	3/14/2017	26679-1
Doors	Damaged/Missing Screen/Storm/Security Door	Screen torn ;	3/14/2017	26679-1

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Deficiency Area	Deficiency	Comments	Date Completed	Work Order #
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door;	3/14/2017	26679-1
Doors	Missing Door	closets, bedroom 2	3/14/2017	26679-1
Floors	Soft Floor Covering Missing/Damaged	Living Room;Hallway/Hall;	3/14/2017	26679-1
Kitchen	Range Hood/Exhaust Fans—Excessive	not functioning/blocked;	3/14/2017	26679-1
Unit # (b)(6)				
Kitchen	Dishwasher/Garbage Disposal—Inoperable	garbage disposal not functioning;	3/14/2017	26680-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced;	3/14/2017	26680-1
Unit # (b)(6)				
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seat loose Bathroom 1;	3/15/2017	26681-1
Doors	Damaged Hardware/Locks	patio handle	3/15/2017	26681-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced;	3/15/2017	26681-1
Patio/Porch/ Balcony	Baluster/Side Railings Damaged			
Unit # (b)(6)				
Bathroom	Lavatory Sink—Damaged/Missing	stopper not functioning ;Bathroom 2;	3/15/2017	26682-1
Health & Safety	Air Quality—Mold and/or Mildew Observed	Tub;Bathroom 2;	3/15/2017	26682-1
Health & Safety	Electrical Hazards—Exposed Wires/Open Panels	disposal wire	3/15/2017	26682-1
Unit # (b)(6)				
Bathroom	Lavatory Sink—Damaged/Missing	stopper missing	3/15/2017	26683-1
Ceiling	Mold/Mildew/Water Stains/Water Damage	Bathroom 1	3/15/2017	26683-1
Doors	Damaged Hardware/Locks	Handle/knob loose/damaged entry	3/15/2017	26683-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	3/15/2017	26683-1
Health & Safety	Air Quality—Mold and/or Mildew Observed	Bathroom walls/ceiling;Bathroom 1	3/15/2017	26683-1
Kitchen	Cabinets—Missing/Damaged	countertop	3/15/2017	26683-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Shelves broken/damaged	3/15/2017	26683-1
Unit # (b)(6)				
Bathroom	Lavatory Sink—Damaged/Missing	stopper missing ;	3/14/2017	26684-1
Bathroom	Ventilation/Exhaust System—Inoperable		3/14/2017	26684-1
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seat loose	3/14/2017	26684-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door;	3/14/2017	26684-1
Hot Water Heater	Inoperable Unit/Components	very little hot water	3/14/2017	26684-1
Kitchen	Range Hood/Exhaust Fans—Excessive	falling off	3/14/2017	26684-1
Windows	Damaged/Missing Screens		3/14/2017	26684-1
Windows	Inoperable/Not Lockable	Lock inoperable;Bedroom 1;Bedroom 2;	3/14/2017	26684-1
Building Exterior				
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	peeling paint (b)(6) elec closet	4/27/2017	26685-1
Health & Safety	Exposed Wires/Open Panels	ac disconnect wire loose front of (b)(	4/27/2017	26685-1
Walls	Missing Pieces/Holes/Spalling	hole in block rear near light	4/27/2017	26685-1
Common Areas: Halls/Corridors/Stairs				
Doors	Damaged Hardware/Locks	Closer damaged/disconnected (b)(6) laundry	4/27/2017	26685-1
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	missing pane (b)(laundry	4/27/2017	26685-1
Walls	Damaged	(b)(6) hole	4/27/2017	26685-1
(b)(6)				
Unit # (b)(6)				
Bathroom	Lavatory Sink—Damaged/Missing	stopper not functioning ;Bathroom 1;	3/20/2017	26687-1
Bathroom	Leaking Faucet/Pipes	diverter Bathroom 1; tub faucet drips	3/20/2017	26687-1
Doors	Damaged Hardware/Locks	Striker plate misaligned/missing ;	3/20/2017	26687-1

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Deficiency Area	Deficiency	Comments	Date Completed	Work Order #
Electrical System	GFI—Inoperable	Bathroom 1;	3/20/2017	26687-1
Health & Safety	Infestation—Insects	Roaches;	3/20/2017	26687-1
Smoke Detector	Missing/Inoperable	smoke detector is not functioning;Bedroom	3/20/2017	26687-1
Unit # (b)(6)				
Bathroom	Leaking Faucet/Pipes	tub faucet cold side & diverter Bathroom 1;	3/20/2017	26688-1
Bathroom	Ventilation/Exhaust System—Inoperable	not functioning ;Bathroom 2;	3/20/2017	26688-1
Doors	Damaged Hardware/Locks	Lock not functioning ;Bedroom 2;	3/20/2017	26688-1
Doors	Missing Door	entry Closet;	3/20/2017	26688-1
Health & Safety	Air Quality—Mold and/or Mildew Observed	Bathroom walls/ceiling;Bathroom Bathroom 2;	3/20/2017	26688-1
Health & Safety	Infestation—Rats/Mice/Vermin	Mice;Kitchen;	Contractor	26688-1
Kitchen	Cabinets—Missing/Damaged	under sink	3/20/2017	26688-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	Left/front burner does not function;	3/20/2017	26688-1
Smoke Detector	Missing/Inoperable	Smoke detector is missing;Bedroom 1;	3/20/2017	26688-1
Unit # (b)(6)				
Doors	Damaged Hardware/Locks	Closer damaged/disconnected ;entry Striker	3/20/2017	26693-1
Kitchen	Cabinets—Missing/Damaged	drawers;	3/20/2017	26693-1
Unit # (b)(6)				
Bathroom	Lavatory Sink—Damaged/Missing	loose faucet	3/20/2017	26694-1
Doors	Damaged Hardware/Locks	Handle/knob loose/damaged ;Bedroom 2;	3/20/2017	26694-1
Health & Safety	Infestation—Insects	Roaches;	3/20/2017	26694-1
Smoke Detector	Missing/Inoperable	hanging ; Hallway/Hall;	3/20/2017	26694-1
Unit # (b)(6)				
Bathroom	Clogged Drains	sink drains slow ; Bathroom 1;	3/20/2017	26695-1
Bathroom	Lavatory Sink—Damaged/Missing	faucet loose ; Bathroom 2;Bathroom 1;	3/20/2017	26695-1
Kitchen	Range Hood/Exhaust Fans—Excessive	not functioning/blocked;	3/20/2017	26695-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	2 or more burners do not function;Oven does	3/20/2017	26695-1
Unit (b)(6)				
Bathroom	Leaking Faucet/Pipes	tub faucet drips ,	3/20/2017	26696-1
Bathroom	Shower/Tub—Damaged/Missing	tiles	3/20/2017	26696-1
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	Toilet is loose ;	3/20/2017	26696-1
Doors	Damaged Hardware/Locks	Closer damaged/disconnected ;	3/20/2017	26696-1
Doors	Missing Door	Bedroom 3;	3/20/2017	26696-1
Electrical System	Missing Breakers/Fuses	1 slot	3/20/2017	26696-1
Health & Safety	Hazards—Sharp Edges	Broken bathroom mirror;Bathroom 2;	3/20/2017	26696-1
Health & Safety	Infestation—Insects	Roaches;	3/20/2017	26696-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	Right/front burner does not function;	3/20/2017	26696-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced;	3/20/2017	26696-1
Outlets/Switches	Missing/Broken Cover Plates	Switch plate cracked; Dining Room;	3/20/2017	26696-1
Smoke Detector	Missing/Inoperable	smoke detector is not functioning; Bedroom 1;	3/20/2017	26696-1
Walls	Damaged	holes	3/20/2017	26696-1
Unit # (b)(6)				
Health & Safety	Electrical Hazards—Exposed Wires/Open Panels	Bedroom 1 closet light fixture	3/20/2017	26697-1
Kitchen	Leaking Faucet/Pipes	Faucet leaks causing damage;	3/20/2017	26697-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced;	3/20/2017	26697-1
Unit # (b)(6)				

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Deficiency Area	Deficiency	Comments	Date Completed	Work Order #
Health & Safety	Other	Make Entry - Repair all deficiencies and thoroughly list out	3/21/2017	26711-1
Unit # (b)(6)				
Doors	Damaged Hardware/Locks	Closer damaged/disconnected ;Striker plate	3/20/2017	26698-1
Unit # (b)(6)				
Bathroom	Lavatory Sink—Damaged/Missing	stopper missing ;	3/20/2017	26699-1
Health & Safety	Infestation—Insects	Roaches;	Contractor	26699-1
Health & Safety	Infestation—Rats/Mice/Vermin	Mice;	Contractor	26699-1
Smoke Detector	Missing/Inoperable	smoke detector is not	3/20/2017	26699-1
Walls	Damaged	patch in Hallway/Hall; NIS	3/20/2017	26699-1
Unit # (b)(6)				
Health & Safety	Other	Make Entry - Repair all deficiencies and thoroughly list out	3/13/2017	26705-1
Unit (b)(6)				
Health & Safety	Other	Make Entry - Repair all deficiencies and thoroughly list out	3/13/2017	26706-1
Unit # (b)(6)				
Ceiling	Mold/Mildew/Water Stains/Water Damage	Bathroom 1;	3/20/2017	26707-1
Doors	Damaged Hardware/Locks	Closer damaged/disconnected ;entry	3/20/2017	26707-1
Health & Safety	Electrical Hazards—Exposed Wires/Open Panels	HWH wire	3/20/2017	26707-1
Health & Safety	Infestation—Insects	Roaches;	Contractor	26707-1
Smoke Detector	Missing/Inoperable	smoke detector is not functioning;Bedroom 1;	3/20/2017	26707-1
Unit (b)(6)				
Health & Safety	Other	Make Entry - Repair all deficiencies and thoroughly list out	3/20/2017	26708-1
Unit # (b)(6)				
Health & Safety	Other	Make Entry - Repair all deficiencies and thoroughly list out	3/13/2017	26709-1
Unit # (b)(6)				
Doors	Damaged Hardware/Locks	Closer damaged/disconnected ;entry	3/20/2017	26710-1
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	peeling paint;entry door structure	3/20/2017	26710-1
Health & Safety	Electrical Hazards—Exposed Wires/Open Panels	Bedroom 1 closet light fixture	3/20/2017	26710-1
Building Exterior				
Roofs	Missing/Damaged Components from Downspout/Gutter	splashblocks		
Building Systems				
Domestic Water	Leaking Central Water Supply	(b) laundry		
Sanitary System	Broken/Leaking/Clogged Pipes or Drains	(6) laundry		
Common Areas: Closet/Utility/Mechanical				
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	peeling paint; (b) electric closet		
Common Areas: Halls/Corridors/Stairs				
Ceiling	Peeling/Needs Paint	(b)		
Common Areas: Laundry				
Doors	Damaged Hardware/Locks	Striker plate misaligned/missing;Closer		
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	peeling paint; 303 laundry		

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Deficiency Area	Deficiency	Comments	Date Completed	Work Order #
Dryer Vent	Dryer Vent—Missing/Damaged/Inoperable	vent disconnected (b)(6) laundry room	4/7/2017	26944-1
(b)(6)				
Unit # (b)(6)				
Health & Safety	Other	Make Entry - Repair all deficiencies and thoroughly list out	3/13/2017	26713-1
Unit # (b)(6)				
Bathroom	Leaking Faucet/Pipes	diverter	3/23/2017	26714-1
Doors	Damaged Frames/Threshold/Linlels/Trim	Bathroom 1;	3/23/2017	26714-1
Unit # (b)(6)				
Bathroom	Lavatory Sink—Damaged/Missing	stopper missing ;	3/24/2017	26715-1
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	furniture in Bedroom 1;	3/24/2017	26715-1
Health & Safety	Infestation—Insects	Roaches;	Contractor	26715-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	Left/front burner does not function;	3/24/2017	26715-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced;	3/24/2017	26715-1
Unit # (b)(6)				
Bathroom	Shower/Tub—Damaged/Missing	diverter	3/23/2017	26716-1
Health & Safety	Infestation—Insects	Roaches;	Contractor	26716-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	Range is shorting circuit	3/23/2017	26716-1
Smoke Detector	Missing/Inoperable	smoke detector is not functioning;Bedroom 1;	3/23/2017	26716-1
Unit # (b)(6)				
Bathroom	Shower/Tub—Damaged/Missing	diverter	3/22/2017	26717-1
Doors	Damaged Hardware/Locks	Handle/knob loose/damaged ;patio	3/22/2017	26717-1
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	Bedroom 1;Bedroom 3;Bathroom 1;	3/22/2017	26717-1
Floors	Hard Floor Covering Missing/Damaged Flooring/Tiles	tiles missing;Bathroom 1;	3/22/2017	26717-1
Floors	Rot/Deteriorated Subfloor	around toilet/tub area;	3/22/2017	26717-1
Health & Safety	Infestation—Insects	Roaches;	3/22/2017	26717-1
Hot Water Heater	General Rust/Corrosion	top	3/22/2017	26717-1
HVAC System	Convection/Radiant Heat System Covers	Missing vent cover;Bedroom 3;	3/22/2017	26717-1
Kitchen	Range Hood/Exhaust Fans—Excessive	not functioning/blocked;	3/22/2017	26717-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced;	3/22/2017	26717-1
Unit # (b)(6)				
Bathroom	Leaking Faucet/Pipes	diverter	3/23/2017	26718-1
Doors	Damaged Hardware/Locks	Striker plate misaligned/missing ;entry,	3/23/2017	26718-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door;	3/23/2017	26718-1
Hot Water Heater	Missing Pressure Relief Valv	extension tube from pressure relief valve is	3/23/2017	26718-1
Smoke Detector	Missing/Inoperable	smoke detector is not functioning; Bedroom	3/23/2017	26718-1
Unit # (b)(6)				
Health & Safety	Other	Make Entry - Repair all deficiencies and thoroughly list out	3/23/2017	26719-1
Unit # (b)(6)				
Bathroom	Clogged Drains	sink drains slow ;	3/23/2017	26720-1
Bathroom	Leaking Faucet/Pipes	diverter	3/23/2017	26720-1
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	Bathroom 1;Bedroom 1;Bedroom 2;	3/23/2017	26720-1
Doors	Missing Door	entry Closet;	3/23/2017	26720-1
Electrical System	GFI—Inoperable	Bathroom 1;	3/23/2017	26720-1
Health & Safety	Electrical Hazards—Exposed Wires/Open Panels	light fixtureBathroom 1 Closet;	3/23/2017	26720-1

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Deficiency Area	Deficiency	Comments	Date Completed	Work Order #
Kitchen	Range/Stove—Missing/Damaged/Inoperable	Right/rear burner does not function;	3/23/2017	26720-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced;	3/23/2017	26720-1
Smoke Detector	Missing/Inoperable	Smoke detector is missing; Bedroom 1;	3/23/2017	26720-1
Unit # (b)(6)				
Bathroom	Shower/Tub—Damaged/Missing	showerhead	3/22/2017	26722-1
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	holes ;numerous	3/22/2017	26722-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door;	3/22/2017	26722-1
Kitchen	Countertops—Missing/Damaged	backsplash	3/22/2017	26722-1
Kitchen	Leaking Faucet/Pipes	Faucet leaks causing damage;	3/22/2017	26722-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	Left/front burner does not function;	3/22/2017	26722-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced;Freezer seal	3/22/2017	26722-1
Walls	Mold/Mildew/Water Stains/Water Damage	tub	3/22/2017	26722-1
Windows	Inoperable/Not Lockable	Lock inoperable;Bedroom 2;	3/22/2017	26722-1
Unit # (b)(6)				
Ceiling	Mold/Mildew/Water Stains/Water Damage	Bathroom 2;	3/22/2017	26723-1
Doors	Damaged Hardware/Locks	Hinges loose/damaged ; Bathroom 1;	3/22/2017	26723-1
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	peeling paint; entry	3/22/2017	26723-1
Smoke Detector	Missing/Inoperable	Smoke detector is missing;Bedroom	3/22/2017	26723-1
Walls	Damaged	Bedroom 2	3/22/2017	26723-1
Unit # (b)(6)				
Health & Safety	Other	overall unsatisfactory conditions	3/24/2017	26724-1
Unit # (b)(6)				
Bathroom	Shower/Tub—Damaged/Missing	Caulk needs replaced : diverter	3/24/2017	26760-1
Bathroom	Ventilation/Exhaust System—Inoperable	not functioning ;	3/24/2017	26760-1
Doors	Damaged Hardware/Locks	Closer damaged/disconnected ;entry	3/24/2017	26760-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door;	3/24/2017	26760-1
Doors	Missing Door	Bedroom 1;	3/24/2017	26760-1
Floors	Soft Floor Covering Missing/Damaged	stains; carpet	3/24/2017	26760-1
Health & Safety	Infestation—Insects	Roaches;	Contractor	26760-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	Right/rear burner does not function;	3/24/2017	26760-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced;	3/24/2017	26760-1
Unit # (b)(6)				
Doors	Damaged Hardware/Locks	Closer damaged/disconnected ;entry Striker plate misaligned/missing ;Bedroom 1; Lock not functioning ;Bedroom 2;	3/24/2017	26761-1
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	peeling paint;	3/24/2017	26761-1
Electrical System	GFI—Inoperable	Bathroom 2;	3/24/2017	26761-1
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	window im Bedroom 2;	3/24/2017	26761-1
Smoke Detector	Missing/Inoperable	smoke detector is not functioning;Bedroom	3/24/2017	26761-1
Windows	Inoperable/Not Lockable	Window won't stay up; Bedroom 2	3/24/2017	26761-1
Unit # (b)(6)				
Health & Safety	Other	Make Entry - Repair all deficiencies and thoroughly list out	3/15/2017	26762-1
Unit # (b)(6)				
Health & Safety	Other	Make Entry - Repair all deficiencies and thoroughly list out	3/24/2017	26763-1

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Deficiency Area	Deficiency	Comments	Date Completed	Work Order #
Unit # (b)(6)				
Bathroom	Shower/Tub—Damaged/Missing	diverter		
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	toilet not functioning ;	3/23/2017	26764-1
Doors	Damaged Hardware/Locks	Handle/knob loose/damaged ;patio	3/23/2017	26764-1
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	peeling paint;Bedroom 2;		
Hot Water Heater	General Rust/Corrosion	top	3/23/2017	26764-1
Kitchen	Leaking Faucet/Pipes	aerator	3/23/2017	26764-1
Building Exterior				
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	(b)(6) meter room door corroded	4/27/2017	26765-1
Health & Safety	Exposed Wires/Open Panels	ac disconnect & compressor ; front ac	4/27/2017	26765-1
Roofs	Missing/Damaged Components from Downspout/Gutter	splashblocks	4/27/2017	26765-1
Walls	Missing Pieces/Holes/Spalling	caulk/vinyl repair NIS hole for ac cdl , rear (b)(side from plywood window cover	4/27/2017	26765-1
Building Systems				
Sanitary System	Missing Drain/Cleanout/Manhole Covers	exterior cleanout cover damaged ; front	4/27/2017	26765-1
Common Areas: Laundry				
Doors	Damaged Hardware/Locks	Closer damaged/disconnected; (b) Striker	4/27/2017	26765-1
(b)(6)				
Unit # (b)(6)				
Bathroom	Lavatory Sink—Damaged/Missing	stopper missing ;Bathroom 1;Bathroom 2;	3/21/2017	26768-1
Bathroom	Leaking Faucet/Pipes	tub faucet drips ;Bathroom 1;	3/21/2017	26768-1
Doors	Damaged Hardware/Locks	Striker plate misaligned/missing ; Bathroom 2;	3/21/2017	26768-1
Smoke Detector	Missing/Inoperable	hanging , Hallway/Hall;	3/21/2017	26768-1
Unit # (b)(6)				
Bathroom	Lavatory Sink—Damaged/Missing	no hot Bathroom 1;	3/21/2017	26769-1
Ceiling	Mold/Mildew/Water Stains/Water Damage	Bathroom 2;	3/21/2017	26769-1
Electrical System	GFI—Inoperable	Bathroom 2;	3/21/2017	26769-1
Electrical System	Missing Breakers/Fuses	1 slot	3/21/2017	26769-1
Kitchen	Dishwasher/Garbage Disposal—Inoperable	garbage disposal not functioning;	3/21/2017	26769-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	water leaking inside refridgerator;Fresh food	3/21/2017	26769-1
Smoke Detector	Missing/Inoperable	Smoke detector is missing;	3/21/2017	26769-1
Walls	Mold/Mildew/Water Stains/Water Damage	Bathroom 2;	3/21/2017	26769-1
Unit # (b)(6)				
Bathroom	Shower/Tub—Damaged/Missing	diverter	3/22/2017	26770-1
Doors	Damaged Hardware/Locks	patio	3/22/2017	26770-1
Health & Safety	Infestation—Insects	Roaches;	Contractor	26770-1
Kitchen	Dishwasher/Garbage Disposal—Inoperable	garbage disposal not functioning;	3/22/2017	26770-1
Smoke Detector	Missing/Inoperable	smoke detector is not functioning; Bedroom 1;	3/22/2017	26770-1
Unit # (b)(6)				
Hot Water Heater	General Rust/Corrosion	top	3/21/2017	26771-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced;	3/21/2017	26771-1
Unit # (b)(6)				
Bathroom	Leaking Faucet/Pipes	diverter Bathroom 1;	3/21/2017	26772-1
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	Lid broken ;Bathroom 1; toilet clogged	3/21/2017	26772-1
Doors	Damaged Hardware/Locks	Striker plate misaligned/missing ;Bathroom 1;	3/21/2017	26772-1

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Deficiency Area	Deficiency	Comments	Date Completed	Work Order #
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	peeling paint;Bedroom 3;	3/21/2017	26772-1
Health & Safety	Infestation—Insects	Roaches;	Contractor	26772-1
Kitchen	Leaking Faucet/Pipes	sprayer	3/21/2017	26772-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	2 or more burners do not function;	3/21/2017	26772-1
Smoke Detector	Missing/Inoperable	smoke detector is not functioning;Bedroom 1;	3/21/2017	26772-1
Walls	Damaged	door knob damage;Bedroom 2 & 3	3/21/2017	26772-1
Unit # (b)(6)				
Bathroom	Shower/Tub—Damaged/Missing	tiles; Bathroom 2	3/21/2017	26773-1
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	Toilet is loose ;Bathroom 2	3/21/2017	26773-1
Doors	Damaged Frames/Threshold/Lintels/Trim	Bedroom 1	3/21/2017	26773-1
Electrical System	GFI—Inoperable	Bathroom 1	3/21/2017	26773-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	Right/front burner does not function	3/21/2017	26773-1
Walls	Damaged	Hallway/Hall	3/21/2017	26773-1
Unit # (b)(6)				
Doors	Damaged Frames/Threshold/Lintels/Trim	Bedroom 1;	3/22/2017	26776-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced;	3/22/2017	26776-1
Smoke Detector	Missing/Inoperable	smoke detector is not	3/22/2017	26776-1
Unit # (b)(6)				
Doors	Damaged Frames/Threshold/Lintels/Trim	Bedroom 2;	3/22/2017	26777-1
Doors	Damaged Hardware/Locks	Striker plate missing ;entry, Bed 1& 2	3/22/2017	26777-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door;	3/22/2017	26777-1
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	window in Bedroom 2;	3/22/2017	26777-1
Outlets/Switches	Missing/Broken Cover Plates	Outlet plate missing;Bedroom 1;	3/22/2017	26777-1
Smoke Detector	Missing/Inoperable	Smoke detector is missing;	3/22/2017	26777-1
Windows	Inoperable/Not Lockable	Window won't stay up;Bedroom 2;	3/22/2017	26777-1
Unit # (b)(6)				
Smoke Detector	Missing/Inoperable	smoke detector is not functioning;	3/22/2017	26780-1
Unit # (b)(6)				
Health & Safety	Other	no access	3/22/2017	26781-1
Doors	locks	Front entry door;	3/22/2017	26781-1
Health & Safety	Smoke Detector—Missing/Inoperable	no access	3/22/2017	26781-1
Outlets/Switches	Missing/Broken Cover Plates	outlet covers	3/22/2017	26781-1
Walls	Holes/Missing Tiles/Panels/Cracks	outlet covers	3/22/2017	26781-1
Bathroom	sink - pop up missing	replace	3/22/2017	26781-1
Unit # (b)(6)				
Bathroom	Shower/Tub—Damaged/Missing	tiles	3/22/2017	26783-1
Doors	Damaged Hardware/Locks	Closer damaged/disconnected ;Striker plate	3/22/2017	26783-1
Floors	Hard Floor Covering Missing/Damaged Flooring/Tiles	tiles missing;Bathroom 1;	3/22/2017	26783-1
Smoke Detector	Missing/Inoperable	Smoke detector is missing;Bedroom 2;	3/22/2017	26783-1
Unit # (b)(6)				
HVAC System	Inoperable	t-stat	3/22/2017	26784-1
Doors	Hardware missing	replace hardware - patio	3/22/2017	26784-1
Building Exterior				
Health & Safety	Exposed Wires/Open Panels	rear light knockout above 305 meter room	4/27/2017	26785-1
Roofs	Missing/Damaged Components from Downspout/Gutter	splashblocks	4/27/2017	26785-1
Walls	Missing Pieces/Holes/Spalling	weed trimmer damage dryer vent louvers	4/27/2017	26785-1

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Deficiency Area	Deficiency	Comments	Date Completed	Work Order #
Building Systems				
Domestic Water	Leaking Central Water Supply	(b) [illegible]aundry	4/27/2017	26785-1
Health & Safety	Electrical Hazards—Exposed Wires/Open Panels	knockouts missing ; (b) meter room & ac	4/27/2017	26785-1
Common Areas: Closet/Utility/Mechanical				
Doors	Damaged Hardware/Locks	Striker plate misaligned/missing; (b) [illegible]lectric	4/27/2017	26785-1
Common Areas: Halls/Corridors/Stairs				
Ceiling	Peeling/Needs Paint	(b)(6)	4/27/2017	26785-1
Stairs/Hand Railings	Broken/Missing Hand Railing	Missing/broken bracket 305	4/27/2017	26785-1
Common Areas: Laundry				
Doors	Damaged Hardware/Locks	Striker plate misaligned/missing; Closer	4/27/2017	26785-1
Dryer Vent	Dryer Vent—Missing/Damaged/Inoperable	vent damaged ; 307 meter room	4/27/2017	26785-1
Common Areas: Storage				
Ceiling	Mold/Mildew/Water Stains/Water Damage	305 storage	4/27/2017	26785-1
(b)(6)				
Unit # (b)(6)				
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	toilet clogged ;Bathroom 1;	3/22/2017	26787-1
Doors	Damaged Frames/Threshold/Lintels/Trim	Bedroom 2;	3/22/2017	26787-1
Doors	Damaged Hardware/Locks	Striker plate misaligned/missing ;entry	3/22/2017	26787-1
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	peeling paint;entry	3/22/2017	26787-1
Doors	Missing Door	numerous	3/22/2017	26787-1
Health & Safety	Infestation—Insects	Roaches;	3/22/2017	26787-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	Right/front burner does not function;	3/22/2017	26787-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced;	3/22/2017	26787-1
Outlets/Switches	Missing/Broken Cover Plates	Outlet plate missing;Hallway/Hall;	3/22/2017	26787-1
Walls	Damaged	numerous	3/22/2017	26787-1
Unit # (b)(6)				
Doors	Patio blinds	missing	3/22/2017	26788-1
Kitchen	Stove	burner not working; switch need repair	3/22/2017	26788-1
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	Bedrooms	3/22/2017	26788-1
Walls	Holes/Missing Tiles/Panels/Cracks	patch and paint walls bedroom	3/22/2017	26788-1
Unit # (b)(6)				
Bathroom	Shower/Tub—Damaged/Missing	diverter	3/22/2017	26788-1
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	Seat broken	3/22/2017	26788-1
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	Bedroom 1; door edge split;Bathroom	3/22/2017	26788-1
Doors	Missing Door	Bedroom 1;Closet;	3/22/2017	26788-1
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	window Bedroom 2;	3/22/2017	26788-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced;	3/22/2017	26788-1
Smoke Detector	Missing/Inoperable	Smoke detector is missing; Bedroom 1;	3/22/2017	26788-1
Windows	Inoperable/Not Lockable	Window won't stay up;Bedroom 2;	3/22/2017	26788-1
Unit # (b)(6)				
Doors	Damaged Hardware/Locks	Closer damaged/disconnected ;entry	3/21/2017	26789-1
HVAC System	Inoperable	per tenant not functioning	3/21/2017	26789-1
Unit # (b)(6)				
Health & Safety	Other	no key	3/15/2017	26790-1
Unit # (b)(6)				
Bathroom	Lavatory Sink—Damaged/Missing	cold side Bathroom 1; stopper missing	3/21/2017	26791-1

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Deficiency Area	Deficiency	Comments	Date Completed	Work Order #
Bathroom	Shower/Tub—Damaged/Missing	Caulk needs replaced ;both	3/21/2017	26791-1
Health & Safety	Infestation—Insects	Roaches;	Contractor	26791-1
Hot Water Heater	Missing Pressure Relief Valv	extension tube from pressure relief valve	3/21/2017	26791-1
Kitchen	Range Hood/Exhaust Fans—Excessive	not functioning/blocked;	3/21/2017	26791-1
Smoke Detector	Missing/Inoperable	smoke detector is not functioning;Bedroom	3/21/2017	26791-1
Unit # (b)(6)				
Unit # (b)(6)				
Health & Safety	Other	VACANT - all deficiencies will be repaired when unit is turned	3/22/2017	26794-1
Health & Safety	Roaches		Contractor	26794-1
HVAC System	Furnace	missing filter	3/22/2017	26794-1
Bathroom	Medicine Cabinet	Loose brackets;	3/22/2017	26794-1
Health & Safety	Smoke detectors	Loose brackets;	3/22/2017	26794-1
Bathroom	Exhaust fan	Loose brackets;	3/22/2017	26794-1
Kitchen	Stove & Refrigerator	drip pan missing; bulb in refrigerator	3/22/2017	26794-1
Doors	Hallway	bi-fold off line	3/22/2017	26794-1
Unit (b)(6)				
Health & Safety	Other	angry dog, no access	3/22/2017	26795-1
Health & Safety	missing/Inoperable	smoke detector	3/22/2017	26795-1
HVAC System	Furnace	filter missing	3/22/2017	26795-1
Bathrom	tub/shower	replace stem	3/22/2017	26795-1
Doors	damaged	Bedroom	3/22/2017	26795-1
Unit # (b)(6)				
Bathroom	Clogged Drains	Tub does not drain ;		
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	improper flush		
Doors	Damaged Frames/Threshold/Lintels/Trim	Bedroom 1;		
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	entry		
Kitchen	Leaking Faucet/Pipes	Faucet leaks causing damage;		
Kitchen	Range/Stove—Missing/Damaged/Inoperable	Right/front burner does not function;		
Unit # (b)(6)				
Doors	Damaged Hardware/Locks	Closer damaged/disconnected ;entry	3/20/2017	26797-1
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	peeling paint;entry hole(s);Bedroom 2;	3/20/2017	26797-1
Electrical System	GFI—Inoperable	Bathroom 1;	3/20/2017	26797-1
Kitchen	Cabinets—Missing/Damaged	drawers;	3/20/2017	26797-1
Kitchen	Dishwasher/Garbage Disposal—Inoperable	garbage disposal not functioning;	3/20/2017	26797-1
Kitchen	Refrigerator-Missing/Damaged/inoperable	Fresh food seal needs replaced;	3/20/2017	26797-1
Outlets/Switches	Missing/Broken Cover Plates	Outlet plate missing;Bedroom 1;	3/20/2017	26797-1
Smoke Detector	Missing/Inoperable	smoke detector is not functioning; all	3/20/2017	26797-1
Unit (b)(6)				
Bathroom	Leaking Faucet/Pipes	diverter	3/21/2017	26798-1
Doors	Damaged Hardware/Locks	Striker plate misaligned/missing ; Bedroom 1;	3/21/2017	26798-1
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	duble key deadbolt	3/21/2017	26798-1
Kitchen	Cabinets—Missing/Damaged	doors;	3/21/2017	26798-1
Kitchen	Leaking Faucet/Pipes	Faucet leaks;	3/21/2017	26798-1

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Deficiency Area	Deficiency	Comments	Date Completed	Work Order #
Smoke Detector	Missing/Inoperable	smoke detector is not	3/21/2017	26798-1
Unit # (b)(6)				
Health & Safety	Other	no key	3/24/2017	26799-1
HVAC System	Furnace	replace filter	3/24/2017	26799-1
Health & Safety	missing/Inoperable	smoke detector	3/24/2017	26799-1
Kitchen	Cabinets—Missing/Damaged	Loose brackets;	3/24/2017	26799-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Needs drip pan	3/24/2017	26799-1
Doors	Damaged Hardware/Locks	Bedroom 3 replace door knob	3/24/2017	26799-1
Unit # (b)(6)				
Bathroom	Lavatory Sink --Damaged/Missing	stopper	3/22/2017	26800-1
Doors	Damaged Hardware/Locks	Closer damaged/disconnected ;Striker plate	3/22/2017	26800-1
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	hole(s); all	3/22/2017	26800-1
Health & Safety	Electrical Hazards—Exposed Wires/Open Panels	HWH wire	3/22/2017	26800-1
Kitchen	Dishwasher/Garbage Disposal--Inoperable	garbage disposal not functioning;	3/22/2017	26800-1
Kitchen	Range Hood/Exhaust Fans—Excessive	not functioning/blocked;	3/22/2017	26800-1
Smoke Detector	Missing/Inoperable	smoke detector is not functioning;Bedroom	3/22/2017	26800-1
Walls	Damaged	holes	3/22/2017	26800-1
Unit # (b)(6)				
Doors	Damaged Frames/Threshold/Lintels/Trim	entry	3/21/2017	26801-1
Doors	Damaged Hardware/Locks	Handle/knob loose/damaged ;patio	3/21/2017	26801-1
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	hole(s);Bedroom 1;	3/21/2017	26801-1
Electrical System	GFI—Inoperable	Bathroom 1;	3/21/2017	26801-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	Right/rear burner does not function;	3/21/2017	26801-1
Building Exterior				
Health & Safety	Exposed Wires/Open Panels	knockout hole ac disconect ; rear	4/28/2017	26803-1
Health & Safety	Sharp Edges	nails on rear privacy fence	4/28/2017	26803-1
Roofs	Missing/Damaged Components from Downspout/Gutter	splashblocks	4/28/2017	26803-1
Walls	Missing Pieces/Holes/Spalling	weed trimmer damage, vinyl repair NIS ///	4/28/2017	26803-1
Building Systems				
Domestic Water	General Rust/Corrosion on Heater Chimney	HWH body rusted	4/28/2017	26803-1
Domestic Water	Leaking Central Water Supply	(b)(laundry	4/28/2017	26803-1
Common Areas: Closet/Utility/Mechanical				
Doors	Damaged Hardware/Locks	Closer damaged/disconnected; (b laundry	4/28/2017	26803-1
Common Areas: Halls/Corridors/Stairs				
Stairs/Hand Railings	Broken/Missing Hand Railing	Loose brackets;	4/28/2017	26803-1
(b)(6)				
Unit (b)(6)				
Doors	Damaged Hardware/Locks	Striker plate misaligned/missing ;Bathroom 1;	4/20/2017	27316-1
Electrical System	Blocked Access to Electrical Panel	stored items;	4/20/2017	27316-1
Unit # (b)(6)				
Walls	Mold/Mildew/Water Stains/Water Damage	Bedroom 1; Living Room;	4/20/2017	27317-1
Windows	Damaged Sills/Frames/Lintels/Trim	Bedroom 1;Living Room;	4/20/2017	27317-1
Unit # (b)(6)				
Ceiling	Mold/Mildew/Water Stains/Water Damage	Dining Room;	4/22/2017	27318-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced;	4/22/2017	27318-1
Walls	Mold/Mildew/Water Stains/Water Damage	window Bedroom 1;	4/22/2017	27318-1

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Deficiency Area	Deficiency	Comments	Date Completed	Work Order #
Windows	Damaged Sills/Frames/Lintels/Trim	Bedroom 1;		
Unit # (b)(6)				
Kitchen	Damaged Drawer		4/20/2017	27319-1
Living room/Hallway	Screen		4/20/2017	27319-1
Fixtures	Damaged Heat Lamp		4/20/2017	27319-1
Closet	Broken Closet Rod		4/20/2017	27319-1
(b)(6)				
Unit # (b)(6)				
Kitchen	Refrigerator-Missing/Damaged/Inoperable	water leaking inside refridgerator;	4/20/2017	27320-1
Unit # (b)				
Doors	Damaged Hardware/Locks	storage closet	4/20/2017	27321-1
Health & Safety	Electrical Hazards—Exposed Wires/Open Panels	screw missing ; breaker box	4/20/2017	27321-1
Unit # (b)(6)				
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	hole ; storage closet	4/20/2017	27322-1
Doors	Damaged/Missing Screen/Storm/Security Door	Cylinder missing ;	4/20/2017	27322-1
Electrical System	Blocked Access to Electrical Panel	behind padlocked door	4/20/2017	27322-1
Electrical System	GFI—Inoperable	Bathroom 1;	4/20/2017	27322-1
HVAC System	Inoperable	heat lamp ; Bathroom 1;	4/20/2017	27322-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	damaged seal	4/20/2017	27322-1
Building Exterior				
Walls				
(b)(6)	Missing Pieces/Holes/Spalling	vinyl repair mismatched NIS	Contractor	27323-1
Unit # (b)(6)				
Health & Safety	Other	dog alone, no access	4/21/2017	27324-1
Unit # (b)(6)				
Bathroom	Leaking Faucet/Pipes	diverter	4/21/2017	27325-1
Doors	Damaged Hardware/Locks	Striker plate misaligned/missing ;entry	4/21/2017	27325-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	4/21/2017	27325-1
Electrical System	Blocked Access to Electrical Panel	stored items	4/21/2017	27325-1
Kitchen	Cabinets—Missing/Damaged	under sink	4/21/2017	27325-1
Unit # (b)(6)				
Doors	Damaged Hardware/Locks	tenant having problems with key	4/21/2017	27330-1
Electrical System	Blocked Access to Electrical Panel	stored items	4/21/2017	27330-1
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	furniture in Bedroom 1	4/21/2017	27330-1
Building Exterior				
Walls				
(b)(6)	Missing Pieces/Holes/Spalling	numerous pieces of siding missing	4/21/2017	27331-1
Unit # (b)(6)				
Doors	Damaged Hardware/Locks	storage closet	4/21/2017	27332-1
Smoke Detector	Missing/Inoperable	battery needs replaced;Hallway/Hall;	4/21/2017	27332-1
Unit # (b)(6)				
Bathroom	Shower/Tub—Damaged/Missing	Caulk needs replaced ;	4/21/2017	27333-1
Bathroom	Ventilation/Exhaust System—Inoperable	not functioning ;	4/21/2017	27333-1
Doors	Damaged/Missing Screen/Storm/Security Door	latch not functioning ;	4/21/2017	27333-1
Electrical System	Blocked Access to Electrical Panel	stored items;	4/21/2017	27333-1
Unit # (b)(6)				

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Deficiency Area	Deficiency	Comments	Date Completed	Work Order #
Doors	Damaged Hardware/Locks	Striker plate misaligned/missing ;Bedroom 1;	4/21/2017	27334-1
Doors	Damaged/Missing Screen/Storm/Security Door	Cylinder missing ;	4/21/2017	27334-1
Electrical System	Blocked Access to Electrical Panel	behind padlocked door	4/21/2017	27334-1
Hot Water Heater	Missing Pressure Relief Valv	extension tube from pressure relief valve is	4/21/2017	27334-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	Right/front burner does not function;	4/21/2017	27334-1
Unit # (b)(6)				
Smoke Detector	Missing/Inoperable		4/21/2017	27335-1
Doors	bathroom door		4/21/2017	27335-1
HVAC System	Filter		4/21/2017	27335-1
(b)(6)				
Unit # (b)(6)				
Kitchen	Sink—Missing/Damaged	sprayer hole	4/21/2017	27336-1
Outlets/Switches	Missing/Broken Cover Plates		4/21/2017	27336-1
Unit # (b)(6)				
Doors	Damaged Hardware/Locks	Striker plate misaligned/missing ;Bedroom 1;	4/21/2017	27337-1
Doors	Damaged/Missing Screen/Storm/Security Door	latch not functioning ;	4/21/2017	27337-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door;	4/21/2017	27337-1
Unit # (b)(6)				
Doors	Damaged Hardware/Locks	Hinges loose/damaged ;entry	4/21/2017	27338-1
Hot Water Heater	Missing Pressure Relief Valv	extension tube from pressure relief valve is	4/21/2017	27338-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced;	4/21/2017	27338-1
Unit # (b)(6)				
Doors	Damaged/Missing Screen/Storm/Security Door	latch not functioning ;	4/21/2017	27339-1
Kitchen	Leaking Faucet/Pipes	trap leaking;	4/21/2017	27339-1
Building Exterior				
Roofs	Damaged Soffits/Fascia/Soffit Vents	soffit ; unit (b)(6)	Contractor	27340-1
(b)(6)				
Unit # (b)(6)				
Doors	Damaged Hardware/Locks	Striker plate misaligned/missing ;Bedroom 1;	4/21/2017	27342-1
Hot Water Heater	Missing Pressure Relief Valv	extension tube from pressure relief valve is	4/21/2017	27342-1
Unit # (b)(6)				
Doors	Damaged Hardware/Locks	Off track ;Hallway/Hall Closet;	4/22/2017	27343-1
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	rusted storage dooor	4/22/2017	27343-1
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	furniture in bedroom	4/22/2017	27343-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	Right/rear burner does not function;	4/22/2017	27343-1
Unit # (b)(6)				
Bathroom	Leaking Faucet/Pipes	aerator		
Unit # (b)(6)				
Bathroom	Leaking Faucet/Pipes	tub faucet drips ;	4/22/2017	27345-1
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	rusted storage	4/22/2017	27345-1
Doors	Damaged/Missing Screen/Storm/Security Door	Cylinder missing ;	4/22/2017	27345-1
Electrical System	GFI—Inoperable	Bathroom 1;	4/22/2017	27345-1
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	tv in bedroom	4/22/2017	27345-1
(b)(				
Unit # (b)(6)				
Doors	Damaged Hardware/Locks	Striker plate misaligned/missing ;Bedroom 1;	4/21/2017	27346-1

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Deficiency Area	Deficiency	Comments	Date Completed	Work Order #
Health & Safety	Infestation—Insects	Roaches;	Contractor	27346-1
Unit # (b)(6)				
Doors	Damaged Hardware/Locks	Lock not functioning ; Bedroom 1; Striker	4/21/2017	27351-1
Unit # (b)(6)				
Bathroom	Leaking Faucet/Pipes	sink faucet drips ; hot side	4/21/2017	27352-1
Doors	Damaged Hardware/Locks	Striker plate misaligned/missing ; Mechanical	4/21/2017	27352-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door;	4/21/2017	27352-1
Unit # (b)(6)				
Ceiling	Holes/Missing Tiles/Panels/Cracks	holes ; storage closet	4/21/2017	27358-1
Building Exterior				
Health & Safety	Exposed Wires/Open Panels	ac disconnect	4/27/2017	27359-1
Walls (b)(6)	Missing Pieces/Holes/Spalling	vinyl repair NIS weed trimmer damage	4/27/2017	27359-1
Unit # (b)(6)				
Doors	Damaged Hardware/Locks	Handle/knob loose/damaged ; Hallway/Hall Closet	4/22/2017	27360-1
Electrical System	Blocked Access to Electrical Panel	behind padlocked door	4/22/2017	27360-1
Kitchen	Dishwasher/Garbage Disposal—Inoperable	garbage disposal not functioning	4/22/2017	27360-1
Unit # (b)(6)				
Bathroom	Leaking Faucet/Pipes	tub faucet drips ; diverter	4/22/2017	27361-1
Bathroom	Ventilation/Exhaust System—Inoperable	not functioning	4/22/2017	27361-1
Doors	Damaged/Missing Screen/Storm/Security Door	latch not functioning; front	4/22/2017	27361-1
Electrical System	Blocked Access to Electrical Panel	stored items	4/22/2017	27361-1
Kitchen	Dishwasher/Garbage Disposal—Inoperable	garbage disposal not functioning	4/22/2017	27361-1
Unit # (b)(6)				
Electrical System	GFI—Inoperable	Kitchen	4/22/2017	27362-1
Kitchen	Range Hood/Exhaust Fans—Excessive	not functioning/blocked	4/22/2017	27362-1
Unit # (b)(6)				
Bathroom	Leaking Faucet/Pipes	sink faucet drips	4/23/2017	27363-1
Electrical System	Blocked Access to Electrical Panel	behind padlocked door	4/23/2017	27363-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	broiler	4/23/2017	27636-1
Building Exterior				
Walls	Missing Pieces/Holes/Spalling	caulk repair NIS	4/27/2017	27364-1
(b)(				
Unit # (b)(6)				
Bathroom	Lavatory Sink—Damaged/Missing	stopper missing ; aerator	4/22/2017	27365-1
Electrical System	Blocked Access to Electrical Panel	moped	4/22/2017	27365-1
Lighting	Missing/Inoperable Fixture	Kitchen;Hallway/Hall	4/22/2017	27365-1
Smoke Detector	Missing/Inoperable	smoke detector not working Hall/Bdrm 1	4/22/2017	27365-1
Unit # (b)(6)				
Doors	Damaged Hardware/Locks	storage closet	4/21/2017	27366-1
Smoke Detector	Missing/Inoperable	battery needs replaced	4/21/2017	27366-1
Unit # (b)(6)				
Bathroom	Leaking Faucet/Pipes	diverter	4/24/2017	27367-1
Doors	Damaged Hardware/Locks	Striker plate misaligned/missing ;Bathroom	4/24/2017	27367-1
Doors	Damaged/Missing Screen/Storm/Security Door	latch not functioning	4/24/2017	27367-1

AMERICA OVERSIGHT

HUD-17-0235-C-000984

Essex Village - 100% Unit Inspection

Deficiency Area	Deficiency	Comments	Date Completed	Work Order #
HVAC System	Inoperable	Thermostat not functioning	4/24/2017	27367-1
Unit # (b)(6)				
Doors	Damaged Hardware/Locks	Handle/knob loose/damaged ;Bathroom 1;	4/21/2017	27368-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	4/21/2017	27368-1
Electrical System	Blocked Access to Electrical Panel	stored items	4/21/2017	27368-1
Kitchen	Clogged Drains	Sink drains slow	4/21/2017	27368-1
Smoke Detector	Missing/Inoperable	smoke detector is not functioning;Bedroom 1;	4/21/2017	27368-1
(b)(6)				
Unit # (b)(6)				
Bathroom	Leaking Faucet/Pipes	diverter	4/23/2017	27369-1
Electrical System	Blocked Access to Electrical Panel	behind padlocked door	4/23/2017	27369-1
Unit # (b)(6)				
Bathroom	Leaking Faucet/Pipes	sink faucet drips	4/23/2017	27370-1
Bathroom	Shower/Tub—Damaged/Missing	Caulk needs replaced	4/23/2017	27370-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	4/23/2017	27370-1
Building Exterior				
Health & Safety	Exposed Wires/Open Panels	ac disconnects	4/23/2017	27371-1
Building Systems				
Electrical System	Evidence of Leaks/Corrosion	ac disconnects	4/23/2017	27371-1
(b)(6)				
Unit # (b)(6)				
Bathroom	Leaking Faucet/Pipes	diverter	4/26/2017	27393-1
Unit # (b)(6)				
Bathroom	Shower/Tub—Damaged/Missing	diverter	4/23/2017	27394-1
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	hole(s);Bathroom 1; rust storage closet	4/23/2017	27394-1
Doors	Damaged/Missing Screen/Storm/Security Door	latch not functioning	4/23/2017	27394-1
Health & Safety	Electrical Hazards—Exposed Wires/Open Panels	breaker gap	4/23/2017	27394-1
Unit # (b)(6)				
Kitchen	Leaking Faucet/Pipes	trap leaking	4/24/2017	27395-1
Unit # (b)(6)				
Health & Safety	Other	No key	4/24/2017	27396-1
Building Exterior				
Roofs	Missing/Damaged Components from Downspout/Gutter	downspout ; by D		
Walls	Missing Pieces/Holes/Spalling	vinyl mismatch NIS		
(b)(6)				
Unit # (b)(6)				
Doors	Damaged/Missing Screen/Storm/Security Door	Cylinder missing	4/22/2017	27397-1
Health & Safety	Electrical Hazards—Exposed Wires/Open Panels	disposal wire, screw missing in panel	4/22/2017	27397-1
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	Bedroom 1 window balance	4/22/2017	27397-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/22/2017	27397-1
Windows	Inoperable/Not Lockable	Window won't stay up;Bedroom 1;Kitchen;	4/22/2017	27397-1
Unit # (b)(6)				
Bathroom	Lavatory Sink—Damaged/Missing	stopper missing	4/22/2017	27398-1
Bathroom	Shower/Tub—Damaged/Missing	diverter	4/22/2017	27398-1
Doors	Damaged/Missing Screen/Storm/Security Door	Cylinder not functioning	4/22/2017	27398-1
Unit # (b)(6)				

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Essex Village - 100% Unit Inspection

Deficiency Area	Deficiency	Comments	Date Completed	Work Order #
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seat loose	4/22/2017	27399-1
Electrical System	Blocked Access to Electrical Panel	stored items	4/22/2017	27399-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/22/2017	27399-1
Unit # (b)(6)				
Bathroom	Leaking Faucet/Pipes	sink faucet drips	4/23/2017	27400-1
Bathroom	Shower/Tub—Damaged/Missing	diverter	4/23/2017	27400-1
Doors	Missing Door	Bedroom 1;Closet	4/23/2017	27400-1
Outlets/Switches	Missing	Switch broken/missing;Kitchen	4/23/2017	27400-1
Outlets/Switches	Missing/Broken Cover Plates	Switch plate missing;Mechanical area	4/23/2017	27400-1
(b)(				
Unit # (b)(6)				
Bathroom	Lavatory Sink—Damaged/Missing	stopper missing	4/23/2017	27401-1
Bathroom	Leaking Faucet/Pipes	sink faucet drips	4/23/2017	27401-1
Doors	Damaged Hardware/Locks	entry chain	4/23/2017	27401-1
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	peeling paint	4/23/2017	27401-1
Doors	Damaged/Missing Screen/Storm/Security Door	missing	4/23/2017	27401-1
Electrical System	Blocked Access to Electrical Panel	stored items	4/23/2017	27401-1
Electrical System	GFI—Inoperable	Bathroom 1	4/23/2017	27401-1
Kitchen	Sink—Missing/Damaged	sprayer	4/23/2017	27401-1
Smoke Detector	Missing/Inoperable	Smoke detector is missing;Bedroom 1	4/23/2017	27401-1
Walls	Damaged	Hallway/Hall;Kitchen	4/23/2017	27401-1
Unit # (b)(6)				
Ceiling	Holes/Missing Tiles/Panels/Cracks	Bedroom 1	4/24/2017	27402-1
Electrical System	Blocked Access to Electrical Panel	padlocked	4/24/2017	27402-1
Unit # (b)(6)				
Bathroom	Leaking Faucet/Pipes	diverter	4/24/2017	27403-1
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	door edge split;Bedroom 1	4/24/2017	27403-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	4/24/2017	27403-1
Electrical System	Blocked Access to Electrical Panel	stored items	4/24/2017	27403-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	2 or more burners do not function	4/24/2017	27403-1
Smoke Detector	Missing/Inoperable	Smoke detector is missing;Bedroom 1	4/24/2017	27403-1
Walls	Damaged	Hallway/Hall	4/24/2017	27403-1
Unit # (b)(6)				
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	peeling paint;entry	4/24/2017	27404-1
3913:				
Unit (b)(6)				
Bathroom	Lavatory Sink—Damaged/Missing	stopper not functioning	4/25/2017	27405-1
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	peeling paint entry, Mechanical area vent	4/25/2017	27405-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	4/25/2017	27405-1
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	Bedroom 1 dresser	4/25/2017	27405-1
Unit # (b)(6)				
Doors	Damaged Hardware/Locks	Striker plate misaligned/missing ;Bedroom 1;	4/25/2017	27406-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	4/25/2017	27406-1
Health & Safety	Air Quality—Mold and/or Mildew Observed	Tub	4/25/2017	27406-1
Laundry Location (Room)	Dryer Vent—Missing/Damaged/Inoperable	vent disconnected	4/25/2017	27406-1
Unit # (b)(6)				

OVERSIGHT AMERICA

Essex Village - 100% Unit Inspection

Daficiency Area	Deficiency	Comments	Date Completed	Work Order #
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	4/25/2017	27407-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/25/2017	27407-1
Building Exterior				
Walls	Missing Pieces/Holes/Spalling	nisr siding damage	4/27/2017	47208-1
(b)(				
Unit # (b)(6)				
Doors	Damaged Hardware/Locks	Striker plate misaligned/missing ;Bedroom 1;	4/24/2017	27409-1
Doors	Damaged/Missing Screen/Storm/Security Door	Lock not functioning	4/24/2017	27409-1
Health & Safety	Infestation—Insects	Roaches	Contractor	27409-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/24/2017	27409-1
Smoke Detector	Missing/Inoperable	battery needs replaced	4/24/2017	27409-1
Unit # (b)(6)				
Bathroom	Lavatory Sink—Damaged/Missing	cold stem	4/24/2017	27410-1
Bathroom	Leaking Faucet/Pipes	sink faucet drips	4/24/2017	27410-1
Electrical System	Blocked Access to Electrical Panel	stored items	4/24/2017	27410-1
Unit # (b)(6)				
Bathroom	Shower/Tub—Damaged/Missing	diverter	4/24/2017	27411-1
Doors	Damaged Hardware/Locks	Striker plate misaligned/missing ;Bedroom	4/24/2017	27411-1
Doors	Damaged/Missing Screen/Storm/Security Door	latch not functioning	4/24/2017	27411-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	4/24/2017	27411-1
Electrical System	GFI—Inoperable	Bathroom 1	4/24/2017	27411-1
Kitchen	Range Hood/Exhaust Fans—Excessive	not functioning/blocked	4/24/2017	27411-1
Unit # (b)(6)				
Bathroom	Leaking Faucet/Pipes	sink faucet drips ; diverter	4/24/2017	27412-1
Doors	Damaged Hardware/Locks	Striker plate misaligned/missing ;Bedroom 1;	4/24/2017	27412-1
Doors	Damaged/Missing Screen/Storm/Security Door	latch not functioning ;Screen tom	4/24/2017	27412-1
Electrical System	GFI—Inoperable	Bathroom 1	4/24/2017	27412-1
Health & Safety	Infestation—Insects	Roaches	4/24/2017	27412-1
Kitchen	Cabinets—Missing/Damaged	under sink	4/24/2017	27412-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	Left/front burner does not function	4/24/2017	27412-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/24/2017	27412-1
Smoke Detector	Missing/Inoperable	smoke detector is not functioning;Bedroom 1;Hallway/Hall	4/24/2017	27412-1
Building Exterior				
Walls	Cracks/Gaps	gap aroundj-box left side		
Walls	Missing Pieces/Holes/Spalling	vinyl mismatch NIS		
(b)(6)				
Unit # (b)(6)				
Bathroom	Shower/Tub—Damaged/Missing	diverter		
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	4/25/2017	27413-1
Outlets/Switches	Missing	Switch broken/missing;Dining Room	4/25/2017	27413-1
Unit # (b)(6)			4/25/2017	27413-1
Bathroom	Lavatory Sink—Damaged/Missing	stopper missing		
Bathroom	Leaking Faucet/Pipes	showerhead	4/25/2017	27414-1
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seat loose	4/25/2017	27414-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	4/25/2017	27414-1
			4/25/2017	27414-1

HUD-17-0235-C-000987

Essex Village - 100% Unit Inspection

Deficiency Area	Deficiency	Comments	Date Completed	Work Order #
Hot Water Heater	Leaking Valves/Tanks/Pipes	deain leaks	4/25/2017	27414-1
Unit # (b)(6)				
Doors	Damaged Hardware/Locks	Striker plate misaligned/missing ;Bathroom 1;	4/26/2017	27415-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	4/26/2017	27416-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	Oven does not function	4/26/2017	27416-1
Unit (b)(6)				
Kitchen	Clogged Drains	Sink drain is clogged	4/25/2017	2741601
3916:				
Unit # (b)(6)				
Electrical System	Blocked Access to Electrical Panel	padlocked	4/25/2017	27417-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	2 or more burners do not function	4/25/2017	27417-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/25/2017	27417-1
Unit # (b)(6)				
Bathroom	Leaking Faucet/Pipes	tub faucet hot stem	4/25/2017	27418-1
Doors	Damaged Hardware/Locks	Lock not functioning ; entry	4/25/2017	27418-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	per tenant no control over burners heat	4/25/2017	27418-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/25/2017	27418-1
Kitchen	Sink—Missing/Damaged	sprayer	4/25/2017	27418-1
Smoke Detector	Missing/Inoperable	battery needs replaced	4/25/2017	27418-1
Unit # (b)(6)				
Electrical System	Blocked Access to Electrical Panel	padlocked	4/25/2017	27419-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	2 or more burners do not function	4/25/2017	27419-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/25/2017	27419-1
Smoke Detector	Missing/Inoperable	smoke detector is not functioning;Bedroom 1;	4/25/2017	27419-1
Unit # (b)(6)				
Electrical System	Blocked Access to Electrical Panel	padlocked	4/25/2017	27420-1
Electrical System	GFI—Inoperable	Bathroom 1	4/25/2017	27420-1
Hot Water Heater	Missing Pressure Relief Valv	extension tube from pressure relief valve is	4/25/2017	27420-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	Right/front burner does not function	4/25/2017	27420-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Freezer seal needs replaced	4/25/2017	27420-1
Smoke Detector	Missing/Inoperable	smoke detector is not functioning;Bedroom	4/25/2017	27420-1
Building Exterior				
Health & Safety	Exposed Wires/Open Panels	ac disconnect conduit	4/27/2017	27421-1
Walls	Missing Pieces/Holes/Spalling	vinyl mismatch	4/27/2017	27421-1
(b)(6				
Unit # (b)(6)				
Bathroom	Lavatory Sink—Damaged/Missing	stopper not functioning	4/26/2017	27422-1
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	peeling paint entry	4/26/2017	27422-1
Doors	Damaged/Missing Screen/Storm/Security Door	Cylinder not functioning	4/26/2017	27422-1
Electrical System	GFI—Inoperable	Kitchen	4/26/2017	27422-1
Health & Safety	Electrical Hazards—Exposed Wires/Open Panels	disposal wire	4/26/2017	27422-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/26/2017	27422-1
Unit # (b)(6)				
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seat loose	4/26/2017	27423-1
Electrical System	GFI—Inoperable	Bathroom 1; Kitchen	4/26/2017	27423-1
Health & Safety	Electrical Hazards—Exposed Wires/Open Panels	on hwh at conduit	4/26/2017	27423-1

AMERICAN OVERSIGHT

Essex Village - 100% Unit Inspection

Deficiency Area	Deficiency	Comments	Date Completed	Work Order #
Health & Safety	Other	ramp board loose	4/26/2017	27423-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/26/2017	27423-1
Windows	Cracked/Broken/Missing Panes	cracked pane;Bedroom 1	4/26/2017	27423-1
Unit # (b)(6)				
Bathroom	Shower/Tub—Damaged/Missing	diverter	4/26/2017	27424-1
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	peeling paint entry	4/26/2017	27424-1
Doors	Missing Door	Hallway/Hall;Closets	4/26/2017	27424-1
Health & Safety	Electrical Hazards—Exposed Wires/Open Panels	disposal wire	4/26/2017	27424-1
Unit (b)(6)				
Kitchen	Range/Stove—Missing/Damaged/Inoperable	Right/front burner does not function	4/26/2017	27425-1
(b)(6)				
Unit # (b)(6)				
Bathroom	Leaking Faucet/Pipes	sink faucet drips	4/26/2017	27426-1
Health & Safety	Other	furnace filter per tenant	4/26/2017	27426-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/26/2017	27426-1
Smoke Detector	Missing/Inoperable	Smoke detector is missing; bdrm 1	4/26/2017	27426-1
Unit # (b)(6)				
Bathroom	Lavatory Sink—Damaged/Missing	stopper missing	4/26/2017	27427-1
Bathroom	Leaking Faucet/Pipes	diverter	4/26/2017	27427-1
Doors	Damaged Hardware/Locks	Striker plate misaligned/missing ;Bathroom 1;	4/26/2017	27427-1
Electrical System	Blocked Access to Electrical Panel	padlocked	4/26/2017	27427-1
Smoke Detector	Missing/Inoperable	smoke detector is not functioning;Hallway/Hall;	4/26/2017	27427-1
Unit # (b)(6)				
Bathroom	Leaking Faucet/Pipes	diverter	4/26/2017	27428-1
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	peeling paint; entry	4/26/2017	27428-1
Unit # (b)(6)				
Bathroom	Lavatory Sink—Damaged/Missing	stopper missing	4/26/2017	27429-1
Doors	Damaged Hardware/Locks	Striker plate misaligned/missing ;Bedroom 1;	4/26/2017	27429-1
Doors	Damaged/Missing Screen/Storm/Security Door	damaged	4/26/2017	27429-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/26/2017	27429-1
Smoke Detector	Missing/Inoperable	battery needs replaced; both	4/26/2017	27429-1
Building Exterior				
Walls	Missing Pieces/Holes/Spalling	vinyl mismatch NIS weed trimmer damage	4/26/2017	27430-1
Building Systems				
Electrical System	Evidence of Leaks/Corrosion	ac disconnect left sid	4/26/2017	27430-1
(b)(6)				
Unit # (b)(6)				
Bathroom	Shower/Tub—Damaged/Missing	diverter	4/26/2017	27431-1
Doors	Damaged Frames/Threshold/Lintels/Trim	entry threshold	4/26/2017	27431-1
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	peeling paint entry, hole(s);Bedroom 1	4/26/2017	27431-1
Doors	Damaged/Missing Screen/Storm/Security Door	Screen torn	4/26/2017	27431-1
Health & Safety	Air Quality—Mold and/or Mildew Observed	Tub	4/26/2017	27431-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/26/2017	27431-1
Outlets/Switches	Missing/Broken Cover Plates	Switch plate missing;Outlet plate	4/26/2017	27431-1
Unit (b)(6)				
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	4/26/2017	27432-1

AMERICAN OVERSIGHT

HUD-17-0235-C-000989

Essex Village - 100% Unit Inspection

Deficiency Area	Deficiency	Comments	Date Completed	Work Order #
Unit # (b)(6)				
HVAC System	Inoperable	no ac	4/26/2017	27433-1
Unit # (b)(6)				
Bathroom	Lavatory Sink—Damaged/Missing	stopper missing	4/26/2017	27434-1
Doors	Damaged/Missing Screen/Storm/Security Door	latch not functioning ;Lock not functioning ;	4/26/2017	27434-1
Electrical System	GFI—Inoperable	Bathroom 1	4/26/2017	27434-1
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	Bedroom 1 chair	4/26/2017	27434-1
Building Exterior				
Roofs	Damaged Soffits/Fascia/Soffit Vents	soffit at (b)(6)	4/27/2017	27435-1
Walls	Missing Pieces/Holes/Spalling	siding holes	4/27/2017	27435-1
Building Systems				
Electrical System	Evidence of Leaks/Corrosion	bttm of disconnect box rusted out parking side		
Golf Cart Garage:				
Building Exterior				
Doors	Deteriorated/Missing Caulking/Seals	overhead door seals		
Health & Safety	Garbage and Debris—Outdoors			
Roofs	Damaged Soffits/Fascia/Soffit Vents	rear soffit		
Roofs	Missing/Damaged Components from Downspout/Gutter	downspout missing front		
Walls	Missing Pieces/Holes/Spalling	siding holes		
Office:				
Building Exterior				
Health & Safety	Exposed Wires/Open Panels	conduit at ac condenser loose from box	4/27/2017	27437-1
Walls	Missing Pieces/Holes/Spalling	hole in brick at mgr office exit door	4/27/2017	27437-1
Building Systems				
Emergency Power	Auxiliary Lighting Inoperable	mgr office	4/27/2017	27437-1
Common Areas: Closet/Utility/Mechanical				
Electrical	Missing Covers	jbox cvr missing	4/27/2017	27437-1
Common Areas: Health & Safety				
Health & Safety	Electrical Hazards—Exposed Wires/Open Panels	gap around outlets in lobby sitting area/key	4/27/2017	27437-1
Common Areas: Lobby				
Doors	Damaged Hardware/Locks	doors not closong flush entry lobby	4/27/2017	27437-1
Common Areas: Other Community Spaces				
Windows	Inoperable/Not Lockable	2 screwed shut in kitchen	4/27/2017	27437-1

AMERICA'S OVERSIGHT

HUD-17-0235-C-000990

ENCLOSURE #2

AMERICAN OVERSIGHT

Dillon Sewer Service, Inc. P.O. Box 9291 Richmond, VA 23227 Ph: (804)266-8214 Fax: (804) 266-8217 Federal ID#: 54-1691894	Date	Invoice
	05/10/17	039351
		Page 1

Billed To:

Essex Village Apartments
3901 Pilots Lane
Richmond, VA 23222

Job: JETTING Ref: W002549
Mechanic: MATTHEW Cust Ph: 804.329.5820
Fax: 804.321.0523

Job Location

Essex Village
Property Saniary Sewers
Sanitary Sewer Cleaning (Ev 3months)

Description of Work: **Contract**

Per proposal: Jetted sanitary sewer manholes (heavy grease, bottles, and sticks)
Matthew,Jason, and Paul

==========

We propose to clean the sanitary sewers from manholes every 3 months. This will not stop back ups from the building. Every 3 months the charge will be (b)(4) We are not responsible for any landscaping, concrete, asphalt, siding/brick, and or any items that may need to be removed to complete the job. Essex is responsible for blocking off any areas that may need to be blocked off to complete the job.

Thank you,

Ron Dillon
President

DUE & PAYABLE UPON COMPLETION. A FINANCE CHARGE OF 2% PER MONTH (24% PER ANNUM) WILL BE ADDED TO ACCOUNTS NOT PAID WITHIN 30 DAYS.

Total (b)(4)

6/5/2014

Customer Copy

AMERICAN OVERSIGHT

Essex
3901 Pilots Ln
Richmond, VA 23222-1211
(804) 329-5820
Fax (804) 321-0523

Invoice
039351
Status: Pending
Invoice date: 05/10/2017
As of 05/18/2017 12:14PM (CST)

Submitted by: Tanelsha Washington @ 05/18/2017 12:14PM (CST)
Pending approval by: Angela Higgins

Vendor
DILLON SEWER SERVICE, INC.- Dillon Sewer
Attn: DILLON SEWER SERVICE, INC. (Dillon Sewer)
PO BOX 9291
RICHMOND, VA, 23227-0291

Invoice Information

Posting date:	05/18/2017
Invoice date:	05/10/2017
Terms:	Net 30 days
Due date:	06/09/2017
Invoice total:	(b)(4)
Purchase Order(s):	

Items ordered

Quantity	Product	Comment	Property	Unit	Account	Price each	Total price
1.00	sewer hole cleaning		Essex		652014 - Plumbing Contract		(b)(4)
					Subtotal		
					Tax		
					Shipping		
					Total		

Comments
jetted sanitary sewer manholes (heavy grease , bottles, and sticks

AMERICAN OVERSIGHT

Dillon Sewer Service, Inc.
P.O. Box 9291
Richmond, VA 23227
Ph: (804)266-8214 Fax: (804) 266-8217
Federal ID#: 54-1691894

Date	Proposal
04/20/17	000325
	Page 1

Submitted To:

Essex Village Apartments
3901 Pilots Lane
Richmond, VA 23222

Job: Jetting
Phone: 804.329.5820

Job Location

Essex Village
Property Sanlary Sewers
Sanitary Sewer Cleaning (Ev 3months)

We propose to clean the sanitary sewers from manholes every 3 months. This will not stop back ups from the building. Every 3 months the charge will be (b)(4) We are not responsible for any landscaping, concrete, asphalt, siding/brick, and or any items that may need to be removed to complete the job. Essex is responsible for blocking off any areas that may need to be blocked off to complete the job.

Thank you,

Ron Dillon
President

ZERO and NO/100 Dollars $.00

This will not stop kitchen sinks, bath tub, or individual toilets from backing up. If there are any spots that are questionable, we will quote the use of a camera to check the conditions of the pipe. (If we need to camera, we will quote price at that time)

We Propose hereby to furnish material and labor-complete in accordance with the above specification, for the sum of: dollars (b)(4) every 3 months).
All material is guaranteed to be as specified. All work to be completed in a professional manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance.
Our workers are fully covered by Worker's Compensation insurance.
NOTE: This proposal may be withdrawn by us if not accepted within 15 days.

Acceptance of Proposal - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified.
Date of Acceptance:_____

Signature_____

PO#_____

AMERICAN OVERSIGHT

ENCLOSURE #3

AMERICAN OVERSIGHT

ESSEX VILLAGE APARTMENTS

3901 Pilots Lane

Richmond, VA 23222

June 27, 2017

RE: Grease and Bathroom Toilet Disposal

To all residents:

This is a **REMINDER** of proper disposal of oil and grease and what should **NOT** be flushed down your bathroom toilet.

Don't Forget – Proper Methods for Disposing of Oil & Grease in your Home...

- **DO** Use an old coffee can or tin can as a grease collector.
- **DO** Pour greasy or oily food waste into the container, NOT down the drain or garbage disposal.
- **DO** Freeze or cool animal fats before disposing in the trash.
- **DO** Mix liquid vegetable fats with an absorbent material such as kitty litter or coffee grounds in a sealable container before disposing in the trash.
- **DO NOT** Pour oil or grease down the garbage disposal or sink.

Bathroom:

- Always flush your toilet after every use and **NEVER** place objects in the toilet that cannot dissolve in water, e.g., paper towels, sanitary pads/tampons, baby wipes, wash cloths, diapers or products such as Depends.

PROTECTING THE ENVIRONMENT IS EVERYONE'S ROLE!!

If you have any concerns or have questions on how to dispose of oil and grease or questions on what can be flushed down the toilet, please contact the management office at 804-329-5820.

Thank you,

Essex Village Management

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ENCLOSURE #4

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Do you need help resolving a repair issue?

Do you have questions about your housing assistance?

WE CAN HELP

CALL TOLL FREE AT 888.466.5572

OR

WWW.NAVIGATEHOUSING.COM

look for the Resident Complaints button in the middle of the page.

Note: Always call the manager when you have questions or a maintenance request and give them a fair chance to respond or make the repair.

navigate

AFFORDABLE HOUSING PARTNERS

HEARING IMPAIRED?
CONTACT US USING THE
711 RELAY THEN
888.466.5572

EQUAL HOUSING OPPORTUNITY

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June 22, 2017

Re: Maintenance Concerns

Dear Valued Residents:

In an effort to further improve our customer service response time, Management has established a new email address for all residents at Essex Village.

The email address is:

[redacted]

This email address is for residents to send any maintenance concerns to us electronically whether to express any dissatisfaction with service or if a request for service has not been addressed professionally or promptly.

Also, please remember that our Resident Service Manager, Dawn Pahoresky, is available to assist you with any customer service issues. Her phone number is (216) 527-4787.

The **after-hours** emergency maintenance number for Essex Village has not changed. Please be sure to use this line for all **after-hours emergencies only.**

It is: (855) 344-7476

Sincerely,

Penny Higgins

Penny Higgins
Regional Vice President

26301 Curtiss-Wright Parkway | Suite 300 | Richmond Hts , Ohio 44143

HUD-17-0235-C-000999

ENCLOSURE #5

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MULTIFAMILY PROPERTIES IN THE 4th CONGRESSIONAL DISTRICT WITH FAILING REAC SCORES											
INSPN ID	PROPERTY ADDRESS	CITY	COUNTY	STATE CODE	ZIP CODE	CONGRESSIONAL DISTRICT CODE	INSPN DATE	INSPN SCORE SFX	PROPERTY ID	INSPN DT	ROUND INSPECTION SCORE
546462	41 1/2 Malvern Avenue	Richmond	Richmond City	VA	23221	04	9/22/2016	c*	800240452	9/22/2016 8:56:44 AM	48
591063	3901 Pilots Ln	Richmond	Henrico	VA	23222	04	1/10/2017	c*	800021812	1/10/2017 8:51:00 AM	51
530252	305 North 18th Street	Richmond	Richmond City	VA	23223	04	8/10/2016	c	800225709	8/10/2016 9:06:35 AM	51
582009	1359 W. Broad Street	Richmond	Richmond City	VA	23220	04	3/16/2017	c*	800235222	3/16/2017 9:26:23 AM	59

PUBLIC HOUSING PROPERTY(IES) IN THE 4th CONGRESSIONAL DISTRICT WITH A FAILING REAC SCORE

PHA Name	Development Code	Development Name	Inspection Score	Inspection Date	Address Line 1	Address Line 2	City	State	Zip Code
uffolk Redevelopment and Housing Authority	VA025000005	HOFFLER APARTMENTS	58	09MAY2016:09:00:18	2210 E WASHINGTON Street		SUFFOLK	VA	23434

AMERICA OPERATIONAL

From: DeFelice, Joseph J
Sent: Friday, August 04, 2017 4:12 PM
To: Hunter, Matthew F
Subject: FW: SUBMISSION: Essex Village Media Report
Attachments: Essex Village Media Report 08.03.17 UPDATE.pdf; McEachin Final Response 90 Pages.pdf

Matthew
This is a bit lengthy but if you get an opportunity, please review. This is date by date recap re Essex Village in Richmond, VA. As you can see it quite in depth.
Joe

From: Wolfe, Lisa A
Sent: Thursday, August 03, 2017 4:05 PM
To: DeFelice, Joseph J <Joseph.J.DeFelice@hud.gov>
Cc: Ott, Richard M <richard.m.ott@hud.gov>; Solivan, Elvis <Elvis.Solivan1@hud.gov>; Schmidt, Carrie S <Carrie.S.Schmidt@hud.gov>
Subject: SUBMISSION: Essex Village Media Report

Joe – Please use this version. Per your request, I updated the summary section of the media report for Essex Village. I also included the final response to Congressman McEachin. You'll find the letter to the Congressman explains the issues pertaining to our path forward and includes the 74 pages of repairs/issues needed to be addressed at the site. Please note this copy contains Personally identifiable information (PII). We shipped a second version with the PII redacted in the event he elected to share the information or make it public. Please let me know if you have any questions. Thanks!
Lisa

Lisa A. Wolfe
Regional Public Affairs Officer
Office of Field Policy and Management
U.S. Department of Housing and Urban Development
The Wanamaker Building, 100 Penn Square East
Philadelphia, PA 19107
Office: (215) 430-6640

AMERICAN OVERSIGHT

UPDATED MEDIA REPORT, PK Management Properties
Essex Village Apartments, Henrico County, Va., Woodland Crossings Apartments, Richmond, Va. and Hope Village Apartments, Glen Allen, Va.
FROM WHITE HOUSE REPORTING: March 22, 2017 through August 3, 2017
Contact: Lisa Wolfe, Regional Public Affairs Officer, lisa.a.wolfe@hud.gov

SUMMARY: Essex Village Apartment, Henrico County, Va. a PK Management Company Richmond, Virginia Media Outlets
We received our initial Essex Village Apartments inquiry from **CBS6 WTVR-TV** reporter Melissa Hipolit on Wednesday, December 14, 2016. Melissa asked for the total amount of Housing Assistance Payments sent to Essex Village Apartments in Henrico County, Virginia in 2016. At that point, the current annual subsidy was $5,376,299. The apartment complex has 496 units under the Section 8 Housing Assistance Program (HAP) contract. Melissa acknowledged she was new to assisted housing, so I explained that families and individuals pay no more than 30 percent of their income towards their monthly rental—and that the HUD voucher makes up the difference. Because this property is project-based assistance, the voucher is tied to the apartment unit, not the individual or family. She requested a copy of the HAP contract and the most recent HUD REAC Inspection scores—which I let her know were both subject to FOIA.

Over the next few weeks, we received a number in inquiries—mainly resident complaints about water issues, leaks, mold, pests—about the deteriorating living conditions at the property. On January 3, 2017, we confirmed a REAC Inspection was scheduled in two weeks. The inspection was conducted on January 17, 2017. Ms. Hipolit was the first to request a 2017 REAC Inspection report which was not available by FOIA for 120 days. A letter dated February 2 from Henrico County Supervisor Frank Thornton was sent to Richmond Field Office Director Carrie Schmidt making her aware of the County's concern for residents stemming from the many code violations and life safety issues at the complex. Director Schmidt alerted Multifamily and the others impacted by the issues raised in the letter.

A March 30 meeting was scheduled at the Richmond Field Office, but before HUD Multifamily and Field Office leadership met, Henrico County officials dialed up the issue in the press. With **CBS6's Melissa Hipolit** leading in continuing coverage on Essex Village including the failing REAC Inspection score of 46c, she expanded her storyline to include the PK Management properties in the Richmond area including Woodland Crossings, Richmond, Va. (66b) and Hope Village, Glen Allen, Va. (82). **NBC12 WWBT-TV Ashley Monfort** has also been following with coverage on all three properties, with "dueling coverage" on who can uncover ongoing resident issues, including the fall of a 7-month pregnant resident from a balcony in disrepair. "Bubbling" sewage, along with other water, mold and infestation issues, continue to be reported by residents at all three properties. Both television stations are working in concert with Henrico County officials to bring resident issues "to light" and to be quickly addressed by PK Management, Navigate (the Performance Based Contract Administrator) and HUD.

U.S. Congressman Donald McEachin (VA-4) toured the property on May 12 with **NBC's Ashley Monfort** in tow and has been continuing to issue press releases and statements calling for HUD to take action. **WRIC-TV anchor/reporter Kerri O'Brien** has also visited the properties, interviewed residents and is calling for HUD to provide vouchers for residents to relocate. **Richmond Times-Dispatch reporter Debbie Truong** and **Richmond Free Press reporter Jeremy Lazarus** have been adding print and online stories into the mix. We continue to receive notifications of resident issues from the various outlets, and are working to provide updates on resolutions as well as the work underway to upgrade the properties and repair the many issues. In July, we worked with Navigate to craft a "1,2,3 step" communication for

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residents that includes flyers, an upgraded website portal for complaints, and provided this information to the various media outlets requesting their assistance in helping us help the residents.

Key dates/deliverables include: The **Compliance, Disposition and Enforcement (CDE) Plan for Essex Village Apartments that was received from PK Management on May 25** includes 74 pages of issues/repairs to be addressed by PK Management by July 31. A **June 7 conference call with Congressman McEachin and Henrico County officials** addressed the many questions/issues the Congressman had raised with HUD [please see attached]. On July 14, an attorney representing the owners of the Essex Village apartments appeared in front of a Henrico County General District Court judge for an arraignment on charges related to five of the 18 building code violation charges that have been issued. The **July 28 meeting between Henrico County Board Chairman Pat O'Bannon and senior HUD officials** was postponed due to the Secretary's schedule. The meeting is in response to Ms. O'Bannon's email to the President, requesting his assistance. **HUD has scheduled a REAC Re-Inspection for August 8**. We anticipate that Henrico County officials and the media will be on-hand that day.

In the interim, we continue to field multiple media and FOIA requests almost daily, and will continue to respond to these many requests. Residents continue to contact Henrico County officials, CBS6 Problem Solvers or other media portals for customer complaints—noting timely responses for those who bypassed the work order system. During a July 25 Board of Supervisors Meeting, Henrico County officials cited that HUD repeatedly gave the property passing scores, causing misrepresentation of HUD's ongoing work with the owner and property management agent that follows a failing REAC score.

On Friday, July 28, Public Affairs' GDAS Jerry Brown visited the property as a follow-up to his visit a month earlier. He reported a tremendous difference—and that in conversations with residents, they were thrilled with the repairs and the fact that their maintenance calls were receiving a timely response. He noted Essex Village is old (built in 1981) and the property needs the facelift that is now underway. It is clean, kids were playing in the street and externally it looks like it would pass our inspection. Here is what he saw:

- One, out of every four buildings, has some type of repair work underway. Some of it is extensive.
- Gutters are being replaced.
- Siding is being replaced.
- Dry wall work is occurring inside numerous building.
- Crews were still working and it was 5:50 p.m.
- Nearly every balcony had replacement slacks. Those that didn't were completely rebuilt including flooring.
- Storage containers with sheetrock, siding, gutters were prominent throughout the complex.

At least six crews were working throughout the complex. The only portion of the complex that was not being worked on was the rancher-side of the complex—where seniors reside. That portion of the complex looks much better than the other side. It may just be the density of the housing and the cul-de-sac approach. Jerry has photographs that he is willing to share.

As of August 3, two FOIAs with requests for the Compliance Disposition and Enforcement Plan are outstanding pending submitter objections. An additional FOIA with nearly 150 pages of emails will be shipped later today.

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MEDIA INQUIRIES

Wednesday, March 22, 2017

CBS6 WTVR-TV (Richmond, Va.) Reporter Melissa Hipolit is continuing her follow-up on several earlier inquiries on Essex Village Apartments in Henrico County, Virginia. The apartment complex has 496 units under the Section 8 Housing Assistance Program (HAP) contract. Melissa withdrew her FOIA request for the last two inspection reports because she is aware there is a subsequent REAC inspection/report out underway. She is asking for specifics as to why the property failed the inspection with a score of 46c*. I let her know that because the most recent inspection was completed on January 11, 2017 and the report was given to Essex Village and HUD on January 19 and that REAC reports are not releasable until 120 days to allow time for appeals. The final REAC report will be available beginning May 19, and subject to any FOIA exemptions. As far as the specific issues at the property, I explained that I am unable to provide any additional information until the final REAC report is released. During a second late-day call, Melissa asked if Gregory Perlman of GH Capital was involved in the project. I mentioned that I was unfamiliar with the name, and the only owner/management company I had knowledge of was PK Management. Today I verified that Gregory Perlman is involved with Essex Village Apartments through both Essex VA Investors LLC and PK Management. I verified that he signed the HAP Basic Renewal Contract as the Manager and authorizing representative. HUD Multifamily leadership has been meeting with Mr. Perlman and others to resolve deficiencies at the property. Melissa is also aware of the meeting between Henrico County officials and HUD scheduled for March 30, so we are anticipating that press will be at the Richmond Field Office that day.

CBS6 WTVR-TV (Richmond, Va.) Reporter Melissa Hipolit inquired about Gregory Perlman, the owner involved with Essex Village Apartments through both Essex VA Investors LLC and PK Management. He signed the HAP Basic Renewal Contract as the Manager and authorizing representative and is one of the individuals representing PK Management who is currently working with our team to resolve the issues at Essex Village.

Monday, March 27, 2017

CBS6 WTVR-TV (Richmond, Va.) Reporter Melissa Hipolit is continuing her follow-up on several earlier inquiries on Essex Village Apartments in Henrico County, Virginia. Melissa has reached out to Colonel Douglas A. Middleton, Henrico County's Deputy County Manager for Public Safety for a pre-meeting interview to discuss the myriad of county inspections that parallel HUD's failing score. Ten County officials will meet with the Richmond Field Office and multifamily teams on March 30. We are anticipating that press will be at the Richmond Field Office that day.

Tuesday, March 28, 2017

Richmond Times-Dispatch (Richmond, Va.) reporter Debbie Truong inquired about Essex Village in Henrico County after speaking with Doug Middleton, the deputy county manager in Henrico who told her the county has cracked down on the number of code violations at Essex in hopes of bettering the quality of life there. She asked about percentage of Section 8 units at Essex and if HUD is supportive of Henrico's efforts to crackdown on code violations. Doug mentioned that the county would like to strengthen its relationship with HUD and if the agency is willing to do the same. She also identified the county said it found 140 code violations at Essex asking how HUD regulates conditions at the properties it provides funding to and how regularly HUD properties are inspected and/or regulated.

CBS6 WTVR-TV (Richmond, Va.) reporter Melissa Hipolit asked about a proposal for a large rent increase at Essex Village. During an interview with Henrico County officials, it was mentioned that numbers that show substantial rent increases have been proposed. She also requested an on-camera interview which was declined.

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Wednesday, March 29, 2017
Richmond Times-Dispatch (Richmond, Va.) reporter Debbie Truong requested additional information including a follow-up that Middleton stated that Essex Village received the fifth lowest score in the state from HUD though he was unclear about what the scoring was related to. I explained the REAC Inspection process and how the scores determine frequency of inspection and steps HUD/property manager must take to resolve issues. She also submitted a FOIA requesting a list of the property owners/managers since the property was built in 1982.

Friday, March 31, 2017
Richmond Free Press (Richmond, Va.) reporter Jeremy Lazarus was briefed about how Henrico County officials are working with HUD to address the many issues at Essex Village Apartments. I suggested that he follow-up with County officials for specifics, as they are addressing the code violations and health and safety issues their own inspections have uncovered as well as the police and fire calls originating from residents to County responders. I noted our agency has our own inspection process and we are currently working with the property owners and management to address the issues we have identified. There are no proposed rent increases. Independently, we are working on behalf of residents to improve conditions at the property.

Tuesday, April 4, 2017
NBC12 WWBT-TV (Richmond, Va.) Reporter Ashley Monfort has requested under FOIA copies of inspection records regarding Essex Village Apartments located in Henrico County, Va. from 2012 to 2017. She has also requested any correspondence between HUD and PK Management and Essex VA Investors, LLC in regards to Essex Village from 2015 to 2017. She initially contacted HUD while a meeting between Henrico County officials and HUD multifamily and field office leaders were meeting last Thursday, March 30 about living conditions and issues at the property. She also requested and we declined an on-camera. We are working with PK Management to address the issues. More to follow.

NBC12 WWBT-TV (Richmond, Va.) News desk reported there was a fire at Essex Village around 10 p.m. on Wednesday, April 3. Approximately eight households were displaced. The fire department was dispatched and rescued several residents trapped on their balconies; no reported injuries. The cause of the fire is being investigated by the fire department.

Thursday, April 6, 2017
NBC12 WWBT-TV (Richmond, Va.) Reporter Ashley Monfort has requested under FOIA copies of inspection records regarding Essex Village Apartments located in Henrico County, Va. from 2012 to 2017. She has also requested any correspondence between HUD and PK Management and Essex VA Investors, LLC in regards to Essex Village from 2015 to 2017. The FOIA has been assigned and the inspection reports have been pulled and are being redacted. Multifamily housing is working on the correspondence aspects of the request. Because there is an inspection process currently underway, any correspondence pulled will need to be carefully reviewed before release. Continuing to work this request.

CBS6 WTVR-TV (Richmond, Va.) Reporter Melissa Hipolit is continuing her follow-up on several earlier inquiries on Essex Village Apartments in Henrico County, Virginia. Melissa is continuing to ask for an on-camera interview which we have declined (three times). She is also follow-up with a resident document that illustrates a substantial rent increase. Yesterday I responded with the note that for a rent increase, the owner/management would have to submit a formal proposal to HUD for approval. Nothing has been submitted to HUD to date. PK Management is contemplating a substantial renovation of the property (ranging from $9 to 19 million), but the initial proposal was incomplete and a new proposal has not been submitted. Will continue to work the various aspects of this question.

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Friday, April 7, 2017
Richmond Free Press (Richmond, Va.) Reporter Jeremy Lazarus followed-up on last week's second request about issues at Essex Village Apartments in Henrico, Va. Pending approval from multifamily housing leadership, today's response will address a series of questions including a date or time that a project-based Section 8 property must correct problems; the timeframe HUD will give them time to correct and/or bring the property into compliance as well as what is the actual time-period. Notice: H 2015-02-Subject: Required Actions for Multifamily Housing Projects Receiving Failing Scores from HUD's Real Estate Assessment Center (REAC) which defines the various steps both HUD and the property owner/manager must take following a failed physical inspection. The Notice covers the deliverables with deadlines. The process is basically a decision tree in the event the corrections/deficiencies are not made at the various points in time. I did not cover what happens in the event of a Failure to Comply, but that is also included in the notice. More to come.

Friday, April 21, 2017
NBC12, WWBT-TV (Richmond, Va.) Reporter Ashley Monfort followed-up with us on a FOIA request she sent over April 4. She requested copies of the REAC property inspection reports from 2012 to 2017 regarding Essex Village located in Henrico County, Va. Inspection scores for 2012 to 2015 have been in the 70s. The most recent inspection in January 2017 resulted in an initial REAC score (46c*). The owners' appeal was granted, bringing the score to 51--still considered a fail. That report will be releasable on May 19, 2017. Corrective actions and timeline has been put in place for the owner/manager. The reporter also requested any correspondence between HUD and PK Management and Essex VA Investors, LLC in regards to Essex Village from 2015 to 2017. My guess is she is searching for information about a possible rehabilitation/sale which was initiated by the owner, but never completed. The Richmond Field Office anticipates completing the request early next week. A March 30 online story was updated this week to include a statement by Congressman A. Donald McEachin (VA-04) who issued the following statement about the failing living conditions at Essex Village: "No family deserves to live in conditions such as the one documented at Essex Village. All individuals – no matter their race, socioeconomic status, or sexual orientation – should be treated fairly and have safe and clean shelter. The property managers must address these unhealthy conditions immediately. The families who call this community home, should be able to rest easy in a safe environment after a long day at work and school, not worry about the living conditions."

Thursday, April 27, 2017
NBC12, WWBT-TV (Richmond, Va.) Reporter Ashley Monfort received the FOIA request she sent over April 4. We shipped the REAC property inspection reports from 2012 to 2017 regarding Essex Village located in Henrico County, Va. Inspection scores for 2012 to 2015 have been in the 70s. The most recent inspection in January 2017 resulted in an initial REAC score (46c*). The final report will be releasable on May 19, 2017. The reporter also requested any correspondence between HUD and PK Management and Essex VA Investors, LLC in regards to Essex Village from 2015 to 2017. Documentation within the correspondence validated that GHC Housing had been trying to sell the property, but Henrico County turned down supporting their request for LIHTC to support an estimated $19 million in renovations. I anticipate more follow-up tomorrow.

CBS6 WTVR-TV (Richmond, Va.) Reporter Melissa Hipolit is continuing her follow-up on several earlier inquiries on Essex Village Apartments in Henrico County, Virginia. Yesterday she submitted three requests for information on GHC Housing properties including specifics Woodland Crossing in Richmond including the most recent inspection report and amount of subsidy for residents annually. She is also seeking any information on Greg Perlman as well as how to research any Section 8 property owners with

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a history with HUD. She's looking for investigations, sanctions, etc. She has also requested a list of the inspection ratings, resident complaints and overall subsidy GHC Housing Properties received last year (2016). With more than 18,000 units in 24 states, we are determining if any reports can be run with the inspection/funding information. More to follow on that tomorrow.

Friday, April 28, 2017
CBS6 WTVR-TV (Richmond, Va.) Reporter Melissa Hipolit expanded her FOIA requests as she prepares for an interview with Greg Perlman, owner/manager of PK Management (Essex Village Apartments, Henrico County, Va.). Today, we confirmed her request for information for a second PK Management property, Woodland Crossing in Richmond Va. She has requested the most recent inspection report (which earned a barely passing 66B) as well as the current annual funding HUD pays on behalf of residents; believe to be approximately $2,146,000. She has requested a listing of any sanctions or investigations involving PK Management; a HUD-2530 report has been pulled by multifamily and indicates there is no current negative activity. She has requested a total of all monies HUD paid to PK Management and/or GHC Housing last year (2016) to subsidize the rent of residents at their properties. This report has been produced by multifamily, but included expired contracts; awaiting update from multifamily. Annual receipts appear to be in the range of $200 million. She has also requested resident complaints for all of PK Management's Virginia properties. We are working with the PBCA agents to generate the requested reports.

Monday, May 1, 2017
CBS6 WTVR-TV (Richmond, Va.) Working Reporter Melissa Hipolit' s FOIA requests as she prepares for an interview with Greg Perlman, owner/manager of PK Management (Essex Village Apartments, Henrico County, Va.). She has requested a total of all monies HUD paid to PK Management and/or GHC Housing last year (2016) to subsidize the rent of residents at their properties. This report has been produced by multifamily, but included expired contracts; awaiting update from multifamily. Annual receipts appear to be in the range of $200 million. She has also requested resident complaints for all of PK Management's Virginia properties. Reaching out to the PBCA agents to generate the requested reports.

Wednesday, May 3, 2017
CBS6 WTVR-TV (Richmond, Va.) Continuing to work on Reporter Melissa Hipolit' s FOIA requests as she prepares for an interview with Greg Perlman, owner/manager of PK Management (Essex Village Apartments, Henrico County, Va.). She has requested a total of all monies HUD paid to PK Management and/or GHC Housing last year (2016) to subsidize the rent of residents at their properties nationwide as well as Woodland Crossings. Multifamily is generating the report. She has also requested resident complaints for all of PK Management's Virginia properties; Tim Shearer of Navigate, the PBCA, will generate the requested reports. HUD Headquarters is also working on the REAC inspection report scores for PK Management properties nationwide. If all goes well, we should be able to ship the FOIA by the end of the week. Her interview is scheduled for Monday, May 8.

Friday, May 5, 2017
CBS6 WTVR-TV (Richmond, Va.) Continuing to work on Reporter Melissa Hipolit' s FOIA requests as she prepares for an interview with Greg Perlman, owner/manager of PK Management (Essex Village Apartments, Henrico County, Va.). Her FOIA request has been classified as "complex" and we continue to pull together files including the subsidies paid to PK Management for Woodland Crossings ($1.4 million) and nationwide ($152 million). We also collected the PBCA's complaint numbers—surprisingly low considering the issues at Essex Village. The input from the requested sources (HQ, Baltimore Multifamily HUB, Richmond Field Office Multifamily) are due next Wednesday. We should be able to release a portion of the FOIA before the end of next week.

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Tuesday, May 9, 2017
CBS6 WTVR-TV (Richmond, Va.) Reporter Melissa Hipolit requested a partial for her last FOIA request on PK Management, the owner of Essex Village Apartments, Henrico County, Va. She is currently working on a story about Woodland Crossing, the other almost failing (66b) PK Management property in Richmond, Va. She is hoping to air the story within the next week or so. We have completed several items in her request and should be able to ship partials today and tomorrow.

CBS6 WTVR-TV (Richmond, Va.) Reporter Melissa Hipolit visited Hope Village in Glen Allen, Va., a PK Management property, and alerted us that a resident who contacted her claimed her child has elevated lead levels. The reporter reviewed the lab results which confirm the young boy does have an elevated lead level. The resident is scheduled to have all three of her children tested next week. Henrico County officials as well as the health department have been made aware and are responding to the situation. HUD confirmed the property has both lead certification disclosure and reports up-to-date and on file for the property. A follow-up call with the reporter led to further discussions that multiple resident appeals from both Hope Village and Woodland Crossing in Richmond, Va. have gone unanswered. All three are older and deteriorating. We are working with multifamily and the PBCA Navigate to learn more and initiate follow-up actions.

CBS6 WTVR-TV (Richmond, Va.) Reporter Melissa Hipolit requested a partial for her last FOIA request on PK Management, the owner of Essex Village Apartments, Henrico County, Va. She is currently working on a story about Woodland Crossing, the other almost failing (66b) PK Management property in Richmond, Va. She is hoping to air the story within the next week or so. The redacted REAC inspection report and annual Section 8 funding amount have been submitted to OGC for clearance; hope to ship today or Monday.

CBS6 WTVR-TV (Richmond, Va.) Reporter Melissa Hipolit received a follow-up to her request for a listing of the most recent REAC inspection scores for the 164 properties nationwide managed by PK Management. There are five properties that have had recent inspections that are not releasable. Most REAC Inspections are in the 80-99-point range—146 of the 164.

Friday, May 12, 2017
NBC12 WWBT-TV (Richmond, Va.) Reporter Ashley Monfort toured Essex Village Apartments with U.S. Congressman Donald McEachin and called and asked for comment about the Congressman's comment that he is going to try to convince HUD to provide vouchers.

Tuesday, May 16, 2017
CBS6 WTVR-TV (Richmond, Va.) Reporter Melissa Hipolit requested the amount of money HUD provides GHC Housing/PK Management to subsidize the rent of residents at Hope Village annually. She also requested an update on her other open FOIA requests.
Wednesday, May 17, 2017
CBS6 WTVR-TV (Richmond, Va.) Reporter Melissa Hipolit received an interim response to her FOIA request which included the HUD subsidy information and the 2016 REAC Inspection on Woodland Crossings Apartments in Richmond, Va. The score was a barely passing 66c.

Friday, May 19, 2017
CBS6 WTVR-TV (Richmond, Va.) Reporter Melissa Hipolit visited Hope Village in Glen Allen, Va., a PK Management property on May 9, and alerted us that a resident who contacted her claimed her child has elevated lead levels. The reporter reviewed the lab results which confirm the young boy does have an

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elevated lead level. The resident is scheduled to have all three of her children tested next week. Henrico County officials as well as the health department have been made aware and are responding to the situation. HUD confirmed the property has both lead certification disclosure and reports up-to-date and on file for the property. A follow-up call with the reporter led to further discussions that multiple resident appeals from both Hope Village and Woodland Crossing in Richmond, Va. have gone unanswered. All three are older and deteriorating. We have learned the number of resident complaints from all four of the PK Management properties is surprising low, given the issues of late. Following up with the reporter today.

CBS6 WTVR-TV (Richmond, Va.) Reporter Melissa Hipolit requested information on the inspection process for HUD REAC Inspections—she was particularly interested in the inspectors are third party contractors or HUD employees. The 2017 REAC Inspection at Essex Village Apartments was performed by HUD Quality Assurance Inspectors.

Monday, May 22, 2017
CBS6 WTVR-TV (Richmond, Va.) Reporter Melissa Hipolit requested a partial for her last FOIA request on PK Management, the owner of Essex Village Apartments, Henrico County, Va. She is currently working on a story about Woodland Crossing, the other almost failing (66b) PK Management property in Richmond, Va. The redacted REAC inspection report and annual Section 8 funding amount reports were shipped last Tuesday. On Friday May 19, Melissa interviewed PK Management's Jenne McClain-Blankhead. The story has not yet aired. Jenne will submit a summary of the interview to multifamily by COB on Monday, May 22.

CBS6 WTVR-TV (Richmond, Va.) Reporter Melissa Hipolit and **NBC12, WWBT-TV** (Richmond, Va.) Reporter Ashley Monfort previously inquired about the January 11, 2017 REAC Inspection report for Essex Village Apartments that is now available for release. I anticipate FOIAs from both television stations as well as the Richmond Times-Dispatch in the next day or so.

Wednesday, May 24, 2017
CBS6 WTVR-TV (Richmond, Va.) Reporter Melissa Hipolit submitted a FOIA request on the annual subsidy amount paid to PK Management for Hope Village in Glen Allen, Va. The FOIA was completed and shipped today. This is a follow-up to her visit to that property on May 9. The resident's apartment, which she alerted us had evidence of mold and a child with an elevated blood lead level, has been tested and certified there is no lead in the residence. The report has been given to County officials. No further action on this matter anticipated. During the May 23 meeting with Henrico County officials and Congressman McEachin, both the County and Congressman requested that HUD investigate issues at the property.

Friday, May 26, 2017
Richmond Free Press (Richmond, Va.) Reporter Jeremy Lazarus followed-up on his April 10 request about issues at Essex Village Apartments in Henrico County, Va. He inquired about the status of the pregnant woman who fell from a second-floor balcony and was injured. U.S. Rep. Donald McEachin is now calling on the Secretary of HUD to explain what HUD is doing to force the landlord to make improvements. Jeremy is asking what HUD is doing, aside from flunking the complex as well as if the agency is planning more inspections and imposing requirements for fixes. Working with multifamily housing and legal on a response to the steps underway to bring the complex into compliance. Also, received a Congressional request as a follow-up to the May 23 call on our discussion on vouchers during the conference call about Essex Village, the Congressman's staff is hoping to get more information about how residents can vacate their contracts.

AMERICAN OVERSIGHT

Sunday, May 28, 2017
CBS6 WTVR-TV (Richmond, Va.) Reporter Melissa Hipolit contacted us after residents of Essex Village reached out to WTVR CBS 6 News about a sewage issue Sunday afternoon. They said the problems started around 1 p.m. when a woman's toilet overflowed and solid waste continued to flood into her apartment. Outside the unit, sewage also started bubbling up from a drain in a sidewalk because of a blockage. Essex Village's sewage system is privately owned and not maintained by the county, but Henrico utility crews responded, removed the blockage and made sure the line was clear. PK Management investigated and learned it was the fault of the resident. No additional action needed.

Friday, May 26, 2017
Richmond Free Press (Richmond, Va.) Reporter Jeremy Lazarus followed-up on his April 10 request about issues at Essex Village Apartments in Henrico County, Va. He inquired about the status of the pregnant woman who fell from a second-floor balcony and was injured. U.S. Rep. Donald McEachin is now calling on the Secretary of HUD to explain what HUD is doing to force the landlord to make improvements. Jeremy is asking what HUD is doing, aside from flunking the complex as well as if the agency is planning more inspections and imposing requirements for fixes. Working with multifamily housing and legal on a response to the steps underway to bring the complex into compliance. Also, received a Congressional request as a follow-up to the May 23 call on our discussion on vouchers during the conference call about Essex Village, the Congressman's staff is hoping to get more information about how residents can vacate their contracts.

Sunday, May 28, 2017
CBS6 WTVR-TV (Richmond, Va.) Reporter Melissa Hipolit contacted us after residents of Essex Village reached out to WTVR CBS 6 News about a sewage issue Sunday afternoon. They said the problems started around 1 p.m. when a woman's toilet overflowed and solid waste continued to flood into her apartment. Outside the unit, sewage also started bubbling up from a drain in a sidewalk because of a blockage. Essex Village's sewage system is privately owned and not maintained by the county, but Henrico utility crews responded, removed the blockage and made sure the line was clear. PK Management investigated and learned it was the fault of the resident. No additional action needed.

Wednesday, May 31, 2017
CBS6 WTVR-TV (Richmond, Va.) Reporter Melissa Hipolit reached out to find out any updates to the PK Management/Essex Village story. She noted Congressman McEachin's letter to Dr. Carson last week expressing concerns about the pregnant woman that fell, as well as the weekend the sewage eruption. Waiting for approval from legal and others to ship timeline/reporting of what HUD is doing in response.

CBS6 WTVR-TV (Richmond, Va.) Reporter Melissa Hipolit and **NBC12, WWBT-TV** (Richmond, Va.) Reporter Ashley Monfort previously inquired about the January 11, 2017 REAC Inspection report for Essex Village Apartments that is now available for release. Redacted copies of the 2017 REAC Inspection report for Essex Village Apartments were shipped to both reporters, along with the December 2017 report requested by CBS6.

Richmond Times-Dispatch (Richmond, Va.) Reporter Debbie Truong contacted me about a story she is writing about Henrico County issuing a violation notice for a balcony at Essex Village that a pregnant woman apparently fell through. She asked if HUD is aware of the issue, and asked for comment. Waiting for legal to advise since there is concern about resident litigation/disclosure.

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Thursday, June 1, 2017

CBS6 WTVR-TV (Richmond, Va.) Reporter Melissa Hipolit reached out to find out any updates to the PK Management/Essex Village story. She noted Congressman McEachin's letter to Dr. Carson last week expressing concerns about the pregnant woman that fell, as well as the weekend the sewage eruption. Crafted a response to the status of the resident who fell as well as the work underway by HUD, PK Management, Henrico County and others to address the many issues at the property. Multifamily, OPA, OGC and FPM reviewed and approved the response. In response, received a query about the balconies—and a resident rumor that the balconies were going to be removed. Confirmed with PK Management they have contracted for the inspection and repair of the balconies throughout the property.

CBS6 WTVR-TV (Richmond, Va.) Reporter Melissa Hipolit continued her investigation/reporting of PK Management properties with a report on Woodland Crossing in Richmond. Her investigation uncovered that PK Management has been cited by the U.S. Department of Housing and Urban Development for several health and safety infractions at the complex. The story included evidence of roach infestation, front doors that will not lock, mold and other safety and health hazards.

8NEWS, WRIC-TV (Richmond, Va.) Noon Anchor/Investigative Reporter Kerri O'Brien contacted me multiple times yesterday for a story regarding complaints about PK Management that included federal lawsuits, involving overcharging and HUD violations in 2009 out of North Carolina. Additional research uncovered two HUD OIG audits. In addition to shipping information on assisted housing, REAC Inspections and specific PK Management REAC Inspection reports, the reporter focused on the question—why is HUD entrusting its resident housing to an unscrupulous company? PK Management has three properties in Henrico County, Va.—all in disrepair.

Richmond Free Press (Richmond, Va.) Reporter Jeremy Lazarus submitted three (3) requests over the past few days including an update on the status of the resident who fell from the balcony as well as the work underway to remedy the deficiencies at Essex Village. He noted that the inspections in previous years appeared to overlook the deterioration—not the case—the property has always been scored in the 70s. He requested an update on the letters Congressman McEachin issued to Secretary Carson. He also inquired about the HUD inspection process and the Compliance, Disposition and Enforcement (CDE) Plan. All questions were addressed, status report shipped and closed.

NBC12, WWBT-TV (Richmond, Va.) Reporter Ashley Monfort received the January 11, 2017 REAC Inspection report for Essex Village Apartments that is now available for release. She requested an update on the resident who fell from the balcony and the work underway at Essex (status report shipped). She also requested a copy of the Compliance, Disposition and Enforcement (CDE) Plan. As far as the plan, it was just submitted on Friday and is in review, so no copy is available right now. I am trying to get a timetable (line a REAC inspection report) as well as what elements of the plan are releasable by FOIA (and when).

Richmond Times-Dispatch (Richmond, Va.) Reporter Debbie Truong contacted me about a story she is writing about Henrico County issuing a violation notice for a balcony at Essex Village that a pregnant woman apparently fell through. She asked if HUD is aware of the issue, and asked for comment. Waiting for legal to advise since there is concern about resident litigation/disclosure. Crafted a response to the status of the resident who fell as well as the work underway by HUD, PK Management, Henrico County and others to address the many issues at the property. Truong directly quoted from the response.

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Friday, June 2, 2017
CBS6 WTVR-TV (Richmond, Va.) Reporter Melissa Hipolit is at Hope Village, the third PK Management property in Henrico County, Va. More than 25 residents are preparing a petition identifying the ongoing issues at that complex including mold, water damage, nonworking smoke detectors/lights as well as other issues. One resident, Christin Hardy, contacted Henrico County official Colonel Doug Middleton who referred the resident to FOD Carrie Schmidt. Yesterday the resident met with PK Management, identified the issues with her apartment and is scheduled for repairs next week. During a call this afternoon, the resident asked me about obtaining a housing choice voucher—an obvious plant. Melissa is also pushing for a follow-up story on Woodland Crossing next week.

Monday, June 5, 2017
CBS6 WTVR-TV (Richmond, Va.) Reporter Melissa Hipolit is continuing her coverage at Hope Village, the third PK Management property in Virginia. She is continuing to interview residents who signed a petition identifying the ongoing issues at that complex including mold, water damage, nonworking smoke detectors/lights as well as other issues. Sourcing information on how residents can contact the PBCA contractor Navigate—a communication "miss" that we identified and are trying to remedy.

Tuesday, June 6, 2017
CBS6 WTVR-TV (Richmond, Va.) Reporter Melissa Hipolit is continuing her coverage of PK Management properties in Virginia. Today, the request was for data sets for tracking safety/security/crime issues in multifamily and public housing. She was specifically looking for public housing because of the criminal activity in Richmond's housing projects here recently. She requested an update on the FOIA that includes the list of complaints fielded by HUD/Navigate related to PK Management properties in Virginia. And, also made us aware the 25 residents signing a petition in Hope Village had decided not to follow through since their issues are being taken care of by PK Management this week.

NBC12, WWBT-TV (Richmond, Va.) Reporter Ashley Monfort inquired about additional information on the 2017 Essex Village REAC Inspection report. The property profile says 26 residential units were sampled. Are different units inspected each year? The inspection reports show that inoperable smoke detectors, infestations and inoperable water heaters were issues for years. Were there follow ups to makes sure these issues were fixed? And even if there was, it seems the issues persisted and became worse. I've been told Essex Village was given a passing score until 2017 after the county started issuing violations as well. Will work to clarify the many myths in her request.

Richmond Free Press (Richmond, Va.) Reporter Jeremy Lazarus requested the insight on the Essex Village subsidy. Per the Congressman's request for how much HUD subsidized rents last year, the actual Housing Assistance Payment (HAP) contract amount for Essex was $ 4,226,300. The contract runs from October 1 – September 31, so the figure reflects the contracted amount from October 1, 2015 to September 31, 2016. Monthly vouchers can fluctuate depending on tenant adjustments, vacancy claims etc. so the figure reported on December 23, 2016 (per the CBS6 FOIA request) had not accounted for the adjustments and was based on calendar year. At that point, the reported subsidy was $5,376,299. There was no additional capital--no right/wrong--simply a different period of reporting. Working on a second follow-up about the progress of work underway at Woodland Crossing.

Wednesday, June 7, 2017
CBS6 WTVR-TV (Richmond, Va.) Reporter Melissa Hipolit reached out to find out any updates to the PK Management/Essex Village story. She is looking for information from her original FOIA request due June 5. Today, we will be shipping the table of resident complaints from PK Management properties in

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Virginia submitted to Navigate, the PBCA and the total subsidy funding from PK Management properties nationwide. We are in the process of clarifying her final request for any sanctions and/or investigations involving PK Management and HUD. Checking in with multifamily housing.

8NEWS, WRIC-TV (Richmond, Va.) Noon Anchor/Investigative Reporter Kerri O'Brien submitted four (4) FOIA requests looking for PK Management property REAC Inspection scores from Jan. 2016 through June 2017 (164 properties nationwide, HUD OIG audit reports, all electronic payment vouchers for Essex Village Apartments in Henrico County, Va. from 2013 to 2017 and a copy of the CDE Plan submitted to HUD on Friday, May 16. HQ is working through the requests.

Richmond Free Press (Richmond, Va.) Reporter Jeremy Lazarus is looking for an update on the work underway at Woodland Crossings in Richmond, Va. Awaiting multifamily housing's response.

NBC12, WWBT-TV (Richmond, Va.) Reporter Ashley Monfort submitted several follow-up questions based on her review of the Essex Village REAC Inspection Report for January 2017. She's trying to understand the sample size, why multiple reports cite inoperable smoke detectors, infestations and inoperable water heaters were issues for years, how is HUD holding the owner accountable and did HUD respond only after Henrico County reported code violations. All issues circle back to the deterioration of the property and the failing REAC Inspection score.

Richmond Times-Dispatch (Richmond, Va.) Reporter Debbie Truong is looking for information on how many audits/copies of audits HUD conducted with PK Management. If PK Management needs to notify HUD of any lawsuits filed against the company and if so, how many lawsuits have been filed against the company, where and by whom. She is also requesting HUD's assessment of how PK Management manages the federally subsidized housing it runs and owns as well as a list of the property owners and managers who have overseen Essex Village since it opened. She is writing a story for the weekend edition and is on deadline.

Wednesday, June 7, 2017
CBS6 WTVR-TV (Richmond, Va.) Reporter Melissa Hipolit reached out for comment on the Congressman McEachin releasing a statement that he's asking HUD to cease all business with PK Management. No response—after hours.

NBC12, WWBT-TV (Richmond, Va.) Reporter Ashley Monfort requested a response in regards to Congressman McEachin's most recent statement: McEachin requests HUD to address conditions at Essex Village; other PK Management properties:
http://www.nbc12.com/story/35614556/mceachin-requests-hud-to-address-conditions-at-essex-village-other-pk-management-properties

Thursday, June 8, 2017
NBC12, WWBT-TV (Richmond, Va.) Reporter Ashley Monfort submitted a FOIA request for the 2015 and 2016 REAC Inspection reports for Essex Village, Henrico County, Va. She misunderstood that we declined the availability of correspondence in a previous request, not the reports.

Richmond Times-Dispatch (Richmond, Va.) Reporter Debbie Truong is following up on her request for information on how many audits/copies of audits HUD conducted with PK Management. If PK Management needs to notify HUD of any lawsuits filed against the company and if so, how many lawsuits have been filed against the company, where and by whom. She is also requesting HUD's

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assessment of how PK Management manages the federally subsidized housing it runs and owns as well as a list of the property owners and managers who have overseen Essex Village since it opened. She is writing a story for the weekend edition and is on deadline. Multifamily provided guidance on each element; response shipped this afternoon.

Friday, June 9, 2017
NBC12, WWBT-TV (Richmond, Va.) Reporter Ashley Monfort submitted a FOIA request for the 2015 and 2016 REAC Inspection reports for Essex Village, Henrico County, Va. The reports had been previously sent under an earlier request. Confirmed receipt.

Richmond Times-Dispatch (Richmond, Va.) Reporter Debbie Truong submitted a FOIA request for the 2017 REAC Inspection report and appeal report for Essex Village, Henrico County, Va. Both reports were shipped this afternoon.

Richmond Free Press (Richmond, Va.) Reporter Jeremy Lazarus requested information on the conference call on June 7 with Congressman McEachin and Henrico County Officials. In subsequent press releases and news articles, the Congressman appeared skeptical that progress is being made as HUD has stated it is and that the plan of action PK provided will be implemented. He asked if HUD provided any response to congressman's request. He also inquired if there is a reason that the Congressman believes PK is not getting the improvements done and that HUD is allowing complex to slide while keeping tenants in unfit apartments. He also asked if HUD is exploring the voucher option. Waiting for the Multifamily/CIR response that is in review; will craft follow-up following release of that information.

WRIC-TV (Richmond, Va.) Anchor/Reporter Kerri O'Brien submitted four FOIA requests for information submitted through the public access link on Essex Village Apartments in Henrico County, Va. and PK Management. These are in addition to the multiple media inquiries from Kerri that I have been addressing. Kerri has requested copies of all electronic payments made to Essex Village from HUD for a period of two-years; a copy of the CDE Plan that was submitted to HUD on May 25; copies of all REAC Inspection Reports for all of PK Management's 164 properties and any HUD OIG audits and/or investigations of any PK Management properties. The Richmond Field Office is working with HQ to pull the requested files and determine who will provide the final information to the reporter.

Monday, June 12, 2017
WRIC-TV (Richmond, Va.) Reporter Kerri O'Brien contacted us about a shooting that occurred in Essex Village Apartments in Henrico County, Va. on Sunday, June 10. The victim who was shot in the arm, had been previously banned from the property for shooting dice and is a friend of a resident who has been notified of eviction proceedings. We contacted PK Management and requested information relative to on-site security and camera footage. There is an unmarked auxiliary police unit stationed in an apartment on the property. Followed-up with the reporter with that information as well as the fact the security camera footage had been turned over to police officials.

CBS6 WTVR-TV (Richmond, Va.) Reporter Melissa Hipolit requested a comment on Congressman McEachin's announcement that he wanted HUD to cease business with PK Management. She also requested a follow-up on her multi-pronged FOIA on Essex Village Apartments and Woodland Crossings Apartments in Richmond, Va. Of the five item requests, the two on Woodland Crossings have been shipped; awaiting concurrence on the final three items pertaining to Essex Village.

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CBS6 WTVR-TV (Richmond, Va.) Reporter Melissa Hipolit sent a video about an Essex Village resident complaint about bedbugs and roaches emailed to WTVR Problem Solvers. I forwarded the complaint to multifamily who in turn notified PK Management and Navigate. Both followed-up with the tenant, who had not submitted a work order for the complaint, and was advised PK would have an exterminator follow-up immediately. The issue has been followed-up and resolved.

CBS6 WTVR-TV (Richmond, Va.) Reporter Melissa Hipolit requested information on the outcome of an investigation by HUD's inspector general back in 1982 into allegations that HUD illegally bypassed procedures to approve the construction of Essex Village. The reporter stated there were allegations of a $2 million cost overrun. The inquiry was transferred to Darryl Madden, HUD OIG Public Affairs, to handle. We were also made aware that HUD OIG is considering opening an investigation at Essex Village.

CBS6 WTVR-TV (Richmond, Va.) Reporter Melissa Hipolit shipped an Essex Village resident complaint posted on the station's Facebook live. The woman appeared to have water leaking all over her apartment from a defective water tank or water heater. I forwarded the complaint to multifamily who in turn notified PK Management and Navigate. The following morning, it was reported the leak, from a malfunctioning air conditioning unit, had been repaired overnight. The issue had been followed-up and resolved.

Tuesday, June 13, 2017
CBS6 WTVR-TV (Richmond, Va.) Reporter Melissa Hipolit sent an email about an Essex Village resident complaint about bedbugs emailed to WTVR Problem Solvers. I forwarded the complaint to multifamily who in turn notified PK Management and Navigate. Both followed-up with the tenant, who had not submitted a work order for the complaint, and was advised PK would have an exterminator follow-up immediately. The issue has been followed-up and resolved.

WRIC-TV (Richmond, Va.) Anchor/Reporter Kerri O'Brien received her FOIA requesting copies of all electronic payments made to Essex Village Apartments from HUD for a period of two-years.

Thursday, June 15, 2017
CBS6 WTVR-TV (Richmond, Va.) Reporter Melissa Hipolit received a follow-up to her FOIA request for information that included full amount of housing subsidy paid to PK Management during FY2016 ($152 million) as well as the complaints collected on PK Management properties in Virginia. I spoke with Melissa to further clarification the remaining requested item pertaining to "sanctions" and "investigations."

CBS6 WTVR-TV (Richmond, Va.) Reporter Melissa Hipolit reached out late-day to inquire why NBC12 had the 2017 REAC Inspection report for Essex Village Apartments that she had requested, but had not received. After a series of emails, I determined the FOIA had been shipped on June 1 that included the 2015 and 2017 inspection reports. We determined her station's filters were not accepting the files after I successfully shipped them to her private email account. Her evening report included the "more than $150 million" subsidy report.

NBC12, WWBT-TV (Richmond, Va.) Reporter Ashley Monfort submitted a FOIA request about how much money PK Management received from HUD for Essex Village and Woodland Crossings in the past fiscal year. The FOIA is being handled by the Richmond Field Office and will be shipped on Friday.

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Friday, June 16, 2017

NBC12, WWBT-TV (Richmond, Va.) Reporter Ashley Monfort inquired about the date of HUD's follow-up REAC inspection in July. No date has been set. She is also seeking an on camera with a HUD official, which I politely declined.

Richmond Free Press (Richmond, Va.) Reporter Jeremy Lazarus requested information on the conference call on June 7 with Congressman McEachin and Henrico County Officials. In subsequent press releases and news articles, the Congressman appeared skeptical that progress is being made as HUD has stated it is and that the plan of action PK provided will be implemented. He asked if HUD provided any response to congressman's request. He also inquired if there is a reason that the Congressman believes PK is not getting the improvements done and that HUD is allowing complex to slide while keeping tenants in unfit apartments. He also asked if HUD is exploring the voucher option. Waiting for the Multifamily/CIR response that is in review; crafted a follow-up for media. Awaiting approval from both to ship.

Richmond Times Dispatch (Richmond, Va.) Reporter Debbie Truong is doing a story on Essex Village for the weekend edition and had a few questions to be addressed. She stated that Henrico County manager John Vithoulkas criticized HUD for the way it conducts inspections and suggested that inspecting only sampling of buildings is not adequate. He said that he feels HUD erroneously gave Essex passing REAC inspection scores when the property should not have received them. She requested HUD's response which we did not respond to. We addressed her other questions including the REAC re-inspection has not been scheduled. The other two "troubled" properties are Woodland Crossings in Richmond, Va. and Hope Village in Glen Allen, Va. And, HUD's records reflect GHC Properties as the owner, PK Management as the management company.

CBS6 WTVR-TV (Richmond, Va.) Reporter Melissa Hipolit requested assistance for an Essex Village resident who cited issues with her apartment since she moved into the complex March 23, 2016. She complained of leaks and mold. Forwarded the inquiry to Multifamily and Navigate. She requested a response ASAP.

CBS6 WTVR-TV (Richmond, Va.) Reporter Melissa Hipolit followed with a second inquiry regarding the ongoing calls and emails from residents at Essex Village who are continuing to have issues that have gone unresolved. I requested that Melissa assist us with "getting the word out" about the process we have in place to deal with the issues—particularly since the work to remedy the deficiencies in the CDE report is underway. I crafted a response and forwarded it to Melissa and Colonel Middleton and requested their assistance.

Monday, June 19, 2017

Richmond Times Dispatch (Richmond, Va.) Reporter Debbie Truong forwarded a Richmond Times-Dispatch article from 1982 stating that an investigation was started over a possible cost overrun as Essex was being constructed. The article doesn't show up online, but she attached a copy. She was requesting a resolution to the inquiry—which I forwarded to HUD OIG to respond.

Tuesday, June 20, 2017

CBS6 WTVR-TV (Richmond, Va.) Reporter Melissa Hipolit reviewed the 2015 and 2017 Essex Village HUD inspection reports and inquired about several PK Management employees trying to validate if either one was the senior VP that was allegedly "terminated" by PK Management for poor performance related to the properties in the Richmond area. I directed the reporter to PK Management because of the nature of the personnel issue.

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CBS6 WTVR-TV (Richmond, Va.) Reporter Melissa Hipolit was confused by the notation of unsuccessful versus successful on the REAC Inspection reports and did not understand that a score of 59 or below constitutes a failing score. I confirmed that Essex Village Apartments failed the REAC Inspection with a 46c/51c and verified the notation on the REAC Inspection report means that the inspection was successfully completed and the inspection file was successfully uploaded to our PASS IT system. The word "successful" has nothing to do with the condition of the property.

CBS6 WTVR-TV (Richmond, Va.) Reporter Melissa Hipolit submitted a FOIA for Essex Village and PK Management's Compliance, Disposition and Enforcement Plan submitted on May 26, the appeal for the January 2017 REAC Inspection, the Notice of Default from HUD to PK Management and the Project Owner's Certification form. She also asked if the repair plan has been approved by HUD.

Friday, June 23, 2017
NBC12 WWBT-TV (Richmond, Va.) Reporter Ashley Monfort has submitted a FOIA requested the amount of annual subsidy paid to PK Management last year to support the assisted housing in Essex Village Apartments, Henrico County, Va. and Woodland Crossings, Richmond, Va. We have pulled the actual amounts, but are also determining the HAP Contract amount for FY2016 for each property. We will most likely release the FOIA on Monday after hearing back from multifamily housing.

CBS6 WTVR-TV (Richmond, Va.) Reporter Melissa Hipolit followed up on her FOIA request for Essex Village and PK Management's Compliance, Disposition and Enforcement Plan submitted on May 26, the appeal for the January 2017 REAC Inspection, the Notice of Default from HUD to PK Management and the Project Owner's Certification form. She also asked if the repair plan has been approved by HUD. Awaiting available documents and a response about plan acceptance from multifamily housing.

Monday, June 26, 2017
NBC12 WWBT-TV (Richmond, Va.) Reporter Ashley Monfort has submitted a FOIA requested the amount of annual subsidy paid to PK Management last year to support the assisted housing in Essex Village Apartments, Henrico County, Va. and Woodland Crossings, Richmond, Va. We have pulled the actual amounts, but are also determining the HAP Contract amount for FY2016 for each property. Working on a response with multifamily housing.

Tuesday, June 27, 2017
NBC12 WWBT-TV (Richmond, Va.) Reporter Ashley Monfort has submitted a FOIA requested the amount of annual subsidy paid to PK Management last year to support the assisted housing in Essex Village Apartments, Henrico County, Va. and Woodland Crossings, Richmond, Va. We have pulled the actual amounts, but are also determining the HAP Contract amount for FY2016 for each property. Waiting on a response/clarification from multifamily housing.

WRIC-TV 8News Where You Live (Richmond, Va.) Noon Anchor/Investigative Reporter Kerri O'Brien has requested a response/copy of the Compliance, Disposition and Enforcement Plan submitted by PK Management for Essex Village Apartments, Henrico County, Va. She also inquired if the REAC re-inspection been scheduled. She informed us there is a meeting tonight with Henrico Board of Supervisors on Essex Village.

CBS6 WTVR-TV (Richmond, Va.) Reporter Melissa Hipolit inquired about the FOIA she submitted related to Essex Village Apartments and PK Management. She has requested a copy of the Compliance, Disposition and Enforcement Plan submitted May 26 (accepted and currently being redacted), the Notice of Default, the Project Owner's Certification Survey and Certification form. We are currently waiting for a response from multifamily housing.

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CBS6 WTVR-TV (Richmond, Va.) Reporter Melissa Hipolit has yet to clarify what she means by requesting a listing of any sanctions or investigations involving PK Management from an earlier FOIA request. She has until July 5 to respond to our request.

Wednesday, June 28, 2017
NBC12 WWBT-TV (Richmond, Va.) Online Reporter Megan Woo in her report on the Henrico County Board of Supervisors meeting reported that poor living conditions in Essex Village Apartments was the focus of the meeting. Officials say their goal is to get up to speed on what's being done to fix the problems and to determine the next steps. Officials also say they will continue to work with the chief building inspector, and HUD officials to follow up on notices and violations—but incorrectly reported that "despite the fact that HUD continues to give the facility passing grades." The story noted Congressman Donald McEachin has also sent two letters to HUD Secretary Ben Carson about the problems. A correction was filed on the property's failing REAC Inspection score of 51c*.

WRIC-TV 8News Where You Live (Richmond, Va.) Noon Anchor/Reporter Kerri O'Brien alerted us to the fact that Henrico County filed nine (9) criminal summons against the owners of Essex Village and Greg Perlman. They range from failing to maintain balconies to air condition problems to failing to fix plumbing. PK Management stated the violations were received after 5 p.m. last evening. Essex staff is already addressing them and Management is verifying the issues were not previously addressed. Also, a violation, if corrected prior to court date carries no fine, only if not addressed. Carolyn Anastasi will follow-up tomorrow morning.

WTVR-TV CBS6 (Richmond, Va.) Reporter Melissa Hipolit contacted us about a resident reporting w/video that there is another sewage overflow in Essex. PK Management made us aware of the issue prior to receiving the reporter's note and alerted us that the plumbing company had been called and was on-site along with Henrico County officials and the fire department. Melissa also sent two additional resident complaints our way—one with an overflowing air conditioner and one with long-term carpet damage. I forwarded the information to Multifamily and Navigate.

CBS6 WTVR-TV (Richmond, Va.) Reporter Melissa Hipolit is interviewing National Alliance of Housing Tenants Michael Kane about HUD's REAC Inspection process. Delton Nichols and Robert Iber provided insight about the process that was edited and shipped to the reporter. Melissa requested an interview with Deputy Assistant Secretary DJ Lavoy. We will again politely decline.
NBC12 WWBT-TV (Richmond, Va.) Reporter Ashley Monfort received her FOIA requesting the amount of annual subsidy paid to PK Management last year to support the assisted housing in Essex Village Apartments, Henrico County, Va. and Woodland Crossings, Richmond, Va. The decision was to pull actual payments, not HAP Contract amount.

Richmond Times-Dispatch (Richmond, Va.) Reporter Debbie Truong submitted a FOIA for the amount of federal funding Essex Village receive last year and what the money was intended for. She asked if HUD require owners of properties that receive federal funding to report how they use their money as well as a copy of reports or any documentation GHC Housing Partners, PK Management and/or Essex VA Investors LLC. submitted related to how they used the federal money they received. She also requested a copy of the Compliance, Disposition and Enforcement Plan for the property.

Thursday, June 29, 2017
CBS6 WTVR-TV (Richmond, Va.) Investigative Reporter Melissa Hipolit received an interim response her FOIA (June 20) that included the Notice of Default sent by HUD to the Owner of Essex Village on February 24, 2017. The other requested documents have been submitted to HUD by either the

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ownership or the management entity for Essex Village, and may contain commercial or financial information that is arguably protected from disclosure under Exemption 4 of the Act (42 U.S.C. 552(b)(4)) and require submitter notification--which has been made.

Friday, June 30, 2017
WTVR-TV CBS6 (Richmond, Va.) Reporter Melissa Hipolit contacted us about a resident reporting w/video that there is another sewage overflow in Essex. PK Management made us aware of the issue prior to receiving the reporter's note and alerted us that the plumbing company had been called and was on-site along with Henrico County officials and the fire department. The additional questions about the issues with the sewer system have been partially addressed with the remainder forwarded to PK Management.

WTVR-TV CBS6 (Richmond, Va.) Reporter Melissa Hipolit followed-up her Wednesday afternoon inquiry that included how PK Management is being held accountable in any way for not properly taking care of Essex Village. Cited Code of Federal Regulations and guidelines HUD must follow when a multifamily owner fails in the requirement to provide decent, safe, sanitary housing in good repair. The Notice of Default of the Housing Assistance Provider Contract has been issued and the subsequent steps are underway. That If the property fails to pass the REAC Re-Inspection, actions may include considering imposition of civil money penalties (CMPs), abatement of the Section 8 or other rental assistance subsidy, in whole or in part, and possible assignment of an FHA loan and/or foreclosure. She also inquired if HUD is investigating what happened to the money they gave PK Management to maintain Essex Village.

WTVR-TV CBS6 (Richmond, Va.) Reporter Melissa Hipolit asked why HUD continues to decline requests for an interview. Jerry Brown agreed to follow-up with the reporter.

Monday, July 10
Richmond Times-Dispatch (Richmond, Va.) Reporter Debbie Truong received a partial delivery on her FOIA request for federal funding Essex Village received last year and what the money was intended for. She asked if HUD require owners of properties that receive federal funding to report how they use their money as well as a copy of reports or any documentation GHC Housing Partners, PK Management and/or Essex VA Investors LLC. submitted related to how they used the federal money they received. This documentation has been shipped. She also requested a copy of the Compliance, Disposition and Enforcement Plan for the property which is still under submitter notification.

Tuesday, July 11
WTVR-TV CBS6 (Richmond, Va.) Reporter Melissa Hipolit followed-up on her FOIA for relating to Essex Village and PK Management. She is looking for the Compliance, Disposition and Enforcement Plan submitted May 26 (still in submitter notification and unavailable for release) as well as the appeal to the January 2017 REAC inspection, the Notice of Default and the "Project Owner's Certification" Survey and Certification form that the project is compliant with HUD's physical condition standards and state and local codes (this was to be submitted within 60 days of receipt of NOD). A partial is available for release. Melissa requested a verification of the dates of the submitter notification.

Tuesday, July 11
WTVR-TV CBS6 (Richmond, Va.) Reporter Melissa Hipolit followed-up on her FOIA for relating to Essex Village and PK Management. She is looking for the Compliance, Disposition and Enforcement Plan submitted May 26 (still in submitter notification and unavailable for release). I confirmed the period of

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the submitter notification. I also confirmed the remainder of her requests were shipped to her on June 29 that included the appeal to the January 2017 REAC inspection, the Notice of Default and the "Project Owner's Certification" Survey and Certification form that the project is compliant with HUD's physical condition standards and state and local codes. She has had issues receiving large files before and may not have received the reports/submittals.

WTVR-TV CBS6 (Richmond, Va.) Reporter Melissa Hipolit requested information on HUD's REAC Inspections including if the inspectors talk to the tenants as well as how much weight are mold/mildew/toxic air issues and bed bugs are given in the inspections. Also, whether inspectors test for mold or if it is just a visual test. The response included the fact that these issues are exigent health and safety issues calling for immediate reaction. I also included extensive information on our bed bug guidance and policies. Melissa followed-up on Wednesday with additional questions concerning inspections.

WTVR-TV CBS6 (Richmond, Va.) Reporter Melissa Hipolit made us aware that a meeting had been held between PK Management and the residents of Essex Village Apartments last week and that PK Management said they were looking to sell property to Ernst and Hoss in 60-90 days. She asked if HUD was aware of the meeting and/or sale of the property. We confirmed there was a meeting, but that a sale was not discussed.

Wednesday, July 12
WTVR-TV CBS6 (Richmond, Va.) Reporter Melissa submitted a new FOIA request related to Essex Village and PK Management. She has requested digital copies of all emails written to and from DJ Lavoy, Lisa Wolfe, Greg Perlman, Jenee McClain-Blankhead, and Carrie Schmidt between the following dates: January 19 and February 2, April 19 and May 3, and May 25 and June 8, 2017. Richmond Field Office will be handling that request.

Thursday, July 13
WTVR-TV CBS6 (Richmond, Va.) Reporter Melissa submitted a FOIA request related to Essex Village and PK Management. She has requested digital copies of all emails written to and from DJ Lavoy, Lisa Wolfe, Greg Perlman, Jenee MCClain-Bankhead, and Carrie Schmidt between the following dates: January 19 and February 2, April 19 and May 3, and May 25 and June 8, 2017. We have been back and forth clarifying exactly what the reporter is looking for; she has requested any emails in the time periods noted that include information about Essex Village, PK Management, GHC Housing, Melissa Hipolit and WTVR. We are beginning to pull emails in response.

WTVR-TV CBS6 (Richmond, Va.) Reporter Melissa Hipolit requested information on any mold testing conducted at Essex Village Apartments in Henrico County, Va. Her request has been forwarded to PK Management for response.

Friday, July 14
WTVR-TV CBS6 (Richmond, Va.) Reporter Melissa Hipolit requested the last four REAC Inspection scores for the Burton Apartments in Cincinnati, Ohio. The scores include: 04.03.17, 73b*; 07.08.16, 33c*; 08.22.12, 90c and 05.07.08, 84b. Burton Apartments is part of a 727-unit portfolio in Cincinnati owned by affiliates of PE Holdings, the principal of which is Chaim Puretz. The portfolio, which includes Burton Apartments, was placed in a Receivership in a joint action brought by the private lender and the City of Cincinnati on February 1, 2016. Burton Apartments experienced a fire and a collapsed roof due to flooding conditions during the period that PE was in control of the asset. The Receiver, Jodi M. Ridings

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and her agent, Milhaus Management, have had operational control of the properties since February 1, 2016 and have performed roof repairs and brought fire damaged units back on line. The Receiver also performed other stabilization repairs at the property. This could be an explanation for the change in score (from a failing 33c* to 73b*) as the Receiver did not commence substantial stabilization work at Burton until after July of 2016, but did substantial work after that date.

Friday, July 14
WTVR-TV CBS6 (Richmond, Va.) Reporter Melissa Hipolit and **Richmond Times-Dispatch** (Richmond, Va.) Reporter Debbie Truong have both submitted requests for the Compliance, Disposition and Enforcement Plan for Essex Village Apartments in Henrico County, Va. **A**s expected, the attorney for GHC Housing and PK Management has sent an objection to the release of the media requested materials which include this document. We anticipate a ruling about next steps on July 18.

WTVR-TV CBS6 (Richmond, Va.) Reporter Brendan King filed the story Essex Village in court over 18 criminal charges and called asking for comment, which we declined.

NBC12 WWBT-TV (Richmond, Va.) Reporter Ashley Monfort filed the story Essex Village owners dodge questions outside courthouse and left a message, also asking for a call-back if able to comment.

Saturday, July 15
WTVR-TV CBS6 (Richmond, Va.) Reporter Melissa Hipolit requested assistance with an Essex Village resident complaint about (b)(6) Her mother, (b)(6) contacted the reporter about rodent and bed bug infestations and a request for a transfer. PK Management immediately followed-up and (b)(6) apartment is scheduled for extermination.

Monday, July 17
WTVR-TV CBS6 (Richmond, Va.) Reporter Melissa Hipolit requested assistance with an Essex Village resident complaint for (b)(6) The new mother with two additional young children has been staying with her sister for the last seven months because of an ongoing rodent infestation. PK Management immediately followed-up and (b)(6) apartment is scheduled for extermination.

Wednesday, July 19
Richmond Times-Dispatch (Richmond, Va.) Reporter Debbie Truong followed-up on her FOIA requesting a copy of the Compliance, Disposition and Enforcement Plan for Essex Village in Henrico County, Va. PK Management objected to the release of the document, so the Plan will be unavailable until August 1.

Friday, July 28
WTVR-TV CBS6 (Richmond, Va.) Reporter Melissa submitted a FOIA request related to Essex Village and PK Management. She has requested digital copies of all emails written to and from DJ Lavoy, Lisa Wolfe, Greg Perlman, Jenee MCClain-Bankhead, and Carrie Schmidt between the following dates: January 19 and February 2, April 19 and May 3, and May 25 and June 8, 2017. She has requested any emails in the time periods noted that include information about Essex Village, PK Management, GHC Housing, Melissa Hipolit and WTVR. Completed pulling and culling the records; forwarded to Anne Davis, Richmond Field Office FOIA Lead.

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Thursday, August 3

WTVR-TV CBS6 (Richmond, Va.) Reporter Melissa submitted a FOIA request related to Essex Village and PK Management. She has requested digital copies of all emails written to and from DJ Lavoy, Lisa Wolfe, Greg Perlman, Jenee MCClain-Bankhead, and Carrie Schmidt between the following dates: January 19 and February 2, April 19 and May 3, and May 25 and June 8, 2017. She has requested any emails in the time periods noted that include information about Essex Village, PK Management, GHC Housing, Melissa Hipolit and WTVR. Completed the review of and concurred on the final two documents and letter and submitted to Anne Davis, Richmond Field Office FOIA Lead. We anticipate the final FOIA to be shipped late this afternoon or tomorrow.

WTVR-TV CBS6 (Richmond, Va.) Reporter Melissa submitted a FOIA request for the Compliance, Disposition and Enforcement (CDE) Plan for Essex Village Apartments that was received from PK Management. When she inquired about the delivery of that plan, we reshipped a description of the submitter notification process, and that it is a requirement under FOIA. Again, we explained the FOIA is on hold because there were some objections to release of documents raised by the submitter. PK Management has been given until tomorrow COB to present those objections in a way that will give us reason to withhold the documents. We will follow-up with PK Management tomorrow, and in turn, the reporter.

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U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-1000

OFFICE OF CONGRESSIONAL AND
INTERGOVERNMENTAL RELATIONS

The Honorable A. Donald McEachin
Member, United States
House of Representatives
110 N. Robinson Street, Suite 401
Richmond, VA 23220-4457

Dear Representative McEachin:

On behalf of Secretary Benjamin S. Carson, Sr., thank you for your interest in Essex Village and your continued concern for its residents. The Department is keenly interested in resolving the issues at the property and shares your desire to achieve the best outcome for the residents of the Essex Village community. Specifically, you made a series of inquiries regarding the village. The HUD team has already responded to a series of email inquiries and had numerous conversations with your staff regarding Essex Village. The Department is pleased to work with you in this manner to address these very important concerns.

Initially, given the general scarcity of affordable housing, the Department's policy is to work with owners, residents, and localities to preserve project based Section 8 contracts whenever possible. If the Section 8 Housing Assistance Payment Contract at Essex Village were to be terminated, without first attempting to rectify the physical deficiencies at the property, those 496 units of affordable housing would be lost to Henrico County forever. In addition, many families residing in the property would be displaced. Preserving affordable housing units strengthens neighborhoods and allows families to remain in the communities they call home. This policy of preservation does not override the owner's obligation to provide decent, safe, and sanitary housing according to the terms of the contract. Nor does it override the tenant's right to live in peaceful enjoyment of that housing. The following information is provided by HUD's Office of Multifamily Housing.

Your letters make specific requests of the Department. You also ask that where your request(s) cannot be met, that the Department provide a detailed explanation and "constructive alternative suggestions for ensuring that current residents of Essex Village have access to homes that afford them a decent quality of life." In your letter of May 25, 2017, you requested a call from HUD with your staff and Henrico County officials. Most of your requests resulting from the June 7, 2017, conference call with HUD staff were addressed at that time, and this letter largely reiterates the information provided in that call. HUD has numbered and listed each of your requests below and provided a detailed response.

The following responds to your letter dated, June 13, 2017:

Request 1: Receive a copy of PK Management's report on needed repairs at Essex Village sent to HUD in May 2017.

Response: When Essex Village received a failing REAC inspection score, HUD sent the owner a Notice of Default letter requiring that it perform a 100 percent unit inspection and submit a plan to

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address all physical deficiencies at the property. HUD reviewed and accepted the owner's plan, which was received on May 25, 2017 (Refer to enclosure #1).

Request 2: Confirmation of the date of HUD's next REAC inspection at Essex Village, which we understand will happen late July/early August.

Response: The date of the next REAC inspection is August 8, 2017.

Request 3: A plan to close Essex Village and provide vouchers to residents as soon as possible.

Response: As discussed on our June 7, 2017, conference call, after the failing REAC inspection from January 2017, the owner was given a Notice of Default and an opportunity to cure the deficiencies. The repairs are expected to be completed by July 31, 2017. In accordance with this process, if the owner fails the second REAC inspection, the Department will take enforcement action, which can include requiring a change in management; encouraging a sale of the property; or abating the Section 8 subsidy. If the determination is made to abate and terminate the subsidy, the residents will receive vouchers.

If the REAC inspection reflects that the owner is maintaining the physical condition of the property to standard, HUD will continue to monitor the conditions at the property and work with Henrico County officials to ensure that ownership continues to meet its obligations. As discussed during our conference call, if Henrico County condemns the units or revokes the rental license, the owner will be considered in violation of the Section 8 contract. This will result in HUD terminating the contract and making vouchers available to the residents.

Request 4: Allow Henrico County officials to join HUD for future inspections of Essex Village.

Response: HUD cannot accept this request because the HUD inspection process and standards of the locality are different than REAC's. Conducting two different inspections at the same time can present confusion for the resident, owner, and the inspectors. As we discussed on our call and provided in our written responses to earlier questions posed by your office, the Department's policy is to allow only property participants (owner, management, resident) to accompany the REAC inspector. HUD's policy minimizes the number of people for a good reason: Too many people on inspections can become distracting to the inspector as well to residents. In addition, the policy also protects the tenants' right to privacy by ensuring that physical inspections are not viewed as an intrusion into tenants' homes. Many tenants take issue if people other than the property's representative are present. This is a long-standing policy in existence since REAC's inception.

HUD will continue to work with the County and the owner on resolution of the outstanding code violations.

Request 5: Terminate or abate HUD's contracts with PK Management at all properties.

Response: At present, Essex Village is the only PK Management affiliated property that is experiencing a default. Therefore, HUD has no grounds to terminate contracts at other affiliated properties. To do so would violate the respective property business agreements and be contrary to our mission of preserving scarce affordable housing resources across the country. As was discussed on the call, the Department monitors all of its 30,000 properties using a variety of sources in addition

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to the REAC inspection. HUD will provide closer scrutiny to the 171 PK affiliated properties, with particular attention to the Virginia-based assets.

Request 6: Please provide constructive alternative suggestions for addressing Essex Village.

Response: The Department shares your goal of ensuring that all Americans, including residents of Essex Village and all HUD-affiliated housing, have access to safe, decent, affordable housing. As stated above, HUD also has the goal of preserving limited housing stock. Therefore, HUD cannot abate the contract without first attempting to improve the physical condition of this property. Currently, Henrico County administers approximately 250 vouchers. Given the significantly rising rents in nearly every city in the country, there is concern that a significant increase in vouchers may not be easily accommodated by the existing units in the county. HUD is committed to working with you to find the best solution. HUD works with local stakeholders to balance the needs of residents, communities, and the due process protections that are basic to all property participants. HUD will continue to ensure that our owner and management partners adhere to their business agreements and provide decent, safe, and sanitary housing. If they do not, the Department will enforce compliance or will terminate our relationship and provide alternative housing for residents.

In addition to the specific actions HUD is taking with Essex Village as the federal agency charged with ensuring the potentially competing goals of preservation and compliance, the Department developed a series of initiatives to more quickly identify troubled properties; enhance enforcement actions; and improve our communication concerning such properties with residents, communities, and local governments and can share them with you and your staff.

The following responds to your letter dated, June 22, 2017:

Request 7: You referenced general concerns regarding the property, specifically the sewage system.

Response: The owner/management reported a sewer line camera inspection was completed by Dillon Plumbing, a local third party plumbing and sewer company, over the course of two weeks in late May and early June. The final written report was due on June 16, 2017, but was delayed. To expedite the receipt of the report, the videos were forwarded to UIS Engineering, who provided an initial response on Wednesday June 22, 2017. The initial report was a review of 1,000 lineal feet of the lines.

Verbally, Dillon Plumbing conveyed to County inspectors that no material damage was noted in their review of the camera videos. The cause of the backups was primarily due to improper disposal of grease, pampers, baby wipes, etc. Dillon Plumbing also noted that the lines were previously obstructed by bottles and other large objects. Preliminary results of the report from UIS show that over 63 percent of the lines were clear and that the 36 percent of apparent obstruction was grease build up. Management provided a notice detailing items that are not flushable and proper grease disposal instructions in May and this notice will be redistributed and included in the July Newsletter (Refer to enclosure #2). Management has a contract to jet the lines quarterly (Refer to enclosure #3).

The owner/management reported that recent backups (including the one highlighted by the media over the Memorial Day weekend) were due to grease, pampers, and wipes. They have no record of recent incidents of the backup of actual raw sewage. Bill Mohr, Facilities Director for PK

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Management, was on site at Essex and personally observed one of the backups in question at the cleanout. He reported that the backup consisted of clear waste water (no feces or urine).

Request 8: You noted residents stated they were told not to contact the County and that PK staff did not respond to requests for assistance. PK Management reports the following:

Response: According to management, residents have not been told not to contact the County and encouraged to contact the leasing office (during the business day) and to use the emergency after hours service (after business hours) to report maintenance issues. In addition, the contact information and grievance protocol for Navigate Housing, the Contract Administrator for Essex, was redistributed to residents and reposted in the leasing office.

Last week, management instituted a customer service email where residents can voice concerns about repair quality, maintenance promptness, or any other management concern. This email is monitored and goes directly to the centralized Customer Service center located at the PK Corporate office.

Management is also aware that recently, some residents voiced that calls to the emergency after hours' line went unanswered. To address this, management added a second "on-call" maintenance technician. Each shift will now include one HVAC technician at all times, and the technicians are authorized to use 3rd party HVAC contractors, as needed, to expedite service.

These customer service enhancements were reiterated via hand delivered tenant notices, as well as, during the resident meetings held the week of June 19, 2017. (Refer to enclosures #4).

The Department encourages residents to contact management first, then the Navigate Housing, then contract administrator, and then HUD staff.

Request 9: You requested a list of all properties in Virginia's 4th Congressional district with failing REAC scores and the names of the owner operators of those housing complexes.

Response: The list of properties is enclosure #5.

I hope this information is helpful.

Sincerely,

Aaron Santa Anna
Acting General Deputy Assistant Secretary
for Congressional and Intergovernmental Relations

Enclosures

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ENCLOSURE #1

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May 25, 2017

VIA Electronic Mail and Federal Express

Ms. Carolyn Anastasi
US Dept. of HUD
Wanamaker Bldg. 12th fl
100 Penn Square East
Philadelphia, PA 19107

RE: Essex Village Apartments – VA36-H027-196
REAC Inspection CDE

Dear Ms. Anastasi:

As a follow up to our original submission dated April 28, 2017, please accept this as our final CDE and improvement plan for Essex Village Apartments.

EHS

All EHS items noted on the REAC inspection were addressed and documented to HUD on January 13, 2017 (see attached report). In addition, from the 100% unit inspection survey, all items of this type have been addressed.

Interior Units

Total Point Loss Units - (b)(6)

As previously noted, following the receipt of the final REAC score of 51, a 100% unit inspection was conducted. Attached please find the revised CDE report including completed service requests.

Management utilized several third-party contractors including flooring contractors, plumbers, HVAC contractors, carpenters, and exterminators, to address unit deficiencies.

Unless noted, repair work has been completed. Any open items will be addressed by July 31, 2017. Due to the number of units at Essex, as well as the comprehensive nature of this inspection, management will be revisiting units and ensuring that 3rd party contractor work as well as on-site work has been completed up to UPCS standards. We expect this secondary review to be completed by July 31, 2017.

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Exterior

Fencing and Gates – Point Loss – 2.23
All fencing and gates that were damaged were repaired. Some sections are being reviewed for replacement and will be done by July 31, 2017 if needed.

Gutters/Downspouts/Soffits/Fascia – Point Loss – 2.47
All gutters, downspouts, soffits, and fascia noted on the REAC inspection report have been repaired/replaced as needed. The entire property was surveyed and repairs to gutters, downspouts, soffits and fascia were made by our 3rd party contractors on site.

Siding – Point Loss – 3.63
All siding has been repaired and is up to UPCS standards, however, the owner has approved to begin siding replacements over the next 60 days, beginning with the 100 Series. We anticipate that this first series of 5 buildings will be completed by July 31, 2017.

Common Areas – Point Loss – 1.08/Stair Repairs (Breezeways) – Point Loss - .01
Common Areas have been inspected and repairs have been made as needed including in the office, community room, laundry rooms, and breezeways. All breezeways have been power washed and all several stair risers have been repaired and stairs replaced as needed. All common areas will continue to be inspected weekly and repairs will be made as needed.

Grounds (Landscaping) Overgrown Vegetation – Point Loss- 5.57
Landscaping upgrades have been extensive since March 1, 2017. Specifically mulch, shrubs, and other plantings have been added. In addition, tree trimming and bush trimming have been completed to address any areas of overgrown vegetation. Landscaping and the monitoring of vegetation will be ongoing and continuous.

Grounds (Landscaping) Erosion – Point Loss – 7.43
Erosion has been addressed by seeding and straw coverings. This will be ongoing with major areas addressed by July 31, 2017.

Playgrounds – Point Loss – 5.57
All playgrounds have been repaired and swing seats replaced. Playgrounds will be monitored daily and any needed repairs will be addressed immediately.

Paving – Point Loss - 0
No deductions related to paving were made on the REAC report. However, the owner authorized a full seal coating and striping of all lots which will occur on May 31, 2017.

Extermination (Infestation) **– Point Loss – 4.20**
Service has been transferred to Terminix. All units on the property have been treated during a "cleanout" process. Terminix is now contracted for the ongoing service as well. Cleanouts for both roaches and mice have been completed. Mice exclusion and extraction will continue as needed. Units will be treated a minimum of four times per year – more as needed.
Note – the point loss in Extermination is also reflected in the total unit interior point deduction above.

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Other Items

Sewer Backups – No point deductions related to Sewer backups were made on the REAC report. However, this issue was discussed during the meeting held on March 29, 2017. To address this issue, all lines were jetted during the first week of May 2017. This procedure will be continued, as needed, but is planned for a minimum of twice annually. In addition, the owner has agreed to conduct a camera inspection of all lines. The latter is planned for the first week of June.

Balconies – All balconies were inspected on May 25, 2017. Repairs and replacement will be made by third party contractors as needed.

Refuse Disposal – It was determined that the number of refuse pickups was not adequate. Management increased the refuse service from:

- Old Service: 20-8 yd. dumpsters on site
  4-8yds emptied 3x week
  12- 8yds emptied 2x week
  4-8yds emptied 1x week (senior side)

- New Service: 20 - 8yd dumpsters on site
  16-8 cubic yard dumpsters each emptied 3x week and the 4-8yds emptied 1x week (senior side)

Security

Guard Service - Security was discussed during the meeting held with Management and HUD on March 29, 2017. Since that meeting security guard service at Essex is now setup on a 16 hour day schedule utilizing 2 off-duty Henrico Police Officers per shift.

Day Shift will operate from approximately 12:00 pm – 4:00 pm daily.
Evening Shifts will operate from approximately 2:00 pm – 2am daily.
(7 days per week)

Officers will utilize marked police vehicles while on duty for mobile patrols, and also be spending most of their shifts on foot patrol when weather permits.

Essex also has a HPD sub-station "office" where officers can take breaks from the elements and do any report writing. Other On-Duty Police often do foot patrols with the Essex officers on a regular basis. Officers will enforce all local and state laws, including but not limited to: Trespassing, Curfew Violation, Loud Music, Domestic Calls, Firearm Violations, Alcohol/Drug Violations, etc. Reports will be emailed to our distribution group daily for review.

Cameras – Currently, the property has a camera system covering certain areas of heavy traffic. This system will be augmented over the next 90 days, by August 31, 2017 to have additional coverage in all three series (100, 200, and 300), as well as on the senior side.

Customer Service/Nuisance Calls

Management has requested the most recent log of nuisance calls from the County and will follow up with Colonel Middleton on this matter. In the meantime, management has reiterated its grievance procedure to the residents as well as all after-hour's emergency numbers, service request procedures, etc.

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Tenant Relations

In an effort to improve tenant relations, management conducted one on one meetings with tenants in April to discuss the House Rules and to address concerns.

A new Property Manager was hired on March 27, 2017 and will ensure follow up meetings are being scheduled to check in with residents, discuss any concerns they have and to solicit constructive criticism and feedback from the residents regarding the recent repairs and the management team in general.

Social Services

Essex currently has one full-time Social Service Coordinator. Management is in the process of hiring another Service Coordinator who will be assigned to augment services specifically for the children who reside at Essex. We look to have this new position in place by July 15, 2017. In the meantime, Essex will continue with a robust services and programming schedule.

If you have any questions regarding this matter, please contact me at (216) 472-1870x115.

Sincerely,

Jenee McClain-Bankhead
President

JMB/pjo
Attach.

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Essex Village - 100% Unit Inspection

Deficiency Area	Deficiency	Comments	Date Completed	Work Order #
Site:				
Fencing and Gates	Holes/Missing Sections/Damaged/Falling/Leaning (Non-security/Non-safety)	unit privacy fences missing at first floor of several units		
Fencing and Gates	Holes/Missing Sections/Damaged/Falling/Leaning (Security/Safety)	vegetation growing through all fencing causing damage, chain link at rear of office damaged, wood fence damaged at golf cart garage		
Grounds	Erosion/Rutting Areas	numerous buildings ; undermining at (b)(6) entries, holes front of (b)(6) erosion in numerous areas, throughout site, behind (b) near condensers, undermining at elec closet, rear of 204, undermining, wall at entry to (hole at downspout front of (b) rutting front of (b)(6) erosion at downspouts of office		
Grounds	Overgrown/Penetrating Vegetation	vegetation growing through		
Health & Safety	Hazards—Sharp Edges	broken glass numerous		
Health & Safety	Hazards—Tripping	sidewalk to curb transition ; by office // around office parking lot sewer cover cable ; rear of (b)(6) coomunity patio, sidewalk uneven at entry gate near (b)(6) entry hall, cable trip hazards around most bldgs, pothole causing trip hazard corner near (b)(6) walk at office at water meter cover		
Mailboxes/Project Signs	Mailbox Missing/Damaged	numerous throughout site		
Market Appeal	Graffiti	rear of (b) transformer box		
Parking Lots/Driveways/	Cracks/Settlement/Heaving/Loose Materials/Potholes	pothole causing trip hazard		
Play Areas and Equipment	Damaged/Broken Equipment	swings missing at (b)(		
Refuse Disposal	Broken/Damaged Enclosure—Inadequate Outside	boards missing ; by (broken enclosure		
Walkways/Steps	Broken/Missing Hand Railing	loose handrail ; by (b)(6) (b)(6)		
Building Exterior				
Doors	Damaged Frames/Threshold/Lintels/Trim	right side exit hole from old deadbolt		

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Essex Village - 100% Unit Inspection

Deficiency Area	Deficiency	Comments	Date Completed	Work Order #
Building Systems				
Emergency Power	Auxiliary Lighting Inoperable	lobby		
Health & Safety	Electrical Hazards—Exposed Wires/Open Panels	main disconnect has j-box cover for a knockout cover, may be considered NIS		
Common Areas: Health & Safety				
Health & Safety	Hazards—Other	no access to mechanical room, key not		
Common Areas: Restrooms/Pool Structures				
Ceiling	Mold/Mildew/Water Stains/Water Damage	mens		
Walls	Mold/Mildew/Water Stains/Water Damage	under sink ; mens & womens		
Common Areas: Storage				
Doors	Damaged Hardware/Locks	spring latch ; by womens restroom		
Unit # (b)(6)				
Bathroom	Lavatory Sink—Damaged/Missing	stopper not functioning	3/24/2017	26804-1
Ceiling	Bulging/Buckling	Bathroom 1	3/24/2017	26804-1
Ceiling	Peeling/Needs Paint	Bedroom 1	3/24/2017	26804-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	3/24/2017	26804-1
Doors	Missing Door	Closets	3/24/2017	26804-1
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	Bedroom 3	3/24/2017	26804-1
Hot Water Heater	General Rust/Corrosion		3/24/2017	26804-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	Right/front burner does not function	3/24/2017	26804-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	3/24/2017	26804-1
Windows	Inoperable/Not Lockable	Lock inoperable;Bedroom 1 & 2	3/24/2017	26804-1
Unit # (b)(6				
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	3/24/2017	26805-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	3/24/2017	26805-1
Unit # (b)(				
Bathroom	Leaking Faucet/Pipes	showerhead	3/26/2017	26806-1
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seat loose	3/26/2017	26806-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	3/26/2017	26806-1
Doors	Missing Door	Bedroom 1;Closet	3/26/2017	26806-1
Electrical System	GFI—Inoperable	Kitchen	3/26/2017	26806-1
Health & Safety	Air Quality—Mold and/or Mildew Observed	Mechanical area	3/26/2017	26806-1
Health & Safety	Infestation—Insects	Roaches	Contractor	26806-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	Left/front burner does not function	3/26/2017	26806-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	3/26/2017	26806-1
Outlets/Switches	Missing	Switch broken/missing;Hallway/Hall	3/26/2017	26806-1
Walls	Mold/Mildew/Water Stains/Water Damage	Bedroom 1	3/26/2017	26806-1
Unit # (b)(				
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seat loose		
Doors	Damaged Hardware/Locks	Closer/hinges damaged Bathroom 1		
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door		
Electrical System	Missing Covers	on hwh		
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	Bedroom 2 couch		

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Deficiency Area	Deficiency	Comments	Date Completed	Work Order #
Kitchen	Dishwasher/Garbage Disposal—Inoperable	garbage disposal not functioning		
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced		
Smoke Detector	Missing/Inoperable	Smoke detector is missing;Bedroom 1		
Walls	Damaged	gap in mech closet		
Unit # (b)(				
Bathroom	Ventilation/Exhaust System—Inoperable	not functioning	3/24/2017	26808-1
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seat loose	3/24/2017	26808-1
Doors	Damaged Hardware/Locks	slider useless	3/24/2017	26808-1
Doors	Damaged/Missing Screen/Storm/Security Door	Screen missing	3/24/2017	26808-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	3/24/2017	26808-1
Floors	Rot/Deteriorated Subfloor	hole in floor by toiler	3/24/2017	26808-1
Hot Water Heater	General Rust/Corrosion		3/24/2017	26808-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	3/24/2017	26808-1
Walls	Damaged	gaps Mechanical area	3/24/2017	26808-1
Unit # (b)(				
Bathroom	Lavatory Sink—Damaged/Missing	stopper missing	3/24/2017	26809-1
Bathroom	Ventilation/Exhaust System—Inoperable	not functioning	3/24/2017	26809-1
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seat loose	3/24/2017	26809-1
Doors	Damaged Hardware/Locks	Closer damaged; Bed 1; Striker plate missing	3/24/2017	26809-1
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	door edge split;Bedroom 3	3/24/2017	26809-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	3/24/2017	26809-1
Doors	Missing Door	closets	3/24/2017	26809-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	Left/front burner does not function	3/24/2017	26809-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	3/24/2017	26809-1
Outlets/Switches	Missing/Broken Cover Plates	Outlet plate crack/miss; Bed 2 & 3	3/24/2017	26809-1
Walls	Damaged	Hallway/Hall gaps/holes - Mech. Room	3/24/2017	26809-1
Unit # (b)(6				
Bathroom	Lavatory Sink—Damaged/Missing	stopper not functioning	3/23/2017	26810-1
Bathroom	Leaking Faucet/Pipes	tub handles	3/23/2017	26810-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	3/23/2017	26810-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	3/23/2017	26810-1
Walls	Damaged	gaps in Mechanical area	3/23/2017	26810-1
Unit # (b)(6				
Bathroom	Lavatory Sink—Damaged/Missing	stopper not functioning	3/24/2017	26811-1
Doors	Damaged Hardware/Locks	Closer damaged/disconnected	3/24/2017	26811-1
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	hole(s);Bedroom 1	3/24/2017	26811-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	3/24/2017	26811-1
Health & Safety	Electrical Hazards—Exposed Wires/Open Panels	Living Room outlet plate missing	3/24/2017	26811-1
Kitchen	Range Hood/Exhaust Fans—Excessive	not functioning/blocked	3/24/2017	26811-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	Left/front burner not work, knob missing	3/24/2017	26811-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	3/24/2017	26811-1
Kitchen	Sink—Missing/Damaged	faucet loose	3/24/2017	26811-1
Outlets/Switches	Missing/Broken Cover Plates	Outlet plate missing;Living Room	3/24/2017	26811-1
Smoke Detector	Missing/Inoperable	smoke detector not working ;Bed 1	3/24/2017	26811-1
Walls	Damaged	Hallway/Hall;Mechanical area gaps	3/24/2017	26811-1
Unit # (b)(6				

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Deficiency Area	Deficiency	Comments	Date Completed	Work Order #
Bathroom	Lavatory Sink—Damaged/Missing	stopper missing ;Bathroom 1	4/4/2017	26812-1
Bathroom	Shower/Tub—Damaged/Missing	stains/stopper/diverter Bathroom 2	4/4/2017	26812-1
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seat loose Bathroom 1	4/4/2017	26812-1
Doors	Damaged/Missing Screen/Storm/Security Door	Screen missing	4/4/2017	26812-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/4/2017	26812-1
Walls	Damaged	gaps Mechanical area	4/4/2017	26812-1
Unit # (b)(6)				
Health & Safety	Other	no key	3/31/2017	26813-1
Unit # (b)(6)				
Bathroom	Clogged Drains	Sink does not drain	3/31/2017	26814-1
Bathroom	Lavatory Sink—Damaged/Missing	stopper missing	3/31/2017	26814-1
Bathroom	Leaking Faucet/Pipes	showerhead	3/31/2017	26814-1
Bathroom	Shower/Tub—Damaged/Missing	cold knob not functioning	3/31/2017	26814-1
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seat loose	3/31/2017	26814-1
Doors	Damaged Hardware/Locks	Closer damaged/disconnected ; slider handle missing	3/31/2017	26814-1
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	hole(s) nisr Bedroom 1	3/31/2017	26814-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	3/31/2017	26814-1
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	Bedroom 1 window balance	3/31/2017	26814-1
Health & Safety	Infestation—Insects	Roaches	Contractor	26814-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	3/31/2017	26814-1
Outlets/Switches	Missing/Broken Cover Plates	Switch plate missing;Living Room	3/31/2017	26814-1
Walls	Damaged	Mechanical area; gaps holes Bedroom 2;	3/31/2017	26814-1
Windows	Inoperable/Not Lockable	Bedroom 1;Window won't stay up; Bedroom 2;Lock inoperable	3/31/2017	26814-1
Unit # (b)(6)				
Health & Safety	Other	no key	3/30/2017	26815-1
Unit # 102-2a				
Bathroom	Bathroom Cabinets—Damaged/Missing	vanity damaged under sink		
Bathroom	Shower/Tub—Damaged/Missing	stopper missing ;Bathroom 1/2		
Doors	Damaged Hardware/Locks	Closer damaged/disconnected		
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	hole(s):Bathroom 2; door edge		
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	3/15/2017	26733-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced		
Kitchen	Sink—Missing/Damaged	faucet loose		
Smoke Detector	Missing/Inoperable	smoke detector is not functioning;Hallway/Hall;		
Walls	Damaged	gaps Mechanical area		
Walls	Peeling/Needs Paint	Bathroom 2		
Unit # (b)(6)				
Health & Safety	Other	no key	3/24/2017	26809-1
Bathroom	Leaking Faucet/Pipes	sink stopper missing/ exhaust fan; toilet seat	3/24/2017	26809-1
Doors	Damaged Hardware/Locks	missing seal entry; door edge split; Bed 3	3/24/2017	26809-1
Kitchen	Stove - Missing/damaged/inoperable	left burner not working	3/24/2017	26809-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	fresh food seal needs replaced	3/24/2017	26809-1
Health & Safety	Outlets missing/damaged	cracked outlet place; bedroom 2	3/24/2017	26809-1

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Deficiency Area	Deficiency	Comments	Date Completed	Work Order #
Walls	holes/gaps	gaps in Mechanical area; holes in hallway	3/24/2017	26809-1
Unit # (b)				
Health & Safety	Other	no key	3/31/2017	26818-1
Unit # (b)(				
Bathroom	Leaking Faucet/Pipes	showerhead	3/28/2017	26819-1
Bathroom	Shower/Tub—Damaged/Missing	low pressure	3/28/2017	26819-1
Doors	Damaged Hardware/Locks	Lock not functioning ;Bathroom 1	3/28/2017	26819-1
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	door edge split;Bedroom 2	3/28/2017	26819-1
Windows	Inoperable/Not Lockable	Off track;Bedroom 2	3/28/2017	26819-1
Building Exterior				
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	hole in elec room entry of (b		
Walls	Missing Pieces/Holes/Spalling	hole abv light at rear of (b umerous nisr on siding damage		
Building Systems				
Health & Safety	Electrical Hazards—Exposed Wires/Open Panels	gap at disconnect box in elec rooms from wrong size wire fitting		
Sanitary System	Missing Drain/Cleanout/Manhole Covers	floor drain cover missing (laundry		
Common Areas: Halls/Corridors/Stairs				
Graffiti	Graffiti	at (b)(		
Common Areas: Health & Safety				
Health & Safety	Garbage and Debris—Indoors	hallways		
(b)(6				
Unit # (b)(				
Bathroom	Lavatory Sink—Damaged/Missing	stopper not working/missing Bath 1 & 2	3/14/2017	26641-1
Bathroom	Leaking Faucet/Pipes	Toilet leaking; Bath 1; tub faucet drips and diverter; Bath 2	3/14/2017	26641-1
Doors	Damaged Hardware/Locks	Off track ; Bedroom 1; Closet	3/14/2017	26641-1
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	tv in Bedroom 3	3/14/2017	26641-1
Hot Water Heater	General Rust/Corrosion		3/14/2017	26641-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	2 or more burners do not function	3/14/2017	26641-1
Smoke Detector	Missing/Inoperable	hanging ; Hallway/Hall	3/14/2017	26641-1
Unit # (b)(6				
Bathroom	Lavatory Sink—Damaged/Missing	stopper not functioning ;Bathroom 2;	3/14/2017	26642-1
Bathroom	Leaking Faucet/Pipes	Toilet flapper/valve leaking ;Bathroom 2	3/14/2017	26642-1
Electrical System	GFI—Inoperable	Kitchen	3/14/2017	26642-1
Health & Safety	Infestation—Insects	Roaches	Contractor	
Health & Safety	Other	no access ; Bathroom 1	3/14/2017	26642-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	2 or more burners do not function	3/14/2017	26642-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Freezer seal needs replaced	3/14/2017	26642-1
Outlets/Switches	Missing/Broken Cover Plates	Switch plate cracked ; Bedroom 3	3/14/2017	26642-1
Unit # (b)(				
Ceiling	Peeling/Needs Paint	Bathroom 1; Bedroom 1	3/17/2017	26643-1
Unit # (b)(6				
Doors	Damaged Hardware/Locks	Lock not functioning; front entry	3/14/2017	26644-1
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	door edge split; Bedroom 1	3/14/2017	26644-1

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Deficiency Area	Deficiency	Comments	Date Completed	Work Order #
Kitchen	Leaking Faucet/Pipes	Faucet leaks	3/14/2017	26644-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	Right/front burner does not function	3/14/2017	26644-1
Unit # (b)(				
Health & Safety	Infestation—Insects	Roaches	Contractor	26645-1
Kitchen	Range Hood/Exhaust Fans—Excessive	not functioning/blocked	3/14/2017	26645-1
Smoke Detector	Missing/Inoperable	smoke det. not working; Hall & Bed 2	3/14/2017	26645-1
Unit # (b)(				
Bathroom	Leaking Faucet/Pipes	sink faucet drips ;tub faucet	3/15/2017	26646-1
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	Toilet is loose	3/15/2017	26646-1
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	Bedroom 2 window	3/15/2017	26646-1
Kitchen	Range Hood/Exhaust Fans—Excessive	not functioning/blocked	3/15/2017	26646-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	3/15/2017	26646-1
Smoke Detector	Missing/Inoperable	smoke detector is not functioning;Bedroom 1;	3/15/2017	26646-1
Windows	Inoperable/Not Lockable	Window won't stay up; Bedroom 2	3/15/2017	26646-1
Unit # (b)(				
Health & Safety	Other	no electric	3/13/2017	26647-1
Unit # (b)(				
Doors	Damaged Hardware/Locks	Lock not functioning ;Bedroom 1;Bedroom 2;	3/14/2017	26648-1
Kitchen	Sink—Missing/Damaged	sprayer	3/14/2017	26648-1
Smoke Detector	Missing/Inoperable	Smoke detector is missing; Bedroom	3/14/2017	26648-1
Walls	Mold/Mildew/Water Stains/Water Damage	Bathroom 1	3/14/2017	26648-1
Unit # (b)(				
Ceiling	Mold/Mildew/Water Stains/Water Damage	Bathroom 1	3/14/2017	26649-1
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	window in Bedroom 3	3/14/2017	26649-1
Health & Safety	Hazards—Tripping	tv cable/cord in hallway	3/14/2017	26649-1
Health & Safety	Infestation—Insects	Roaches	Contractor	26649-1
Health & Safety	Other	no access to Bedroom 2	3/14/2017	26649-1
Smoke Detector	Missing/Inoperable	Smoke detector is missing; Hall/Bdrm 1	3/14/2017	26649-1
Windows	Inoperable/Not Lockable	Window won't stay up;Bedroom 3	3/14/2017	26649-1
Unit # (b)(				
Bathroom	Lavatory Sink—Damaged/Missing	loose faucet	3/14/2017	26650-1
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	window Bedroom 1	3/14/2017	26650-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	3/14/2017	26650-1
Lighting	Missing/Inoperable Fixture	Dining Room	3/14/2017	26650-1
Windows	Cracked/Broken/Missing Panes	cracked pane;Bedroom 1	3/14/2017	26650-1
Windows	Inoperable/Not Lockable	Window won't stay up;Bedroom 1	3/14/2017	26650-1
Unit # (b)(6				
Smoke Detector	Missing/Inoperable	smoke detector not working Bdrm 2	3/14/2017	26651-1
Unit # (b)(				
Health & Safety	Other	BB unit	Contractor	26652-1
Unit # (b)(6				
Ceiling	Peeling/Needs Paint	Bedroom 2	3/15/2017	26653-1
Doors	Damaged Hardware/Locks	Off track ; Closets	3/15/2017	26653-1
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	Bathroom 1;Bedroom 1;Closet	3/15/2017	26653-1
Health & Safety	Electrical Hazards—Exposed Wires/Open Panels	HWH element	3/15/2017	26653-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	3/15/2017	26653-1

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Deficiency Area	Deficiency	Comments	Date Completed	Work Order #
Smoke Detector	Missing/Inoperable	Smoke detector is missing; Hall	3/15/2017	26653-1
Unit # (b)(				
Kitchen	Range/Stove—Missing/Damaged/Inoperable	Right/front burner does not function	3/15/2017	26654-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	3/15/2017	26654-1
Kitchen	Sink—Missing/Damaged	sprayer	3/15/2017	26654-1
Building Exterior				
Roofs	Missing/Damaged Components from Downspout/Gutter	splashblocks	3/11/2017	26655-1
Common Areas: Closet/Utility/Mechanical				
Doors	Damaged Hardware/Locks	Striker plate misaligned/missing;	3/11/2017	26655-1
Lighting	Missing/Damaged/Inoperable Fixture	meter room	3/11/2017	26655-1
(b)(6)				
Unit # (b)(6)				
Bathroom	Bathroom Cabinets—Damaged/Missing	counter	3/24/2017	26850-1
Bathroom	Lavatory Sink—Damaged/Missing	stopper missing	3/24/2017	26850-1
Bathroom	Shower/Tub—Damaged/Missing	cold water not functioning	3/24/2017	26850-1
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seat loose	3/24/2017	26850-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	3/24/2017	26850-1
Health & Safety	Infestation—Rats/Mice/Vermin	Mice	Contractor	26850-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	Left/front burner does not function	3/24/2017	26850-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	3/24/2017	26850-1
Walls	Damaged	Mechanical area gaps	3/24/2017	26850-1
Unit # (b)(				
Bathroom	Lavatory Sink—Damaged/Missing	stopper missing	4/4/2017	26851-1
Doors	Damaged Hardware/Locks	Handle/knob loose;Closer damaged, Lock not working Bath 1	4/4/2017	26851-1
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	door edge split; Bedroom 1	4/4/2017	26851-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	4/4/2017	26851-1
Doors	Missing Door	closets	4/4/2017	26851-1
Health & Safety	Air Quality—Mold and/or Mildew Observed	Bathroom walls/ceiling	4/4/2017	26851-1
Kitchen	Cabinets—Missing/Damaged	doors	4/4/2017	26851-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/4/2017	26851-1
Walls	Damaged	Bathroom 1	4/4/2017	26851-1
Unit # (b)(				
Bedroom	Door	Striker plate	3/31/2017	26854-1
Unit # (b)(				
Bathroom	Lavatory Sink—Damaged/Missing	stopper missing	3/31/2017	26855-1
Bathroom	Leaking Faucet/Pipes	showerhead	3/31/2017	26855-1
Bathroom	Shower/Tub—Damaged/Missing	stopper missing	3/31/2017	26855-1
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seat broken and toilet not functioning	3/31/2017	26855-1
Doors	Damaged Hardware/Locks	Closer damaged/disconnected	3/31/2017	26855-1
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	door structure damaged; Bedroom 2	3/31/2017	26855-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	3/31/2017	26855-1
Health & Safety	Electrical Hazards—Exposed Wires/Open Panels	disposal wire	3/31/2017	26855-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	3/31/2017	26855-1
Walls	Damaged	Mechanical area gaps	3/31/2017	26855-1

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Deficiency Area	Deficiency	Comments	Date Completed	Work Order #
Unit # (b)(6				
Bathroom	Lavatory Sink—Damaged/Missing	stopper missing	4/3/2017	26856-1
Bathroom	Leaking Faucet/Pipes	tub handles	4/3/2017	26856-1
Doors	Damaged Hardware/Locks	Striker plate misaligned/missing ;Bedroom 1;	4/3/2017	26856-1
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	door edge split; Bed 1; nisr Bath 1	4/3/2017	26856-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	4/3/2017	26856-1
Kitchen	Leaking Faucet/Pipes	Faucet leaks	4/3/2017	26856-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/3/2017	26856-
Walls	Damaged	Mechanical area gaps	4/3/2017	26856-1
Unit # (b)(6				
Bathroom	Light Switch	Cracked	4/3/2017	26857-1
Bathroom	Toilet	Toilet tank leaks	4/3/2017	26857-1
Doors	Bathroom and Bedroom	replace	4/3/2017	26857-1
Unit # (b)(6				
Health & Safety	Other	no key	4/5/2017	26859-1
Bathroom	Ceiling - water damage	Paint	4/5/2017	26859-1
Bathroom	tub and toilet seat	needs caulk and loose seat	4/5/2017	26859-1
Doors	Repair doors	repair	4/5/2017	26859-1
Unit # (b)(6				
Bathroom	Lavatory Sink—Damaged/Missing	stopper missing		
Doors	Damaged Hardware/Locks	Closer damaged/disconnected		
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	hole(s);Bedroom 2/3		
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door		
Floors	Soft Floor Covering Missing/Damaged	stains;Living Room		
Health & Safety	Air Quality—Mold and/or Mildew Observed	Bathroom walls/ceiling		
Health & Safety	Electrical Hazards—Exposed Wires/Open Panels	disposal wire		
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	Bedroom 1/2 bed		
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced		
Smoke Detector	Missing/Inoperable	smoke detector is not functioning;Bedroom 3;		
Walls	Damaged	Bathroom 1		
Unit # (b)(6				
Bathroom	Lavatory Sink—Damaged/Missing	cold handle missing/stopper missing	4/4/2017	26861-1
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	door edge split;Bedroom 2 and nisr Bedroom	4/4/2017	26861-1
Health & Safety	Air Quality—Mold and/or Mildew Observed	Tub	4/4/2017	26861-1
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	Bedroom 2 dresser/tv	4/4/2017	26861-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/4/2017	26861-1
Walls	Damaged	Bathroom 1	4/4/2017	26861-1
Unit # (b)(				
Bathroom	Lavatory Sink—Damaged/Missing	stopper missing ;Bathroom 1		
Doors	Damaged Hardware/Locks	Lock not functioning ;Bathroom 1		
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door		
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced		
Outlets/Switches	Missing	Switch broken/missing;Hallway/Hall		
Walls	Damaged	Mechanical area gaps		
Unit # (b)(				
Bathroom	Lavatory Sink—Damaged/Missing	Bathroom 2;stopper missing		

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Deficiency Area	Deficiency	Comments	Date Completed	Work Order #
Bathroom	Leaking Faucet/Pipes	sink faucet drips ;Bathroom 1		
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seat loose Bathroom 1;Bathroom 2		
Doors	Damaged Hardware/Locks	Closer damaged/disconnected		
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door		
Doors	Missing Door	Bedroom 3; Closet		
Floors	Soft Floor Covering Missing/Damaged	throughout		
Health & Safety	Infestation—Rats/Mice/Vermin	Mice		
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced		
Outlets/Switches	Missing/Broken Cover Plates	GFI plate missing; Kitchen		
Walls	Damaged	gaps Mechanical area; door knob		
Walls	Damaged/Deteriorated Trim	cove base missing;Bathroom 2		
Unit # (b)(				
Bathroom	Lavatory Sink—Damaged/Missing	stopper missing ;Bathroom 1/2		
Bathroom	Leaking Faucet/Pipes	showerhead and tub handle		
Bathroom	Ventilation/Exhaust System—Inoperable	not functioning; Bathroom 1		
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seat loose Bathroom 1		
Doors	Damaged Frames/Threshold/Lintels/Trim	Hallway/Hall;Closet		
Doors	Damaged Hardware/Locks	Hinges loose/damaged ;Bed. 1 & 2		
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door		
Doors	Missing Door	closets		
Hot Water Heater	Inoperable Unit/Components	not heating properly		
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced		
Walls	Damaged	gaps Mechanical area		
Walls	Damaged/Deteriorated Trim	cove base missing;Bathroom 1		
Unit # (b)(				
Bathroom	Lavatory Sink—Damaged/Missing	stopper missing; Bathroom 1	4/6/2017	26865-1
Bathroom	Leaking Faucet/Pipes	tub faucet drips	4/6/2017	26865-1
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seat loose	4/6/2017	26865-1
Electrical System	GFI—Inoperable	Bathroom 1	4/6/2017	26865-1
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	Bedroom 1 bed	4/6/2017	26865-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	Left/front burner does not function	4/6/2017	26865-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/6/2017	26865-1
Walls	Damaged	Mechanical area gaps, Bathroom 1 hole	4/6/2017	26865-1
Unit # (b)(				
Bathroom	Leaking Faucet/Pipes	tub faucet drips	4/5/2017	26866-1
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	runs	4/5/2017	26866-1
Doors	Damaged Hardware/Locks	Closer damaged; closet knobs missing	4/5/2017	26866-1
Doors	Damaged/Missing Screen/Storm/Security Door	not sliding	4/5/2017	26866-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door;	4/5/2017	26866-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	Right/front burner does not function	4/5/2017	26866-1
Kitchen	Sink—Missing/Damaged	faucet loose	4/5/2017	26866-1
Walls	Damaged	gaps Mechanical area; holes Bedroom 2;	4/5/2017	26866-1
Windows	Damaged/Missing Screens			
Building Exterior				
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	(b) elec closet holes		
Walls	Missing Pieces/Holes/Spalling	nisr siding damage		

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Deficiency Area	Deficiency	Comments	Date Completed	Work Order #
Common Areas: Halls/Corridors/Stairs				
Ceiling	Peeling/Needs Paint	(b floor2		
Graffiti	Graffiti	hall (b)(6)		
Common Areas: Laundry				
Dryer Vent	Dryer Vent—Missing/Damaged/Inoperable	vent disconnected (b)(		
Lighting	Missing/Damaged/Inoperable Fixture	laundry (b)(		
(b)(6				
Unit # (b)(				
Bathroom	Leaking Faucet/Pipes	sink drips; Bath 1;Toilet leak; Bath 2		
Bathroom	Shower/Tub—Damaged/Missing	tiles; Bathroom 1; diverter Bathroom 2		
Ceiling	Mold/Mildew/Water Stains/Water Damage	Bathroom 1		
Doors	Damaged Hardware/Locks	Off track; Closet		
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	door edge split; numerous		
Health & Safety	Infestation—Insects	Roaches		
Kitchen	Countertops—Missing/Damaged			
Walls	Damaged	holes: Hallway		
Unit # (b)(6				
Bathroom	Leaking Faucet/Pipes	diverter	3/13/2017	26658-1
Unit # (b)(				
Doors	Damaged Hardware/Locks	entry closer	3/17/2017	26659-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	3/17/2017	26659-1
Unit # (b)(				
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	door edge split; Bedroom 1 & 3	3/15/2017	26660-1
Health & Safety	Other	HWH appears to have been on fire	3/15/2017	26660-1
Walls	Damaged	door knob damage; Bedroom 2	3/15/2017	26660-1
Unit # (b)(6				
Bathroom	Leaking Faucet/Pipes	diverter; Bathroom 2		
Bathroom	Shower/Tub—Damaged/Missing	Caulk needs replaced ; Bathroom 1		
Doors	Damaged Hardware/Locks	entry closer; Hinges damaged; Bd 2		
Health & Safety	Electrical Hazards—Exposed Wires/Open Panels	HWH wire		
Health & Safety	Infestation—Insects	Roaches		
Hot Water Heater	Missing Pressure Relief Valv	extension tube from pressure relief valve is		
Kitchen	Range Hood/Exhaust Fans—Excessive	not functioning/blocked		
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced		
Unit # (b)(6				
Electrical System	GFI—Inoperable	Kitchen	3/15/2017	26662-1
Unit # (b)(6				
Doors	Damaged Hardware/Locks	Bedroom 2	3/13/2017	26663-1
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	headboard ; Bedroom 2	3/13/2017	26663-1
Kitchen	Leaking Faucet/Pipes	Faucet leaks	3/13/2017	26663-1
Smoke Detector	Missing/Inoperable	hanging ; Hallway/Hall	3/13/2017	26663-1
Unit # (b)(6)				
Doors	Damaged Hardware/Locks	Striker plate missing Bedroom 2	3/15/2017	26664-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	3/15/2017	26664-1
Health & Safety	Infestation—Insects	Roaches	Contractor	26664-1
Hot Water Heater	Missing Pressure Relief Valv	ext. tube pressure relief valve is missing	3/15/2017	26664-1

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Deficiency Area	Deficiency	Comments	Date Completed	Work Order #
Kitchen	Sink—Missing/Damaged	sprayer	3/15/2017	26664-1
Outlets/Switches	Missing/Broken Cover Plates	Outlet plate missing; Bedroom 1	3/15/2017	26664-1
Unit # (b)(6)				
Doors	Damaged Hardware/Locks	entry closer	3/15/2017	26665-1
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	windows ; Bedroom 2;Bedroom 3	3/15/2017	26665-1
Health & Safety	Infestation—Insects	Roaches	Contractor	26665-1
Smoke Detector	Missing/Inoperable	smoke detector not working; Bd 3	3/15/2017	26665-1
Windows	Inoperable/Not Lockable	screwed closed ; Bed 2 & 3	3/15/2017	26665-1
Unit # (b)(6)				
Doors	Damaged Hardware/Locks	entry closer	3/15/2017	26666-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	3/15/2017	26666-1
Kitchen	Sink—Missing/Damaged	sprayer	3/15/2017	26666-1
Walls	Mold/Mildew/Water Stains/Water Damage	Bathroom 1	3/15/2017	26666-1
Unit # (b)(				
Bathroom	Leaking Faucet/Pipes	sink faucet drips	3/16/2017	26667-1
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	peeling paint; Entry	3/16/2017	26667-1
Doors	Missing Door	Bedroom 1	3/16/2017	26667-1
Floors	Soft Floor Covering Missing/Damaged	stains	3/16/2017	26667-1
Health & Safety	Infestation—Insects	Roaches	Contractor	26667-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	3/16/2017	26667-1
Smoke Detector	Missing/Inoperable	smoke detectors Hallway, Bed 1 & 2	3/16/2017	26667-1
Unit # (b)(				
Doors	Damaged Hardware/Locks	entry closer	3/16/2017	26668-1
Health & Safety	Infestation—Insects	Roaches	Contractor	26668-1
Kitchen	Range Hood/Exhaust Fans—Excessive	not functioning/blocked	3/16/2017	26668-1
Kitchen	Sink—Missing/Damaged	sprayer	3/16/2017	26668-1
Unit # (b)(				
Electrical System	GFI—Inoperable	Bathroom 1	3/15/2017	26669-1
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	Bedroom 3 in window	3/15/2017	26669-1
Health & Safety	Hazards—Tripping	tv cable/cord in hallway	3/15/2017	26669-1
Kitchen	Range Hood/Exhaust Fans—Excessive	not functioning/blocked	3/15/2017	26669-1
Walls	Peeling/Needs Paint	Bedroom 3	3/15/2017	26669-1
Windows	Inoperable/Not Lockable	Window won't stay up; Bedroom 3	3/15/2017	26669-1
Unit # (b)(6				
Kitchen	Filter	replace	3/16/2017	26703-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	gasket missing	3/16/2017	26703-1
Doors	Closet damaged	repair	3/16/2017	26703-1
Unit # (b)(6				
Doors	Damaged/missing	Bedroom and closet doors	3/15/2017	26704-1
Doors	Patio door	handle missing	3/15/2017	26704-1
Living room/Hallway	Walls damaged	need paint	3/15/2017	26704-1
Building Exterior				
Walls	Missing Pieces/Holes/Spalling	caulk & tape repair ; NIS rear left corner	3/15/2017	26656-1
Building Systems				
Sanitary System	Broken/Leaking/Clogged Pipes or Drains	laundry room	3/15/2017	26656-1
Common Areas: Closet/Utility/Mechanical				

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Deficiency Area	Deficiency	Comments	Date Completed	Work Order #
Doors	Damaged Hardware/Locks	(b)(6)	3/15/2017	26656-1
Common Areas: Halls/Corridors/Stairs				
Mailboxes	Mailbox—Missing/Damaged	1 door missing in (b)(6	3/15/2017	26656-1
(b)(6)				
Unit # (b)(6				
Ceiling	Bulging/Buckling	Bathroom 1	4/4/2017	26872-1
Doors	Damaged Hardware/Locks	Closer damaged/disconnected	4/4/2017	26872-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	4/4/2017	26872-1
Health & Safety	Air Quality—Mold and/or Mildew Observed	Bathroom walls/ceiling	4/4/2017	26872-1
Health & Safety	Infestation—Insects	Roaches	Contractor	26872-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	2 or more burners do not function	4/4/2017	26872-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/4/2017	26872-1
Unit # (b)(				
Health & Safety	Other	VACANT - deficiencies will be repaired as unit is made market ready	26873-1	3/24/2017
Unit # (b)(				
Bathroom	Bathroom Cabinets—Damaged/Missing	counter	4/4/2017	26874-1
Bathroom	Lavatory Sink—Damaged/Missing	stopper not functioning	4/4/2017	26874-1
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	Handle broken	4/4/2017	26874-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	4/4/2017	26874-1
Health & Safety	Hazards—Sharp Edges	Broken window;Bedroom 2	4/4/2017	26874-1
Health & Safety	Infestation—Insects	Roaches	Contractor	26874-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/4/2017	26874-1
Windows	Cracked/Broken/Missing Panes	broken pane;Bedroom 2	4/4/2017	26874-1
Unit # (b)(				
Health & Safety	Other	tenant refusal		
Unit # (b)(6				
Bathroom	Leaking Faucet/Pipes	sink faucet drips ;Bathroom 1	4/7/2017	26876-1
Doors	Damaged Hardware/Locks	Closer damaged/disconnected ;	4/7/2017	26876-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door;	4/7/2017	26876-1
Floors	Rot/Deteriorated Subfloor	Bathroom 1;	4/7/2017	26876-1
Kitchen	Leaking Faucet/Pipes	Faucet leaks;	4/7/2017	26876-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	Left/front burner does not function;	4/7/2017	26876-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced;	4/7/2017	26876-1
Walls	Damaged	Bathroom 1;	4/7/2017	26876-1
Walls	Damaged/Deteriorated Trim	cove base missing;Bathroom 1;	4/7/2017	26876-1
Unit # (b)(				
Bathroom	Lavatory Sink—Damaged/Missing	stopper missing ;	4/8/2017	26877-1
Bathroom	Leaking Faucet/Pipes	showerhead	4/8/2017	26877-1
Bathroom	Ventilation/Exhaust System—Inoperable	not functioning ;	4/8/2017	26877-1
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seal loose	4/8/2017	26877-1
Doors	Damaged Hardware/Locks	Closer damaged/disconnected ;	4/8/2017	26877-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door;	4/8/2017	26877-1
Kitchen	Cabinets—Missing/Damaged	doors;	4/8/2017	26877-1
Unit # (b)(6				
Doors	Damaged Hardware/Locks	Handle/knob loose/damaged patio	4/7/2017	26878-1

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Deficiency Area	Deficiency	Comments	Date Completed	Work Order #
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door;	4/7/2017	26878-1
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	Bedroom 1 balance, bedroom 2 bed	4/7/2017	26878-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced;	4/7/2017	26878-1
Windows	Inoperable/Not Lockable	Lock inoperable;Window won't stay	4/7/2017	26878-1
Unit # (b)(				
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door/slider	4/7/2017	26879-1
Health & Safety	Electrical Hazards—Exposed Wires/Open Panels	on hwh	4/7/2017	26879-1
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	window balance Bedroom 1;	4/7/2017	26879-1
Health & Safety	Infestation—Rats/Mice/Vermin	Mice;	Contractor	26879-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced;	4/7/2017	26879-1
Windows	Inoperable/Not Lockable	Window won't stay up;Bedroom 1;	4/7/2017	26879-1
Unit # (b)(6				
Health & Safety	Other	Make entry - repair all observed dificiencies and thoroughly list out	4/7/2017	26881-1
Unit # (b)(6				
Bathroom	Lavatory Sink—Damaged/Missing	stopper missing ;Bathroom1/2	4/11/2017	26880-1
Bathroom	Shower/Tub—Damaged/Missing	stopper missing ;Bathroom 1;	4/11/2017	26880-1
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seat loose Bathroom 1;	4/11/2017	26880-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door;	4/11/2017	26880-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	Right/front burner does not function;	4/11/2017	26880-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced;	4/11/2017	26880-1
Windows	Damaged/Missing Screens		4/11/2017	26880-1
Unit # (b)(				
Bathroom	Lavatory Sink—Damaged/Missing	stopper missing ;	4/10/2017	26882-1
Doors	Damaged Hardware/Locks	Closer damaged/disconnected ; Bathroom	4/10/2017	26882-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door;	4/10/2017	26882-1
Health & Safety	Hazards—Sharp Edges	Hallway/Hall;Closet knob	4/10/2017	26882-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced;	4/10/2017	26882-1
Unit # (b)(				
Bathroom	Lavatory Sink—Damaged/Missing	stopper missing ;	4/11/2017	26883-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door;	4/11/2017	26883-1
Hot Water Heater	General Rust/Corrosion		4/11/2017	26883-1
Kitchen	Leaking Faucet/Pipes	Faucet leaks;	4/11/2017	26883-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced;	4/11/2017	26883-1
Unit # (b)(6)				
Bathroom	Lavatory Sink—Damaged/Missing	no cold	4/10/2017	26885-1
Bathroom	Leaking Faucet/Pipes	sink faucet drips ;tub faucet drips ;	4/10/2017	26885-1
Doors	Damaged Hardware/Locks	Closer damaged/disconnected ;	4/10/2017	26885-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door;	4/10/2017	26885-1
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	Bedroom 2 mirror	4/10/2017	26885-1
Health & Safety	Infestation—Insects	Roaches;	Contractor	26885-1
Hot Water Heater	General Rust/Corrosion		4/10/2017	26885-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	Right/front burner does not function;	4/10/2017	26885-1
Kitchen	Sink—Missing/Damaged	faucet not functioning properly	4/10/2017	26885-1
Lighting	Missing/Inoperable Fixture	Bathroom 2;	4/10/2017	26885-1
Unit # (b)(6)				

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Deficiency Area	Deficiency	Comments	Date Completed	Work Order #
Bathroom	Lavatory Sink—Damaged/Missing	stopper missing ;Bathroom 1;	4/10/2017	26886-1
Bathroom	Leaking Faucet/Pipes	Tub faucet , showerhead Bathroom 2;	4/10/2017	26886-1
Bathroom	Shower/Tub—Damaged/Missing	cold knob not functioning Bathroom 1;	4/10/2017	26886-1
Bathroom	Ventilation/Exhaust System—Inoperable	not functioning ;Bathroom 2;	4/10/2017	26886-1
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seat loose Bathroom 1; toilet not functioning	4/10/2017	26886-1
Ceiling	Bulging/Buckling	Dining Room;	4/10/2017	26886-1
Doors	Damaged/Missing Screen/Storm/Security Door	slider	4/10/2017	26886-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door;	4/10/2017	26886-1
Doors	Missing Door	Bedroom 1; and closets	4/10/2017	26886-1
Floors	Hard Floor Covering Missing/Damaged Flooring/Tiles	balcony board	4/10/2017	26886-1
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	Bedroom 2 window balance	4/10/2017	26886-1
Kitchen	Cabinets—Missing/Damaged	countertop	4/10/2017	26886-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced;	4/10/2017	26886-1
Walls	Damaged	throughout	4/10/2017	26886-1
Windows	Inoperable/Not Lockable	Window won't stay up;Bedroom 2;	4/10/2017	26886-1
Unit # (b)(				
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seat loose	4/10/2017	26887-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door;	4/10/2017	26887-1
Electrical System	GFI—Inoperable	Bathroom 1;	4/10/2017	26887-1
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	child lock front entry	4/10/2017	26887-1
Kitchen	Range Hood/Exhaust Fans—Excessive	not functioning/blocked;	4/10/2017	26887-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced;	4/10/2017	26887-1
Unit # (b)(6				
Health & Safety	Other	VACANT - All repairs will be completed as applicable when unit made make ready	3/26/2017	26888-1
Building Exterior				
Doors	Damaged Hardware/Locks	(elec closet striker missing		
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	elec closet holes		
Walls	Missing Pieces/Holes/Spalling	nisr siding		
Common Areas: Halls/Corridors/Stairs				
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	hole(s (b laundry		
Graffiti	Graffiti	(b)(hall		
Common Areas: Laundry				
Lighting	Missing/Damaged/Inoperable Fixture	(b laundry		
Common Areas: Storage				
Lighting	Missing/Damaged/Inoperable Fixture	)(		
(b)(6)				
Unit # (b)(6)				
Bathroom	Leaking Faucet/Pipes	tub faucet drips ;Bathroom 1	4/20/2017	26890-1
Ceiling	Mold/Mildew/Water Stains/Water Damage	Bedroom 3	4/20/2017	26890-1
Doors	Damaged Hardware/Locks	Closer damaged/disconnected; entry	4/20/2017	26890-1
Health & Safety	Air Quality—Mold and/or Mildew Observed	Walls/ceiling; Bath 1; Tub; Bath 2	4/20/2017	26890-1
Health & Safety	Infestation—Insects	Roaches	Contractor	26890-1
Hot Water Heater	General Rust/Corrosion		4/20/2017	26890-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	2 or more burners do not function	4/20/2017	26890-1
Smoke Detector	Missing/Inoperable	smoke detector Hall/Bed 1 & 2	4/20/2017	26890-1

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Deficiency Area	Deficiency	Comments	Date Completed	Work Order #
Unit # (b)(				
Health & Safety	Other	VACANT - Unit will be repaired when unit is made market ready	4/20/2017	26891-1
Unit # (b)(				
Windows	Cracked/Broken/Missing Panes	cracked pane;Bedroom 1	4/20/2017	26892-1
Unit # (b)(6				
Doors	Damaged Hardware/Locks	Off track; Utility Room	4/20/2017	26893-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	4/20/2017	26893-1
Electrical System	GFI—Inoperable	Bathroom 1	4/20/2017	26893-1
Floors	Hard Floor Covering Missing/Damaged Flooring/Tiles	Bathroom 1; tiles missing	4/20/2017	26893-1
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	headboard in Bedroom 1	4/20/2017	26893-1
Health & Safety	Hazards—Tripping	tv cable/cord in hallway	4/20/2017	26893-1
Health & Safety	Infestation—Insects	Roaches	Contractor	26893-1
Kitchen	Dishwasher/Garbage Disposal—Inoperable	garbage disposal not functioning	4/20/2017	26893-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/20/2017	26893-1
Outlets/Switches	Missing/Broken Cover Plates	Outlet plate missing;Dining Room	4/20/2017	26893-1
Smoke Detector	Missing/Inoperable	Smoke detector hall and Bedroom 2	4/20/2017	26893-1
Windows	Inoperable/Not Lockable	Window won't stay up; Bedroom 2	4/20/2017	26893-1
Unit # (b)(				
Electrical System	GFI—Inoperable	Kitchen	4/20/2017	26894-1
Health & Safety	Infestation—Insects	Roaches	Contractor	26894-1
Unit # (b)(				
Health & Safety	Other	Make entry - repair all observed dificiencies and thoroughly list out	4/20/2017	26895-1
Unit # (b)(				
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/20/2017	26896-1
Unit # (b)(6				
Doors	Damaged Hardware/Locks	Locks Entry Bed 1 & 2	4/20/2017	26897-1
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	hole(s); Bedroom 2	4/20/2017	26897-1
Health & Safety	Hazards—Tripping	tv cable/cord in hallway	4/20/2017	26897-1
Health & Safety	Infestation—Insects	Roaches	4/20/2017	26897-1
Kitchen	Cabinets—Missing/Damaged	drawers	4/20/2017	26897-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/20/2017	26897-1
Unit # (b)(				
Health & Safety	Other	Make entry - repair all observed dificiencies and thoroughly list out	4/20/2017	26898-1
Unit # (b)(6				
Health & Safety	Other	Make entry - repair all observed dificiencies and thoroughly list out	4/20/2017	26899-1
Unit # (b)(				
Doors	Damaged Hardware/Locks	Bedroom 2;Bedroom 1	4/20/2017	26900-1
Kitchen	Dishwasher/Garbage Disposal—Inoperable	garbage disposal not functioning	4/20/2017	26900-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	2 or more burners do not function	4/20/2017	26900-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/20/2017	26900-1

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Deficiency Area	Deficiency	Comments	Date Completed	Work Order #
Smoke Detector	Missing/Inoperable	smoke detectors Hall Bedroom 2	4/20/2017	26900-1
Unit (b)(6)				
Health & Safety	Other	Make entry - repair all observed dificiencies and thoroughly list out	4/20/2017	26901-1
Unit # (b)(				
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	holes Bedroom 2; Bedroom 3	4/20/2017	26902-1
Kitchen	Dishwasher/Garbage Disposal—Inoperable	garbage disposal not functioning	4/20/2017	26902-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/20/2017	26902-1
Walls	Damaged	holes Bedroom 2; Bedroom 3	4/20/2017	26902-1
Unit # (b)(6)				
Bathroom	Leaking Faucet/Pipes	sink faucet drips	4/20/2017	26903-1
Bathroom	Shower/Tub—Damaged/Missing	peeling	4/20/2017	26903-1
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	Toilet is loose	4/20/2017	26903-1
Doors	Damaged Hardware/Locks	Striker plate missing;Closer damaged entry	4/20/2017	26903-1
Health & Safety	Infestation—Insects	Roaches	Contractor	26903-1
Unit # (b)(				
Health & Safety	Other	Make entry - repair all observed dificiencies and thoroughly list out	4/20/2017	26904-1
Unit # (b)(6)				
Health & Safety	Other	Make entry - repair all observed dificiencies and thoroughly list out	4/20/2017	26905-1
Building Exterior				
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	peeling pain (b meter room		
Health & Safety	Exposed Wires/Open Panels	ac disconnect; rear j-boxes left side of bldg		
Roofs	Missing/Damaged Components from Downspout/Gutter	splashblocks		
Walls	Missing Pieces/Holes/Spalling	crner trim dmged		
(b)(6)				
Unit # (b)(6				
Bathroom	Lavatory Sink—Damaged/Missing	stopper missing	4/10/2017	26907-1
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seat loose	4/10/2017	26907-1
Doors	Damaged Hardware/Locks	patio not opening	4/10/2017	26907-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	4/10/2017	26907-1
Electrical System	GFI—Inoperable	Bathroom 1	4/10/2017	26907-1
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	patio not opening, Bedroom 2 blocked	4/10/2017	26907-1
Health & Safety	Infestation—Insects	Roaches	Contractor	26907-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/10/2017	26907-1
Unit (b)(6)				
Bathroom	Lavatory Sink—Damaged/Missing	stopper not functioning	4/10/2017	26908-1
Bathroom	Leaking Faucet/Pipes	tub faucet drips	4/10/2017	26908-1
Doors	Damaged Hardware/Locks	Closer damaged/disconnected	4/10/2017	26908-1
Doors	Damaged/Missing Screen/Storm/Security Door	Screen missing	4/10/2017	26908-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	4/10/2017	26908-1
Electrical System	GFI—Inoperable	Kitchen	4/10/2017	26908-1
Health & Safety	Infestation—Insects	Roaches	Contractor	26908-1

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Deficiency Area	Deficiency	Comments	Date Completed	Work Order #
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/10/2017	26908-1
Unit # (b)(				
Bathroom	Leaking Faucet/Pipes	showerhead	4/10/2017	26909-1
Doors	Damaged Hardware/Locks	Closer damaged/disconnected	4/10/2017	26909-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	4/10/2017	26909-1
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	Bedroom 2 screwed shut	4/10/2017	26909-1
HVAC System	Inoperable	Thermostat not functioning	4/10/2017	26909-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	Right/front burner does not function	4/10/2017	26909-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/10/2017	26909-1
Windows	Inoperable/Not Lockable	screwed shut Bedroom 2	4/10/2017	26909-1
Unit # (b)(				
Doors	Damaged Hardware/Locks	Closer damaged/disconnected	4/10/2017	26910-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	4/10/2017	26910-1
Floors	Soft Floor Covering Missing/Damaged	stains	4/10/2017	26910-1
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	Bedroom 1 bed	4/10/2017	26910-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/10/2017	26910-1
Unit # (b)(6)				
Health & Safety	Other	Make Entry - repair all observed dificiencies and thoroughly list out	4/11/2017	26911-1
Unit # (b)(6)				
Bathroom	Lavatory Sink—Damaged/Missing	stopper missing	4/10/2017	26912-1
Bathroom	Leaking Faucet/Pipes	showerhead	4/10/2017	26912-1
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	Bedroom 3 bed	4/10/2017	26912-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/10/2017	26912-1
Unit # (b)(6)				
Health & Safety	Other	Make Entry - repair all observed dificiencies and thoroughly list out	4/10/2017	26913-1
Unit # (b)(6)				
Bathroom	Lavatory Sink—Damaged/Missing	stopper missing	4/10/2017	26914-1
Bathroom	Leaking Faucet/Pipes	sink faucet drips	4/10/2017	26914-1
Doors	Damaged Hardware/Locks	Closer damaged; patio handle	4/10/2017	26914-1
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	door edge split; Bathroom 1	4/10/2017	26914-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door; patio fogged	4/10/2017	26914-1
Floors	Soft Floor Covering Missing/Damaged	stains	4/10/2017	26914-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/10/2017	26914-1
Kitchen	Sink—Missing/Damaged	no pressure/loose	4/10/2017	26914-1
Unit # (b)(6)				
Health & Safety	Other	Make Entry - repair all observed dificiencies and thoroughly list out	4/11/2017	26915-1
Unit # (b)(				
Bathroom	Lavatory Sink—Damaged/Missing	stopper missing; Bathroom 1/2	4/11/2017	26916-1
Bathroom	Leaking Faucet/Pipes	showerhead Bathroom 1	4/11/2017	26916-1
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	toilet clogged seat loose; Bath 2	4/11/2017	26916-1
Ceiling	Bulging/Buckling	Bathroom 1	4/11/2017	26916-1
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	door edge split; Bathroom 2	4/11/2017	26916-1

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Deficiency Area	Deficiency	Comments	Date Completed	Work Order #
Doors	Damaged/Missing Screen/Storm/Security Door	Screen torn	4/11/2017	26916-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	4/11/2017	26916-1
Health & Safety	Infestation—Insects	Roaches	Contractor	26916-1
Kitchen	Clogged Drains	Sink drain is clogged	4/11/2017	26916-1
Kitchen	Dishwasher/Garbage Disposal—Inoperable	garbage disposal not functioning	4/11/2017	26916-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/11/2017	26916-1
Unit # (b)(				
Bathroom	Lavatory Sink—Damaged/Missing	stopper missing	Contractor	26917-1
Bathroom	Shower/Tub—Damaged/Missing	stopper missing	Contractor	26917-1
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seat loose	Contractor	26917-1
Doors	Damaged Hardware/Locks	Striker plate misaligned/missing ;Bedroom 2;	Contractor	26917-1
Health & Safety	Infestation—Insects	Roaches	Contractor	26917-1
Health & Safety	Infestation—Rats/Mice/Vermin	Mice	Contractor	26917-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	Left/front burner does not function	Contractor	26917-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	Contractor	26917-1
Unit # (b)(6				
Bathroom	Leaking Faucet/Pipes	sink faucet drips	4/29/2017	26918-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door; slider fogged	4/29/2017	26918-1
Health & Safety	Infestation—Insects	Roaches	Contractor	26918-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/29/2017	26918-1
Unit # (b)(				
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seat loose Bathroom 1; Bathroom 2	4/11/2017	26919-1
Doors	Damaged Hardware/Locks	Closer damaged/disconnected	4/11/2017	26919-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	4/11/2017	26919-1
Health & Safety	Electrical Hazards—Exposed Wires/Open Panels	disposal wire	4/11/2017	26919-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	Right/front burner does not function	4/11/2017	26919-1
Unit # (b)(				
Bathroom	Ventilation/Exhaust System—Inoperable	no power	4/11/2017	26920-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door;	4/11/2017	26920-1
Electrical System	GFI—Inoperable	no power	4/11/2017	26920-1
Hot Water Heater	Inoperable Unit/Components	no power	4/11/2017	26920-1
HVAC System	Inoperable	no power	4/11/2017	26920-1
Kitchen	Dishwasher/Garbage Disposal—Inoperable	no power	4/11/2017	26920-1
Kitchen	Range Hood/Exhaust Fans—Excessive	no power	4/11/2017	26920-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	no power	4/11/2017	26920-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	no power	4/11/2017	26920-1
Lighting	Missing/Inoperable Fixture	no power	4/11/2017	26920-1
Unit # (b)(6				
Doors	Damaged Hardware/Locks	Closer damaged/disconnected ;	4/11/2017	26921-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door;	4/11/2017	26921-1
Lighting	Missing/Inoperable Fixture	Dining Room;	4/11/2017	26921-1
Unit # (b)(6)				
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door;	4/11/2017	26922-1
Health & Safety	Infestation—Insects	Roaches;	Contractor	26922-1
HVAC System	Inoperable	not adequately heating;	4/11/2017	26922-1
Building Exterior				

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Deficiency Area	Deficiency	Comments	Date Completed	Work Order #
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	(b elec closet holes	4/10/2017	26906-1
Common Areas: Halls/Corridors/Stairs				
Doors	Damaged Hardware/Locks	Closer damaged/disconnected;Striker plate	4/10/2017	26906-1
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	hole(s) (laundry, hole(s (b aundry	4/10/2017	26906-1
Graffiti	Graffiti	both halls	4/10/2017	26906-1
Stairs/Hand Railings	Broken/Missing Hand Railing	Missing/broken (b)(	4/10/2017	26906-1
Walls	Damaged	(b stairwell	4/10/2017	26906-1
Common Areas: Health & Safety				
Health & Safety	Hazards—Sharp Edges	)(handrail	4/10/2017	26906-1
Common Areas: Laundry				
Dryer Vent	Dryer Vent—Missing/Damaged/Inoperable	vent disconnected (b)(elec closet	4/10/2017	26906-1
(b)(6)				
Unit # (b)(6				
Health & Safety	Other	no key, no access		
Unit # (b)(6				
Bathroom	Shower/Tub—Damaged/Missing	peeling		
Ceiling	Peeling/Needs Paint	Bathroom 1; Bathroom 2		
Doors	Damaged Hardware/Locks	Closer damaged/disconnected; entry		
Health & Safety	Infestation—Insects	Roaches		
Hot Water Heater	General Rust/Corrosion			
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal; Freezer seal replace		
Walls	Damaged/Deteriorated Trim	cove base missing; Bathroom 1		
Unit # (b)(6				
Bathroom	Leaking Faucet/Pipes	tub faucet		
Unit # (b)(6)				
Bathroom	Leaking Faucet/Pipes	Toilet leaking		
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	scratched/scuffed; Bathroom 1		
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door		
Unit # (b)(				
Bathroom	Leaking Faucet/Pipes	sink faucet drips; Bathroom 1		
Doors	Damaged Hardware/Locks	Hinges loose/damaged; Bed 1 & Closet		
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	Bedroom 2		
Electrical System	GFI—Inoperable	Bathroom 1		
Health & Safety	Hazards—Tripping	tv cable/cord in hallway		
Kitchen	Range/Stove—Missing/Damaged/Inoperable	Left/rear burner does not function		
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced		
Windows	Cracked/Broken/Missing Panes	cracked pane; Bedroom 1		
Unit # (b)(6				
Bathroom	Lavatory Sink—Damaged/Missing	stopper missing; Bathroom 2		
Bathroom	Leaking Faucet/Pipes	diverters; both		
Doors	Damaged Hardware/Locks	Closer damaged/disconnected; entry		
Kitchen	Range/Stove—Missing/Damaged/Inoperable	2 or more burners do not function		
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal;Freezer seal replace		
Windows	Inoperable/Not Lockable	Lock inoperable; Bedroom 1		
Unit # (b)(6)				
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	toilet not functioning; toilet clogged		

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Deficiency Area	Deficiency	Comments	Date Completed	Work Order #
Doors	Damaged Hardware/Locks	Striker plate missing; entry & Bed 1		
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	door edge split; Bedroom 2;		
Health & Safety	Infestation—Insects	Roaches		
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced		
Unit # (b)(6				
Doors	Damaged Hardware/Locks	Closer damaged/disconnected; entry		
Health & Safety	Infestation—Insects	Roaches		
Kitchen	Leaking Faucet/Pipes	Faucet leaks		
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced		
Walls	Damaged	Hallway/Hall		
Unit # (b)(6)				
Doors	Damaged Frames/Threshold/Lintels/Trim	Bedroom 3		
Doors	Damaged Hardware/Locks	Bedroom 2		
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	hole(s);Bedroom 2		
Doors	Missing Door	Bedroom 3		
Electrical System	GFI—Inoperable	Bathroom 1		
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal; Freezer seal replace		
Walls	Damaged	holes; Hallway/Hall; Bedroom 2		
Unit # (b)(				
Health & Safety	Other	minor only present		
Unit # (b)(				
Bathroom	Shower/Tub—Damaged/Missing	peeling		
Doors	Damaged Hardware/Locks	Striker plate misaligned/missing; entry		
Kitchen	Leaking Faucet/Pipes	trap leaking		
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced		
Unit # (b)(				
Bathroom	Leaking Faucet/Pipes	sink faucet drips		
Doors	Damaged Hardware/Locks	Closer damaged/disconnected; Striker plate misaligned/missing; entry		
Health & Safety	Air Quality—Mold and/or Mildew Observed	Tub		
Health & Safety	Other	mildew on tub tiles		
Kitchen	Cabinets—Missing/Damaged	drawers		
Kitchen	Range Hood/Exhaust Fans—Excessive	not functioning/blocked		
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced		
Outlets/Switches	Missing/Broken Cover Plates	Switch plate missing; Bedroom 3		
Unit # (b)(				
Health & Safety	Other	New Unit - no issues	4/29/2017	26938-1
Unit # (b)(6				
Kitchen	Leaking Faucet/Pipes	Faucet leaks		
Building Exterior				
Health & Safety	Exposed Wires/Open Panels	ac disconnect conduit; rear		
Health & Safety	Sharp Edges	(b)(window		
Roofs	Missing/Damaged Components from Downspout/Gutter	splashblocks		
Walls	Missing Pieces/Holes/Spalling	vinyl patching non match, NIS dryer vent louvers missing		

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Deficiency Area	Deficiency	Comments	Date Completed	Work Order #
Windows	Cracked/Broken/Missing Panes	(b)(6		
Common Areas: Health & Safety				
Health & Safety	Hazards—Other	no key no access (b laundry & (b electric closet		
Common Areas: Storage				
Doors	Damaged Hardware/Locks	Striker plate misaligned/missing; (b)(		
Unit # (b)(				
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seat loose		
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	hole(s); Bedroom 1		
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door		
Kitchen	Range/Stove—Missing/Damaged/Inoperable	Oven does not function		
Unit # (b)(6				
Bathroom	Leaking Faucet/Pipes	sink faucet drips		
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seat loose		
Doors	Damaged Hardware/Locks	Closer damaged/disconnected		
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door		
Health & Safety	Infestation—Insects	Roaches		
Unit # (b)(				
Bathroom	Lavatory Sink—Damaged/Missing	stopper missing		
Bathroom	Leaking Faucet/Pipes	showerhead		
Doors	Damaged Hardware/Locks	Closer damaged/disconnected		
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door		
Hot Water Heater	General Rust/Corrosion			
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced		
Unit # (b)(				
Bathroom	Lavatory Sink—Damaged/Missing	stopper missing		
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door		
Electrical System	GFI—Inoperable	Bathroom 1		
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced		
Unit # (b)(6				
Bathroom	Leaking Faucet/Pipes	sink faucet drips; tub faucet drips		
Doors	Damaged Hardware/Locks	Closer damaged/disconnected		
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	hole(s); Bedroom 3		
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door		
Electrical System	GFI—Inoperable	Kitchen		
Health & Safety	Infestation—Insects	Roaches		
Kitchen	Range Hood/Exhaust Fans—Excessive	not functioning/blocked		
Kitchen	Range/Stove—Missing/Damaged/Inoperable	2 or more burners do not function		
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced		
Unit # (b)(6				
Bathroom	Lavatory Sink—Damaged/Missing	stopper missing		
Kitchen	Range Hood/Exhaust Fans—Excessive	not functioning/blocked		
Kitchen	Range/Stove—Missing/Damaged/Inoperable	2 or more burners do not function		
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal replace		
Unit # (b)(6				

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Deficiency Area	Deficiency	Comments	Date Completed	Work Order #
Health & Safety	Other	no key		
Unit # (b)(6				
Bathroom	Shower/Tub—Damaged/Missing	Bathroom 2; no diverter		
Ceiling	Bulging/Buckling	Bathroom 1		
Ceiling	Peeling/Needs Paint	Kitchen		
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door		
Doors	Missing Door	closets		
Floors	Hard Floor Covering Missing/Damaged Flooring/Tiles	tiles missing; Bathroom 1		
Health & Safety	Electrical Hazards—Exposed Wires/Open Panels	disposal wire, Bedroom 1; Closet light		
Health & Safety	Infestation—Rats/Mice/Vermin	Mice		
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced		
Unit # (b)(				
Bathroom	Lavatory Sink—Damaged/Missing	stopper missing; Bathroom 1		
Bathroom	Leaking Faucet/Pipes	tub faucet drips; Bathroom 2		
Doors	Damaged/Missing Screen/Storm/Security Door	Screen torn; Screen missing		
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door		
Doors	Missing Door	numerous		
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced		
Lighting	Missing/Inoperable Fixture	Bathroom 2/1		
Unit # (b)(6				
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seat loose		
Doors	Damaged Hardware/Locks	Closer damaged/disconnected; Mechanical area closet off track		
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door		
Unit # (b)(				
Doors	Damaged Hardware/Locks	Lock not functioning; Bathroom 1		
Health & Safety	Infestation—Insects	Roaches		
HVAC System	Inoperable	Thermostat not functioning		
Kitchen	Range Hood/Exhaust Fans—Excessive	not functioning/blocked		
Kitchen	Range/Stove—Missing/Damaged/Inoperable	Right/front burner does not function		
Unit # (b)(6				
Bathroom	Clogged Drains	Sink and Tub not draining Bath 1		
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door		
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	window balance Bedroom 2		
Kitchen	Range/Stove—Missing/Damaged/Inoperable	Left/rear burner does not function		
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced		
Outlets/Switches	Missing/Broken Cover Plates	loose from wall Hallway/Hall		
Windows	Inoperable/Not Lockable	Window won't stay up; Bedroom 2		
Unit # (b)(6				
Health & Safety	Other	no key		
Unit # (b)(				
Bathroom	Leaking Faucet/Pipes	sink faucet drips		
Doors	Damaged Hardware/Locks	Closer damaged/disconnected		
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door		
Health & Safety	Electrical Hazards--Exposed Wires/Open Panels	gap in panel		
Unit # (b)(6				

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Deficiency Area	Deficiency	Comments	Date Completed	Work Order #
Bathroom	Lavatory Sink—Damaged/Missing	stopper missing		
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seat loose		
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door		
HVAC System	Inoperable	not adequately heating		
Kitchen	Range Hood/Exhaust Fans—Excessive	not functioning/blocked		
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced		
Building Exterior				
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	(b)(elec closet peeling		
Health & Safety	Exposed Wires/Open Panels	front ac disconnect box loose from wall		
Walls	Cracks/Gaps	end of bldg		
Walls	Missing Pieces/Holes/Spalling	nisr siding damage, front of 116 at ac condensers		
Common Areas: Halls/Corridors/Stairs				
Stairs/Hand Railings Damaged	Broken/Damaged/Missing Steps	Treads damaged both under both stairs, also at (b)(6		
Common Areas: Health & Safety				
Health & Safety	Hazards—Sharp Edges	stair tread at (b)(6)		
Common Areas: Laundry				
Lighting	Missing/Damaged/Inoperable Fixture			
Walls	Damaged	(b laundry back closet		
(b Community:				
Building Exterior				
Doors	Damaged Frames/Threshold/Lintels/Trim	handicap opener not functioning		
Roofs	Damaged Soffits/Fascia/Soffit Vents	soffit		
Roofs	Missing/Damaged Components from Downspout/Gutter	elbow missing; splashblock downspout		
Common Areas: Closet/Utility/Mechanical				
Electrical	Blocked Access to Electrical Panel	panel door broken cannot open		
Common Areas: Health & Safety				
Health & Safety	Electrical Hazards—Exposed Wires/Open Panels	Gap around gfi by stove		
Common Areas: Kitchen				
Ceiling	Holes/Missing Tiles/Panels/Cracks	numerous tiles		
(b)(6)				
Unit # (b)(6)				
Bathroom	Leaking Faucet/Pipes	sink faucet drips	4/12/2017	26992-1
Doors	Damaged Hardware/Locks	Closer damaged/disconnected	4/12/2017	26992-1
Kitchen	Dishwasher/Garbage Disposal—Inoperable	garbage disposal not functioning	4/12/2017	26992-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	Right/front burner does not function	4/12/2017	26992-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/12/2017	26992-1
Unit (b)(6)				
Health & Safety	Other	Make Entry - Repair all deficiencies and thoroughly list out	4/12/2017	26993-1
Unit # (b)(				
Doors	Damaged Hardware/Locks	Closer damaged/disconnected	4/12/2017	26994-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	4/12/2017	26994-1

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Deficiency Area	Deficiency	Comments	Date Completed	Work Order #
Hot Water Heater	Missing Pressure Relief Valv	extension tube from pressure relief valve is missing	4/12/2017	26994-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	2 or more burners do not function	4/12/2017	26994-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/12/2017	26994-1
Unit # (b)(				
Bathroom	Clogged Drains	Tub does not drain	4/12/2017	26995-1
Bathroom	Lavatory Sink—Damaged/Missing	stopper missing	4/12/2017	26995-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	4/12/2017	26995-1
Health & Safety	Air Quality—Mold and/or Mildew Observed	Tub	4/12/2017	26995-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	Right/front burner does not function	4/12/2017	26995-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/12/2017	26995-1
Outlets/Switches	Missing/Broken Cover Plates	Outlet plate missing; Bedroom 1	4/12/2017	26995-1
Unit # (b)(				
Bathroom	Shower/Tub—Damaged/Missing	diverter	4/12/2017	26996-1
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seat loose	4/12/2017	26996-1
Doors	Damaged Hardware/Locks	Closer damaged/disconnected	4/12/2017	26996-1
Health & Safety	Infestation—Rats/Mice/Vermin	Mice	Contractor	26996-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	Left/front burner does not function	4/12/2017	26996-1
Unit # (b)(				
Bathroom	Ventilation/Exhaust System—Inoperable	not functioning	4/12/2017	26997-1
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seat loose	4/12/2017	26997-1
Doors	Damaged Hardware/Locks	Closer damaged/disconnected	4/12/2017	26997-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	4/12/2017	26997-1
Health & Safety	Electrical Hazards—Exposed Wires/Open Panels	hwh cvr missing, gap in breaker panel	4/12/2017	26997-1
Kitchen	Dishwasher/Garbage Disposal—Inoperable	garbage disposal not functioning	4/12/2017	26997-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/12/2017	26997-1
Walls	Damaged	throughout	4/12/2017	26997-1
Unit # (b)(6				
Bathroom	Shower/Tub—Damaged/Missing	diverter not functioning	4/12/2017	26998-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	4/12/2017	26998-1
Health & Safety	Infestation—Rats/Mice/Vermin	Mice	Contractor	26998-1
Kitchen	Cabinets—Missing/Damaged	drawers	4/12/2017	26998-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/12/2017	26998-1
Unit # (b)(6				
Bathroom	Lavatory Sink—Damaged/Missing	stopper not functioning	4/29/2017	26999-1
Bathroom	Shower/Tub—Damaged/Missing	diverter	4/29/2017	26999-1
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seat loose	4/29/2017	26999-1
Hot Water Heater	Inoperable Unit/Components	hw runs out	4/29/2017	26999-1
Outlets/Switches	Missing/Broken Cover Plates	Outlet plate missing; DR & Bed 2	4/29/2017	26999-1
Unit # (b)(				
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	toilet clogged; Bathroom 1	4/10/2017	27001-1
Ceiling	Bulging/Buckling	Bathroom 1/2	4/10/2017	27001-1
Doors	Damaged Hardware/Locks	Closer damaged/disconnected	4/10/2017	27001-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	4/10/2017	27001-1
Health & Safety	Air Quality—Mold and/or Mildew Observed	Tub;Bathroom walls/ceiling	4/10/2017	27001-1
Health & Safety	Infestation—Insects	Roaches	Contractor	27001-1

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Deficiency Area	Deficiency	Comments	Date Completed	Work Order #
Health & Safety	Infestation—Rats/Mice/Vermin	Mice	Contractor	27001-1
Hot Water Heater	Inoperable Unit/Components	hw runs out in shower	4/10/2017	27001-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	Right/front burner does not function	4/10/2017	27001-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/10/2017	27001-1
Unit # (b)(				
Health & Safety	Other	make entry and repair all observed dificiencies and thoroughly list out	4/29/2017	27392-1
Unit # (b)(				
Bathroom	Shower/Tub—Damaged/Missing	peeling, hole	3/24/2017	26755-1
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seat loose	3/24/2017	26755-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	3/24/2017	26755-1
Unit # (b)(				
Bathroom	Clogged Drains	Sink does not drain	4/10/2017	27005-1
Health & Safety	Infestation—Insects	Roaches	Contractor	27005-1
Health & Safety	Infestation—Rats/Mice/Vermin	Mice	Contractor	27005-1
Kitchen	Cabinets—Missing/Damaged	doors	4/10/2017	27005-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	Right/front burner does not function	4/10/2017	27005-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/10/2017	27005-1
Windows	Inoperable/Not Lockable	Lock inoperable; Bedroom 1/2	4/10/2017	27005-1
Unit # (b)(6				
Bathroom	Leaking Faucet/Pipes	Faucet drips/showerhead; Bathroom 2	4/10/2017	27006-1
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	toilet not functioning; Bathroom 1/2	4/10/2017	27006-1
Doors	Damaged Hardware/Locks	Closer damaged/disconnected	4/10/2017	27006-1
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	hole(s) numerous	4/10/2017	27006-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	4/10/2017	27006-1
Electrical System	GFI—Inoperable	Bathroom 1	4/10/2017	27006-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/10/2017	27006-1
Unit # (b)(6				
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seat loose Bathroom 2/1	4/14/2017	27007-1
Doors	Damaged Hardware/Locks	Handle/knob patio, Hinges loose Bed 2	4/14/2017	27007-1
Electrical System	GFI—Inoperable	Bathroom 2	4/14/2017	27007-1
Health & Safety	Electrical Hazards—Exposed Wires/Open Panels	Bedroom 2 switch gap	4/14/2017	27007-1
Kitchen	Cabinets—Missing/Damaged	drawers	4/14/2017	27007-1
Unit # (b)(				
Health & Safety	Infestation—Rats/Mice/Vermin	Mice	Contractor	27008-1
Kitchen	Ceiling	damaged	4/13/2017	27008-1
Bathroom	Sink	bath sink inoperable	4/13/2017	27008-1
Unit # (b)(6				
Bathroom	Lavatory Sink—Damaged/Missing	loose	4/14/2017	27009-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	4/14/2017	27009-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/14/2017	27009-1
Building Exterior				
Health & Safety	Exposed Wires/Open Panels	rear ac wires loose from disconnect box	3/28/2017	27010-1
Walls	Cracks/Gaps	siding gaps	3/28/2017	27010-1
Walls	Missing Pieces/Holes/Spalling	siding holes and nisr damage to siding	3/28/2017	27010-1
Common Areas: Halls/Corridors/Stairs				

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Deficiency Area	Deficiency	Comments	Date Completed	Work Order #
Ceiling	Holes/Missing Tiles/Panels/Cracks	misr damage (floor 2	3/28/2017	27010-1
Doors	Damaged Hardware/Locks	Striker plate misaligned/missing (b loor 2	3/28/2017	27010-1
Common Areas: Laundry				
Dryer Vent	Dryer Vent—Missing/Damaged/Inoperable	vent disconnected in elec room of (b)(	3/28/2017	27010-1
Lighting	Missing/Damaged/Inoperable Fixture	(b aundry	3/28/2017	27010-1
(b)(6				
Unit # (b)(				
Bathroom	Leaking Faucet/Pipes	showerhead	4/21/2017	27012-1
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	Seat cracked	4/21/2017	27012-1
Doors	Damaged Hardware/Locks	Closer damaged/disconnected	4/21/2017	27012-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	4/21/2017	27012-1
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	window balances Bed 1, 2 & 3	4/21/2017	27012-1
Windows	Inoperable/Not Lockable	Window won't stay up;Bed 1, 2 & 3	4/21/2017	27012-1
Unit # (b)(				
Floors	Soft Floor Covering Missing/Damaged	throughout	4/20/2017	27013-1
Hot Water Heater	General Rust/Corrosion		4/20/2017	27013-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	Right/front burner does not function	4/20/2017	27013-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/20/2017	27013-1
Unit # (b)(				
Bathroom	Lavatory Sink—Damaged/Missing	stopper missing	4/21/2017	27014-1
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seal loose	4/21/2017	27014-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	4/21/2017	27014-1
Health & Safety	Air Quality—Mold and/or Mildew Observed	Tub	4/21/2017	27014-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/21/2017	27014-1
Unit # (b)(				
Doors	Damaged/Missing Screen/Storm/Security Door	Screen lom patio	4/21/2017	27015-1
Unit # (b)(				
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	hole(s); Bathroom 1		
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door		
Health & Safety	Infestation—Insects	Roaches		
Health & Safety	Infestation—Rats/Mice/Vermin	Mice		
Kitchen	Cabinets—Missing/Damaged	drawers; doors		
Kitchen	Clogged Drains	Sink drains slow		
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced		
Unit # (b)(6				
Bathroom	Shower/Tub—Damaged/Missing	low pressure	4/21/2017	27017-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	4/21/2017	27017-1
HVAC System	Inoperable	not cooling	4/21/2017	27017-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/21/2017	27017-1
Windows	Inoperable/Not Lockable	Window won't stay up; Bed 3	4/21/2017	27017-1
Unit # (b)(6)				
Health & Safety	Electrical Hazards—Exposed Wires/Open Panels	disposal wire	4/21/2017	27018-1
Outlets/Switches	Missing	Switch broken/missing; Bathroom 1	4/21/2017	27018-1
Unit # (b)(				
Bathroom	Lavatory Sink—Damaged/Missing	stopper missing	4/21/2017	27019-1
Bathroom	Leaking Faucet/Pipes	sink faucet drips ;tub faucet drips	4/21/2017	27019-1

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Deficiency Area	Deficiency	Comments	Date Completed	Work Order #
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seat loose	4/21/2017	27019-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	4/21/2017	27019-1
Floors	Hard Floor Covering Missing/Damaged Flooring/Tiles	balcony wood	4/21/2017	27019-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	Oven does not function; left front not	4/21/2017	27019-1
Outlets/Switches	Missing/Broken Cover Plates	Switch plate missing; Kitchen	4/21/2017	27019-1
Unit # (b)(				
Bathroom	Lavatory Sink—Damaged/Missing	stopper missing; Bathroom 1		
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door		
Electrical System	GFI—Inoperable	Bathroom 1		
Health & Safety	Infestation—Insects	Roaches		
Health & Safety	Other	outlets not functioning		
Kitchen	Range/Stove—Missing/Damaged/Inoperable	Oven does not function		
Walls	Damaged	tile missing Bathroom 2		
Unit # (b)(				
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seat loose Bathroom 2		
Health & Safety	Infestation—Insects	Roaches		
Health & Safety	Other	outlets not functioning		
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced		
Unit # (b)(				
Bathroom	Lavatory Sink—Damaged/Missing	stopper missing ;Bathroom 1 & 2		
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seat loose Bathroom 2		
Doors	Damaged/Missing Screen/Storm/Security Door	Screen torn		
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door		
Windows	Inoperable/Not Lockable	Lock inoperable; Bedroom 3		
Unit # (b)(				
Bathroom	Lavatory Sink—Damaged/Missing	sink damaged		
Bathroom	Leaking Faucet/Pipes	showerhead Bathroom 2		
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seat loose Bathroom 2		
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door		
Floors	Rot/Deteriorated Subfloor	around toilet/tub area; Bathroom 2		
Health & Safety	Other	outlets not functioning		
Kitchen	Range/Stove—Missing/Damaged/Inoperable	Left/front burner does not function		
Kitchen	Refrigerator-Missing/Damaged/Inoperable	water leaking inside refridgerator;Fresh food seal needs replaced		
Outlets/Switches	Missing	Switch broken/missing; Dining Room		
Unit # (b)(				
Bathroom	Bathroom Cabinets—Damaged/Missing	mirror(s)		
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seat loose		
Doors	Damaged Hardware/Locks	Closer damaged/disconnected		
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door		
Electrical System	GFI—Inoperable	Bathroom 1		
Health & Safety	Hazards—Sharp Edges	Broken bathroom mirror		
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced		
Unit # (b)(6				
Bathroom	Lavatory Sink—Damaged/Missing	stopper missing		
Bathroom	Leaking Faucet/Pipes	tub faucet drips		

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Deficiency Area	Deficiency	Comments	Date Completed	Work Order #
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door		
HVAC System	Inoperable	ac not functioning		
Kitchen	Range/Stove—Missing/Damaged/Inoperable	Oven does not function		
Building Exterior				
Health & Safety	Exposed Wires/Open Panels	front ac disconnect wires exposed, front exterior jbox cvr loose/off	3/29/2017	27028-1
Roofs	Damaged Soffits/Fascia/Soffit Vents	soffit front	3/29/2017	27028-1
Roofs	Missing/Damaged Components from Downspout/Gutter	splashblocks	3/29/2017	27028-1
Walls	Missing Pieces/Holes/Spalling	siding holes and nisr to siding damage, missing siding rear	3/29/2017	27028-1
Common Areas: Halls/Corridors/Stairs				
Doors	Damaged Hardware/Locks	Closer damaged/disconnected;Handle/knob	3/29/2017	27028-1
Graffiti	Graffiti	(b hall	3/29/2017	27028-1
Common Areas: Health & Safety				
Health & Safety	Electrical Hazards—Exposed Wires/Open Panels	light hanging (b loor 2 hall		
(b)(				
Unit # (b)(6)				
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	Handle broken	4/26/2017	27029-1
Doors	Damaged Hardware/Locks	Closer damaged/disconnected	4/26/2017	27029-1
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	hole(s);Bedroom 3	4/26/2017	27029-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	4/26/2017	27029-1
Doors	Missing Door	Bedroom 2	4/26/2017	27029-1
Health & Safety	Infestation—Insects	Roaches	Contractor	27029-1
Smoke Detector	Missing/Inoperable	Smoke detector is missing; Hallway/Hall	4/26/2017	27029-1
Unit # (b)(				
Bathroom	Leaking Faucet/Pipes	tub faucet drips	4/26/2017	27030-1
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seat loose	4/26/2017	27030-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	4/26/2017	27030-1
Floors	Hard Floor Covering Missing/Damaged Flooring/Tiles	Hallway/Hall	4/26/2017	27030-1
Health & Safety	Electrical Hazards—Exposed Wires/Open Panels	disposal wire	4/26/2017	27030-1
Health & Safety	Infestation—Insects	Roaches	Contractor	27030-1
Kitchen	Leaking Faucet/Pipes	Faucet leaks	4/26/2017	27030-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/26/2017	27030-1
Smoke Detector	Missing/Inoperable	Smoke detector is missing; Hallway/Hall	4/26/2017	27030-1
Unit # (b)(				
Health & Safety	Other	no key	4/26/2017	27031-1
Unit # (b)(				
Bathroom	Leaking Faucet/Pipes	sink faucet drips	4/26/2017	27032-1
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seat loose	4/26/2017	27032-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	4/26/2017	27032-1
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	Bedroom 1 window not functioning	4/26/2017	27032-1
Health & Safety	Infestation—Insects	gnats	Contractor	27032-1
Windows	Inoperable/Not Lockable	not functioning Bedroom 1	4/26/2017	27032-1
Unit (b)(6)				
Bathroom	Ventilation/Exhaust System—Inoperable	not functioning	4/26/2017	27033-1

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Deficiency Area	Deficiency	Comments	Date Completed	Work Order #
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	4/26/2017	27033-1
Floors	Hard Floor Covering Missing/Damaged Flooring/Tiles	tiles missing; Bedroom 1	4/26/2017	27033-1
Unit # (b)(6				
Health & Safety	Other	no key	4/26/2017	27034-1
Unit # (b)(				
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seat loose	4/23/2017	27035-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	4/23/2017	27035-1
Health & Safety	Electrical Hazards—Exposed Wires/Open Panels	Bed 1; Closet light loose, disposal wire	4/23/2017	27035-1
Hot Water Heater	Inoperable Unit/Components	hw runs out	4/23/2017	27035-1
Unit # (b)(				
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	4/23/2017	27036-1
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	child knob on front door	4/23/2017	27036-1
Health & Safety	Infestation—Rats/Mice/Vermin	Mice	Contractor	27036-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/23/2017	27036-1
Unit # (b)(				
Health & Safety	Other	no key	4/26/2017	27037-1
Unit # (b)(				
Bathroom	Leaking Faucet/Pipes	showerhead	4/26/2017	27038-1
Bathroom	Shower/Tub—Damaged/Missing	diverter not functioning	4/26/2017	27038-1
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seat loose Bathroom 2	4/26/2017	27038-1
Ceiling	Mold/Mildew/Water Stains/Water Damage	Bathroom 2	4/26/2017	27038-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	4/26/2017	27038-1
Unit # (b)(				
Bathroom	Bathroom Cabinets—Damaged/Missing	mirror(s)	4/24/2017	27039-1
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	loose toilet	4/24/2017	27039-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	4/24/2017	27039-1
Health & Safety	Infestation—Insects	Roaches	Contractor	27039-1
HVAC System	Inoperable	no heat		
Unit # (b)(				
Health & Safety	Other	no key	4/24/2017	27040-1
Unit # (b)(				
Health & Safety	Other	no key	4/24/2017	27041-1
Unit (b)(				
Bathroom	Clogged Drains	sink drains slow; Bathroom 2	4/24/2017	27042-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	4/24/2017	27042-1
Electrical System	Evidence of Leaks/Corrosion	leaking on elec hwh	4/24/2017	27042-1
Health & Safety	Infestation—Insects	Roaches	Contractor	27042-1
Health & Safety	Other	Bath1; Bed 1 locked not inspected	4/24/2017	27042-1
HVAC System	Noisy/Vibrating/Leaking	leaking ac	4/24/2017	27042-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/24/2017	27042-1
Unit # (b)(6				
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seat loose	4/24/2017	27043-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	4/24/2017	27043-1
Unit # (b)(				
Bathroom	Lavatory Sink—Damaged/Missing	stopper missing	4/24/2017	27044-1
Bathroom	Ventilation/Exhaust System—Inoperable	not functioning	4/24/2017	27044-1

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Deficiency Area	Deficiency	Comments	Date Completed	Work Order #
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	4/24/2017	27044-1
Health & Safety	Electrical Hazards—Exposed Wires/Open Panels	disconnect box unsecured in hwh closet	4/24/2017	27044-1
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	Bedroom 2 dresser/tv	4/24/2017	27044-1
Building Exterior				
Walls	Missing Pieces/Holes/Spalling	siding..... risr to damage	4/24/2017	27045-1
Common Areas: Health & Safety				
Health & Safety	Air Quality—Mold and/or Mildew Observed	(b) floor 2 hall	4/24/2017	47045-1
Unit # (b)(6)				
Bathroom	Leaking Faucet/Pipes	Toilet leaking ; Bathrooms	4/24/2017	27054-1
Electrical System	GFI—Inoperable	Bathroom 1	4/24/2017	27054-1
Health & Safety	Air Quality—Mold and/or Mildew Observed	Tub	4/24/2017	27054-1
Kitchen	Cabinets—Missing/Damaged	drawers	4/24/2017	27054-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	Right/front burner does not function	4/24/2017	27054-1
Smoke Detector	Missing/Inoperable	Not working in bdrms	4/24/2017	27054-1
Unit # (b)(6)				
Health & Safety	Other	minor only	4/24/2017	27055-1
Unit # (b)(6)				
Ceiling	Mold/Mildew/Water Stains/Water Damage	Bathroom 1	4/17/2017	27056-1
Doors	Damaged Hardware/Locks	Bedroom 1	4/17/2017	27056-1
Health & Safety	Electrical Hazards—Exposed Wires/Open Panels	smoke detector; Hall/Bdrm	4/17/2017	27056-1
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	window in Bedroom 1	4/17/2017	27056-1
Health & Safety	Infestation—Insects	Roaches	Contractor	27056-1
Kitchen	Range Hood/Exhaust Fans—Excessive	not functioning/blocked; fire damage	4/17/2017	27056-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced;	4/17/2017	27056-1
Smoke Detector	Missing/Inoperable	Smoke detector is missing;Bedroom	4/17/2017	27056-1
Windows	Inoperable/Not Lockable	Window won't stay up; Bedroom 1	4/17/2017	27056-1
Unit # (b)(6)				
VACANT	Making all repairs at Unit Turn	VACANT	4/2/417	27057-1
Unit # (b)(6)				
Bathroom	Lavatory Sink—Damaged/Missing	stopper not functioning ;Bathroom 1	4/24/2017	27058-1
Bathroom	Leaking Faucet/Pipes	tub faucet & toilet drips ;Bathrooms	4/24/2017	27058-1
Bathroom	Shower/Tub—Damaged/Missing	tiles	4/24/2017	27058-1
Bathroom	Ventilation/Exhaust System—Inoperable		4/24/2017	27058-1
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	Lid missing	4/24/2017	27058-1
Ceiling	Mold/Mildew/Water Stains/Water Damage	Bathroom 1	4/24/2017	27058-1
Doors	Damaged Hardware/Locks	Striker plate misaligned/missing ; entry	4/24/2017	27058-1
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	hole(s);Bathroom 1; Bedrooms	4/24/2017	27058-1
Electrical System	GFI—Inoperable	Bathroom 1	4/24/2017	27058-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal replace;water in fridge	4/24/2017	27058-1
Smoke Detector	Missing/Inoperable	hanging ; Hall/Bdrms	4/24/2017	27058-1
Walls	Damaged	door knob damage; Bathroom 1	4/24/2017	27058-1
Unit # (b)(6)				
Bathroom	Leaking Faucet/Pipes	sink faucet drips ;Bthrms; Toilet leaking	4/24/2017	27059-1
Bathroom	Shower/Tub—Damaged/Missing	no cold ; Bathroom 2	4/24/2017	27059-1
Health & Safety	Infestation—Insects	Roaches	Contractor	27059-1

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Deficiency Area	Deficiency	Comments	Date Completed	Work Order #
Kitchen	Leaking Faucet/Pipes	trap leaking	4/24/2017	27059-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	Oven does not function	4/24/2017	27059-1
Unit # (b)(6				
Doors	Damaged Hardware/Locks	Striker plate missing; Bdrm 2	4/24/2017	27060-1
Health & Safety	Infestation—Insects	Roaches	Contractor	27060-1
Outlets/Switches	Missing/Broken Cover Plates	Outlet plate missing; Bedroom 1	4/24/2017	27060-1
Smoke Detector	Missing/Inoperable	Smoke detector is missing;Bedroom	4/24/2017	27060-1
Walls	Damaged	holes - numerous	4/24/2017	27060-1
Unit # (b)(				
Bathroom	Clogged Drains	sink drains slow	4/24/2017	27061-1
Doors	Damaged Hardware/Locks	Closer damaged/disconnected	4/24/2017	27061-1
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	headboard ; Bedroom 1	4/24/2017	27061-1
Health & Safety	Infestation—Insects	Roaches	Contractor	27061-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	Right/front burner does not function	4/24/2017	27061-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/24/2017	27061-1
Unit # (b)(				
Bathroom	Bathroom Cabinets—Damaged/Missing	vanity damaged	4/24/2017	27046-1
Bathroom	Lavatory Sink—Damaged/Missing	stopper missing	4/24/2017	27046-1
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	peeling paint; entry	4/24/2017	27046-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	4/24/2017	27046-1
Electrical System	GFI—Inoperable	Bathroom 1	4/24/2017	27046-1
Health & Safety	Air Quality—Mold and/or Mildew Observed	Tub	4/24/2017	27046-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/24/2017	27046-1
Smoke Detector	Missing/Inoperable	Smoke detector is missing;Hall	4/24/2017	27046-1
Unit # (b)(				
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	numerous Closet	4/24/2017	27047-1
Kitchen	Dishwasher/Garbage Disposal—Inoperable	garbage disposal not functioning	4/24/2017	27047-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/24/2017	27047-1
Smoke Detector	Missing/Inoperable	smoke detector is not working;Bdrms	4/24/2017	27047-1
Unit # (b)(				
Health & Safety	Other	no access	4/24/2017	27048-1
Unit # (b)(				
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	4/24/2017	27049-1
Electrical System	GFI—Inoperable	Bathroom 1	4/24/2017	27049-1
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	window Bedroom 1	4/24/2017	27049-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/24/2017	27049-1
Windows	Inoperable/Not Lockable	Window won't stay up; Bdrms	4/24/2017	27049-1
Unit # (b)(				
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	Bathroom 3; Bathroom 1	4/24/2017	27050-1
Doors	Missing Door	Bedroom 3;Closet	4/24/2017	27050-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Freezer seal needs replaced	4/24/2017	27050-1
Unit # (b)(				
Health & Safety	Other	no access	4/25/2017	27051-1
Unit # (b)(6				
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	toilet not functioning	4/25/2017	27052-1
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	hole(s);Bedroom 2	4/25/2017	27052-1

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Deficiency Area	Deficiency	Comments	Date Completed	Work Order #
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	furniture Bedroom 1;ac in Bedroom 2	4/25/2017	27052-1
HVAC System	Convection/Radiant Heat System Covers	ac not functioning	4/25/2017	27052-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	Oven does not function	4/25/2017	27052-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/25/2017	27052-1
Smoke Detector	Missing/Inoperable	Smoke detector is missing; Hall;Bdrm	4/25/2017	27052-1
Unit # (b)(6)				
Electrical System	GFI—Inoperable	Bathroom 1	4/25/2017	27053-1
Hot Water Heater	Leaking Valves/Tanks/Pipes	drain	4/25/2017	27053-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/25/2017	27053-1
Building Exterior				
Health & Safety	Exposed Wires/Open Panels	ac disconnects ; rear & ac cover loose ; 1		
Walls	Missing Pieces/Holes/Spalling	vinyl patch, NIS dryer vent		
Common Areas: Closet/Utility/Mechanical				
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	peeling paint;peeling paint;		
Common Areas: Health & Safety				
Health & Safety	Hazards—Other	no key, no access (laundry		
(b)(6)				
Unit # (b)(6)				
Health & Safety	Other	no key		
Unit # (b)(				
Doors	Damaged Hardware/Locks	Closer damaged/disconnected	4/4/2017	27123-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	4/4/2017	27123-1
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	Bedroom 2 bed	4/4/2017	27123-1
Walls	Damaged	hole Bathroom 1	4/4/2017	27123-1
Unit # (b)(				
Bathroom	Lavatory Sink—Damaged/Missing	stopper missing	4/4/2017	27124-1
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seat loose	4/4/2017	27124-1
Doors	Damaged Hardware/Locks	Closer damaged/disconnected	4/4/2017	27124-1
Health & Safety	Electrical Hazards—Exposed Wires/Open Panels	disposal wire	4/4/2017	27124-1
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	Bedroom 1 window balance	4/4/2017	27124-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/4/2017	27124-1
Windows	Inoperable/Not Lockable	Window won't stay up;Bedroom 1	4/4/2017	27124-1
Unit # (b)(6)				
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seat loose	4/4/2017	27125-1
Doors	Damaged Hardware/Locks	Closer damaged/disconnected	4/4/2017	27125-1
Unit # (b)(6				
Doors	Damaged Hardware/Locks	Closer damaged/disconnected ;	4/4/2017	27126-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door;	4/4/2017	27126-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced;	4/4/2017	27126-1
Unit # (b)(				
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seat loose	4/24/2017	27127-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door;	4/24/2017	27127-1
Unit # (b)(				
Bathroom	Shower/Tub—Damaged/Missing	diverter Bathroom 1;	4/24/2017	27130-1
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seat loose Bathroom 1/2	4/24/2017	27130-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door;	4/24/2017	27130-1

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Deficiency Area	Deficiency	Comments	Date Completed	Work Order #
Health & Safety	Infestation—Insects	Roaches;	Contractor	27130-1
Kitchen	Cabinets—Missing/Damaged	doors;drawers;	4/24/2017	27130-1
Kitchen	Dishwasher/Garbage Disposal—Inoperable	garbage disposal not functioning;	4/24/2017	27130-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced;	4/24/2017	27130-1
Windows	Inoperable/Not Lockable	Lock inoperable;Bedroom 3;	4/24/2017	27130-1
Unit # (b)(				
Bathroom	Lavatory Sink—Damaged/Missing	stopper missing ;	4/24/2017	27133-1
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seat loose	4/24/2017	27133-1
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	nisr door edge split;	4/24/2017	27133-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door;	4/24/2017	27133-1
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	Bedroom 2 bed	4/24/2017	27133-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced;	4/24/2017	27133-1
Unit # (b)(6)				
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door;	4/24/2017	27134-1
Health & Safety	Hazards—Sharp Edges	lack strip at kitchen	4/24/2017	27134-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	Oven does not function;	4/24/2017	27134-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	water leaking inside refridgerator;Fresh food	4/24/2017	27134-1
Unit # (b)(6				
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seat loose	4/24/2017	27135-1
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	door edge split;Bathroom 1;	4/24/2017	27135-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door;	4/24/2017	27135-1
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	Bedroom 2 bed	4/24/2017	27135-1
Kitchen	Cabinets—Missing/Damaged	drawers;	4/24/2017	27135-1
Unit # (b)(				
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seat loose	4/25/2017	27136-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door;	4/25/2017	27136-1
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	window balance Bedroom 1	4/25/2017	27136-1
Windows	Inoperable/Not Lockable	Window won't stay up;Bedroom 1;	4/25/2017	27136-1
Unit # (b)(6				
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seat loose	4/25/2017	27137-1
Doors	Damaged Hardware/Locks	Lock not functioning entry	4/25/2017	27137-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door;	4/25/2017	27137-1
Floors	Soft Floor Covering Missing/Damaged	stains	4/25/2017	27137-1
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	Bedroom 1 bed	4/25/2017	27137-1
Kitchen	Sink—Missing/Damaged	loose	4/25/2017	27137-1
Unit # (b)(6				
Bathroom	Leaking Faucet/Pipes	sink faucet drips ;	4/25/2017	27138-1
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seat loose	4/25/2017	27138-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door;	4/25/2017	27138-1
Electrical System	GFI—Inoperable	Bathroom 1;	4/25/2017	27138-1
HVAC System	Inoperable	no ac	4/25/2017	27138-1
Kitchen	Dishwasher/Garbage Disposal—Inoperable	garbage disposal not functioning;	4/25/2017	27138-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced;	4/25/2017	27138-1
Building Exterior				
Roofs	Missing/Damaged Components from Downspout/Gutter	splashblocks		
Walls	Cracks/Gaps	siding gaps 204 end		

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Deficiency Area	Deficiency	Comments	Date Completed	Work Order #
Walls	Missing Pieces/Holes/Spalling	nisr siding damage		
Building Systems				
Health & Safety	Electrical Hazards—Exposed Wires/Open Panels	gap at conduit into disconnect box of elec		
Common Areas: Halls/Corridors/Stairs				
Doors	Damaged Hardware/Locks	Closer damaged/disconnected 206 laundry		
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	hole(s) (laundry		
(b)(6)				
Unit # (b)(6)				
Health & Safety	Other	no access	4/25/2017	27148-1
Unit # (b)(6)				
Doors	Damaged Hardware/Locks	Closer damaged/disconnected ; entry	4/25/2017	27149-1
Health & Safety	Infestation—Insects	Roaches	Contractor	27149-1
Smoke Detector	Missing/Inoperable	Smoke detector is missing;Bedroom 2	4/25/2017	27149-1
Windows	Inoperable/Not Lockable	Lock inoperable;Bedroom 2	4/25/2017	27149-1
Unit (b)(6)				
Doors	Damaged Hardware/Locks	Entry door loose and lock not working	4/25/2017	27534-1
Bathroom	GFI—Inoperable	Not working	4/25/2017	27534-1
Kithe	Range/Stove—Missing/Damaged/Inoperable	Range hood - exhaust fan	4/25/2017	27534-1
Unit # (b)(				
Bathroom	Leaking Faucet/Pipes	tub faucet	4/24/2017	27150-1
Electrical System	GFI—Inoperable	Bathroom 1	4/24/2017	27150-1
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	window in Bedroom 2	4/24/2017	27150-1
Health & Safety	Infestation—Insects	Roaches	Contractor	27150-1
Smoke Detector	Missing/Inoperable	smoke detector is not functioning;Bedroom 1;	4/24/2017	27150-1
Windows	Inoperable/Not Lockable	Lock inoperable	4/24/2017	27150-1
Unit # (b)(6				
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	toilet clogged ;Bathroom 1	4/25/2017	27152-1
Floors	Hard Floor Covering Missing/Damaged Flooring/Tiles	entry	4/25/2017	27152-1
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	bunkbed in Bedroom 2	4/25/2017	27152-1
Health & Safety	Infestation—Insects	Roaches	Contractor	27152-1
Health & Safety	Other	tenant mirror broken	4/25/2017	27152-1
Kitchen	Cabinets—Missing/Damaged	drawers	4/25/2017	27152-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/25/2017	27152-1
Smoke Detector	Missing/Inoperable	smoke detector is not	4/25/2017	27152-1
Windows	Inoperable/Not Lockable	Lock inoperable; numerous	4/25/2017	27152-1
Unit # (b)(6				
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	furniture in Bedroom 3;	4/25/2017	27153-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced;	4/25/2017	27153-1
Smoke Detector	Missing/Inoperable	smoke detector is not functioning;Bedroom 3;	4/25/2017	27153-1
Unit # (b)(6)				
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	hole(s);Bedroom 2	4/25/2017	27154-1
Doors	Missing Door	Bedroom 1	4/25/2017	27154-1
Kitchen	Leaking Faucet/Pipes	trap leaking	4/25/2017	27154-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/25/2017	27154-1
Outlets/Switches	Missing/Broken Cover Plates	Switch plate cracked;Bedroom 2	4/25/2017	27154-1
Smoke Detector	Missing/Inoperable	smoke detector is not functioning;Bedroom 2;	4/25/2017	27154-1

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Deficiency Area	Deficiency	Comments	Date Completed	Work Order #
Unit # (b)(				
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	headboard in Bedroom 2;	4/25/2017	27155-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	Right/rear burner does not function;	4/25/2017	27155-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced;	4/25/2017	27155-1
Unit # (b)(				
Ceiling	Mold/Mildew/Water Stains/Water Damage	Bathroom 1;	4/26/2017	27495-1
Doors	Damaged Hardware/Locks	entry	4/26/2017	27495-1
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	Bedroom 1;	4/26/2017	27495-1
Health & Safety	Other	no access to Bedroom 3;	4/26/2017	27495-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	2 or more burners do not function;	4/26/2017	27495-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced;	4/26/2017	27495-1
Unit # (b)(6				
Bathroom	Leaking Faucet/Pipes	diverter	4/26/2017	27496-1
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	hole(s);Bedroom 3;	4/26/2017	27496-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced;	4/26/2017	27496-1
Unit # (b)(6				
Bathroom	Leaking Faucet/Pipes	diverter	4/26/2017	27499-1
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	Seat loose	4/26/2017	27499-1
Doors	Damaged Hardware/Locks	entry	4/26/2017	27499-1
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	hole(s);Bedroom 2;	4/26/2017	27499-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced;	4/26/2017	27499-1
Unit # (b)(				
Doors	Damaged Hardware/Locks	entry	4/26/2017	27500-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door;	4/26/2017	27500-1
Health & Safety	Electrical Hazards—Exposed Wires/Open Panels	HWH wire	4/26/2017	27500-1
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	window Bedroom 1;	4/26/2017	27500-1
Hot Water Heater	Missing Pressure Relief Valv	extension tube from pressure relief valve is	4/26/2017	27500-1
Kitchen	Countertops—Missing/Damaged		4/26/2017	27500-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	Left/front burner does not function;	4/26/2017	27500-1
Windows	Inoperable/Not Lockable	Window won't stay up; Bedroom 1;	4/26/2017	27500-1
Unit # (b)(6)				
Doors	Damaged Hardware/Locks	Striker plate misaligned/missing ; Bedroom	4/26/2017	27501-1
Doors	Missing Door	Closet;	4/26/2017	27501-1
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	headboard ; Bedroom 3;	4/26/2017	27501-1
Health & Safety	Other	Utility Room; no access	4/26/2017	27501-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced;	4/26/2017	27501-1
Unit # (b)(6				
Bathroom	Leaking Faucet/Pipes	diverter	4/26/2017	27502-1
Health & Safety	Electrical Hazards—Exposed Wires/Open Panels	HWH wire	4/26/2017	27502-1
Unit # (b)(6				
Bathroom	Shower/Tub—Damaged/Missing	Caulk needs replaced ;	4/26/2017	27503-1
Bathroom	Ventilation/Exhaust System—Inoperable	not functioning ;Bathroom 1;	4/26/2017	27503-1
Doors	Damaged Hardware/Locks	entry , numerous	4/26/2017	27503-1
Doors	Missing Door	Closet;	4/26/2017	27503-1
Health & Safety	Infestation—Insects	Roaches;	Contractor	27503-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	Left/rear burner does not function;	4/26/2017	27503-1

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Deficiency Area	Deficiency	Comments	Date Completed	Work Order #
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced;	4/26/2017	27503-1
Lighting	Missing/Inoperable Fixture	Bathroom 1;	4/26/2017	27503-1
Walls	Damaged	holes	4/26/2017	27503-1
Unit # (b)(				
Bathroom	Shower/Tub—Damaged/Missing	diverter, caulk	4/26/2017	27504-1
Doors	Damaged Hardware/Locks	Closer damaged/disconnected ; entry Striker	4/26/2017	27504-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door;	4/26/2017	27504-1
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	window; Bedroom 1;	4/26/2017	27504-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced;	4/26/2017	27504-1
Windows	Inoperable/Not Lockable	Window won't stay up; Bedroom 1;	4/26/2017	27504-1
Building Exterior				
Roofs	Damaged Soffits/Fascia/Soffit Vents	soffit ; front	4/26/2017	27505-1
Roofs	Missing/Damaged Components from Downspout/Gutter	splashblocks	4/26/2017	27505-1
Walls	Missing Pieces/Holes/Spalling	vinyl patch . NIS weed trimmer dmge	Contractor	27505-1
Common Areas: Health & Safety				
Health & Safety	Electrical Hazards—Exposed Wires/Open Panels	(b) meter room light fixture		
(b)(6				
Unit # (b)(6				
Bathroom	Leaking Faucet/Pipes	tub faucet drips showerhead	4/27/2017	27544-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door;	4/27/2017	27544-1
Health & Safety	Infestation—Insects	Roaches;	Contractor	27544-1
Unit # (b)(6				
Bathroom	Shower/Tub—Damaged/Missing	diverter	Work will be	27545-1
Bathroom	Ventilation/Exhaust System—Inoperable	not functioning ;	completed	27545-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door;	When Unit is	27545-1
Doors	Missing Door	closets	Turned -	27545-1
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	Bedroom 2 dresser	VACANT	27545-1
Health & Safety	Infestation—Insects	Roaches;	Contractor	27545-1
Walls	Damaged	Bedroom 1;		27545-1
Unit # (b)(6)				
Bathroom	Shower/Tub—Damaged/Missing	showerhead needs replaced	4/27/2017	27546-1
Doors	Damaged Hardware/Locks	Closer damaged/disconnected ;	4/27/2017	27546-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door;	4/27/2017	27546-1
Kitchen	Leaking Faucet/Pipes	Faucet leaks causing damage;	4/27/2017	27546-1
Windows	Damaged/Missing Screens	Bedroom 1;Bedroom 2;	4/27/2017	27546-1
Unit # (b)(6				
Bathroom	Lavatory Sink—Damaged/Missing	stopper missing ;	4/27/2017	27547-1
Bathroom	Leaking Faucet/Pipes	tub faucet drips ;	4/27/2017	27547-1
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seat loose	4/27/2017	27547-1
Ceiling	Holes/Missing Tiles/Panels/Cracks	Bathroom 1;	4/27/2017	27547-1
Doors	Damaged Hardware/Locks	Handle/knob loose/damaged patio	4/27/2017	27547-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door;	4/27/2017	27547-1
Windows	Inoperable/Not Lockable	Lock inoperable;Bedroom 1;	4/27/2017	27547-1
Unit (b)(6				
Bathroom	Shower/Tub—Damaged/Missing	stains ;	4/27/2017	27548-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door;	4/27/2017	27548-1

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Deficiency Area	Deficiency	Comments	Date Completed	Work Order #
Floors	Hard Floor Covering Missing/Damaged Flooring/Tiles	balcony floor	4/27/2017	27548-1
Health & Safety	Infestation—Insects	Roaches;	Contractor	27548-1
Outlets/Switches	Missing/Broken Cover Plates	Outlet plate missing;Dining Room;	4/27/2017	27548-1
Unit (b)(6				
Health & Safety	Infestation—Insects	Roaches;	Contractor	27550-1
Unit # (b)(				
Bathroom	Clogged Drains	Sink does not drain ;	4/27/2017	27551-1
Bathroom	Lavatory Sink—Damaged/Missing	stopper not functioning ;	4/27/2017	27551-1
Bathroom	Leaking Faucet/Pipes	tub faucet drips ;	4/27/2017	27551-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door;	4/27/2017	27551-1
Floors	Hard Floor Covering Missing/Damaged Flooring/Tiles	balcony wood	4/27/2017	27551-1
Patio/Porch/ Balcony	Baluster/Side Railings Damaged			
Unit # (b)(6				
Health & Safety	Other	no key	4/28/2017	27553-1
Unit # (b)(				
Bathroom	Lavatory Sink—Damaged/Missing	Faucet leaks	4/25/2017	27506-1
Bathroom	Bathroom tub	tub drips	4/25/2017	27506-1
Bathroom	Ceiling water damage	holes/missing tiles	4/25/2017	27506-1
Doors	Missing/damaged	front door seal missing	4/25/2017	27506-1
Kitchen	Cabinets—Missing/Damaged	drawers/doors broken	4/25/2017	27506-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	right front burner not working	4/25/2017	27506-1
Health & Safety	Smoke Detector	Not functioning	4/25/2017	27506-1
Unit # (b)(				
Bathroom	Lavatory Sink—Damaged/Missing	Faucet leaks	4/25/2017	27507-1
Bathroom	Ceiling water damage	Needs paint	4/25/2017	27507-1
Bathroom	Ceiling water damage	Walls damaged	4/25/2017	27507-1
Kitchen	Sink/Faucet	faucet leaks/fresh food seal needed	4/25/2017	27507-1
Unit # (b)(				
Bathroom	Lavatory Sink—Damaged/Missing	leaking diverter	4/25/2017	27508-1
Bathroom	Ceiling water damage	Needs paint	4/25/2017	27508-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needed	4/25/2017	27508-1
Health & Safety	Smoke Detector	not functioning	4/25/2017	27508-1
Unit # (b)(				
Doors	Doors - Sliding	handle missing	4/25/2017	27509-1
Health & Safety	Smoke Detector	not functioning	4/25/2017	27509-1
Unit # (b)(				
Bedroom	Doors damaged	Bedroom1	4/25/2017	27510-1
Health & Safety	Hot Water Heater	Leaking valves/pipe	4/25/2017	27510-1
Kitchen	Countertops—Missing/Damaged	damaged/food seal missing	4/25/2017	27510-1
Kitchen	Faucet sink	faucet loose	4/25/2017	27510-1
Unit # (b)(6				
Doors	Doors damaged	Entry, Closet, Bedroom1	4/25/2017	27513-1
Bathroom	Faucet sink	Faucet loos, diverter leaks	4/25/2017	27513-1
Floor	Damaged	Bedroom 2	4/25/2017	27513-1
Bathroom	Toilet/Tub/Floor	Bath 2; floor deteriorated	4/25/2017	27513-1
Health & Safety	HVAC	T-stat not functioning	4/25/2017	27513-1

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Deficiency Area	Deficiency	Comments	Date Completed	Work Order #
Kitchen	Countertops—Missing/Damaged	damaged/faucet loose	4/25/2017	27513-1
Unit # (b)(6)				
Walls	Damaged	Patch and paint small holes	4/25/2017	27517-1
Health & Safety	Smoke Detector	not functioning	4/25/2017	27517-1
Doors	Damaged	Bedroom 2	4/25/2017	27517-1
Unit # (b)(6)				
Bathroom	Diverter	Diverter leaks/ventilation not functioning	4/25/2017	27515-1
Doors	Damaged/Missing	Striker plate missing; Bdrm 2	4/25/2017	27515-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	right front burner not working	4/25/2017	27515-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	fresh food seal needed	4/25/2017	27515-1
Unit # (b)(6)				
Bathroom	Lavatory Sink—Damaged/Missing	hot handle missing	4/27/2017	27554-1
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seat loose	4/27/2017	27554-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door;	4/27/2017	27554-1
Health & Safety	Infestation—Insects	Roaches;	Contractor	27554-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	Right/front burner does not function;	4/27/2017	27554-1
Unit # (b)(6)				
Bathroom	Leaking Faucet/Pipes	sink faucet drips ;Bathroom 1;	4/29/2017	27555-1
Bathroom	Ventilation/Exhaust System—Inoperable	not functioning ;Bathroom 2;	4/29/2017	27555-1
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	loose seat Bathroom 2;	4/29/2017	27555-1
Doors	Damaged Hardware/Locks	Closer damaged/disconnected ;	4/29/2017	27555-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door;	4/29/2017	27555-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced;	4/29/2017	27555-1
Unit # (b)(6)				
Bathroom	Leaking Faucet/Pipes	sink faucet drips ;tub faucet drips ;		
Bathroom	Ventilation/Exhaust System—Inoperable	not functioning ;		
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	hole(s):Bedroom 1;Closet;		
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door;		
Doors	Missing Door	Bedroom 2/1, Bedroom 1;Closet;		
Health & Safety	Infestation—Insects	Roaches;		
Smoke Detector	Missing/Inoperable	Smoke detector is missing;Hallway/Hall;		
Walls	Damaged	Bedroom 2;		
Unit # (b)(6)				
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	runs	4/27/2017	27557-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door;	4/27/2017	27557-1
Health & Safety	Infestation—Insects	Roaches;	Contractor	27557-1
Health & Safety	Other	outlets not functioning	Contractor	27557-1
Hot Water Heater	Inoperable Unit/Components	hw not lasting	4/27/2017	27557-1
Unit # (b)(6)				
Bathroom	Leaking Faucet/Pipes	tub faucet drips ;Bathroom 2;		
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seat loose Bathroom 2;		
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	door edge split;Bedroom 3;		
Electrical System	GFI—Inoperable	Kitchen;		
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced;		
Unit # (b)(6)				
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seat loose Bathroom 2/1		

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Deficiency Area	Deficiency	Comments	Date Completed	Work Order #
Doors	Damaged Hardware/Locks	Handle/knob loose/damaged entry		
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door;		
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced;		
Walls	Damaged	numerous holes		
Unit (b)(6)				
Bathroom	Shower/Tub—Damaged/Missing	stains ;		
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seat loose	5/2/2017	27560-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door;	5/2/2017	27560-1
Health & Safety	Infestation—Insects	Roaches;	5/2/2017	27560-1
Smoke Detector	Missing/Inoperable	Smoke detector is missing;	Contractor	27560-1
Unit (b)(6)			5/2/2017	27560-1
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	peeling paint entry		
Health & Safety	Air Quality—Mold and/or Mildew Observed	kitchen counter	4/27/2017	27561-1
Walls	Damaged	tub tile	4/27/2017	27561-1
Building Exterior			4/27/2017	27561-1
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	(b elec closet		
Health & Safety	Exposed Wires/Open Panels	front ac condenser wire at disconnect box	4/27/2017	27562-1
Roofs	Missing/Damaged Components from Downspout/Gutter	splashblocks	4/27/2017	27562-1
Walls	Missing Pieces/Holes/Spalling	nisr siding damage, siding holes	4/27/2017	27562-1
Common Areas: Halls/Corridors/Stairs			4/27/2017	27562-1
Doors	Damaged Hardware/Locks	Closer damaged/disconnected (laundry		
Common Areas: Health & Safety			4/27/2017	27562-1
Health & Safety	Garbage and Debris—Indoors	(b) hall		
Common Areas: Laundry			4/27/2017	27562-1
Lighting	Missing/Damaged/Inoperable Fixture	(6) laundry		
Outlets/Switches/Cover Plates	Outlets/Switches/Cover Plates—Missing/Broken	switch plate missing (laundry	4/27/2017	27562-1
(b)(6)			4/27/2017	27562-1
Unit (b)(6)				
Bathroom	Leaking Faucet/Pipes	sink faucet drips ;Bathroom 1, tub faucet		
Ceiling	Holes/Missing Tiles/Panels/Cracks	Bathroom 1;	4/25/2017	27506-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door;	4/25/2017	27506-1
Kitchen	Cabinets—Missing/Damaged	drawers;doors;	4/25/2017	27506-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	Right/front burner does not function;	4/25/2017	27506-1
Smoke Detector	Missing/Inoperable	smoke detector is not functioning;Bedroom 1;	4/25/2017	27506-1
Walls	Peeling/Needs Paint	Bathroom 1;	4/25/2017	27506-1
Unit (b)(6			4/25/2017	27506-1
Bathroom	Leaking Faucet/Pipes	sink faucet drips ;Bathroom 1;		
Ceiling	Peeling/Needs Paint	Bathroom 1;	4/25/2017	27507-1
Kitchen	Leaking Faucet/Pipes	Faucet leaks;	4/25/2017	27507-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced;	4/25/2017	27507-1
Walls	Mold/Mildew/Water Stains/Water Damage	Bathroom 1; Bathroom 2;	4/25/2017	27507-1
Unit # (b)(6)			4/25/2017	27507-1
Bathroom	Leaking Faucet/Pipes	diverter		
Ceiling	Peeling/Needs Paint	Bathroom 1;	4/25/2017	27508-1
Doors	Damaged Hardware/Locks	Striker plate misaligned/missing ; Bedroom 2;	4/25/2017	27508-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced;	4/25/2017	27508-1
			4/25/2017	27508-1

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Deficiency Area	Deficiency	Comments	Date Completed	Work Order #
Walls	Peeling/Needs Paint	Bathroom 1;	4/25/2017	27508-1
Unit # (b)(6)				
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	entry	4/25/2017	27509-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door;	4/25/2017	27509-1
Unit # (b)(6)				
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	Bedroom 1;	4/25/2017	27510-1
Hot Water Heater	Leaking Valves/Tanks/Pipes	pipe	4/25/2017	27510-1
Kitchen	Countertops—Missing/Damaged		4/25/2017	27510-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced;	4/25/2017	27510-1
Kitchen	Sink—Missing/Damaged	faucet loose	4/25/2017	27510-1
Unit # (b)(6)				
Bathroom	Lavatory Sink—Damaged/Missing	loose faucets	4/29/2017	27513-1
Bathroom	Leaking Faucet/Pipes	diverters	4/29/2017	27513-1
Doors	Damaged Hardware/Locks	Closer damaged/disconnected ; entry	4/29/2017	27513-1
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	Bedroom 1;	4/29/2017	27513-1
Floors	Hard Floor Covering Missing/Damaged Flooring/Tiles	Bathroom 2;	4/29/2017	27513-1
Floors	Rot/Deteriorated Subfloor	around toilet/tub area;Bathroom 2;	4/29/2017	27513-1
HVAC System	Convection/Radiant Heat System Covers	t-stat not functioning	4/29/2017	27513-1
Kitchen	Countertops—Missing/Damaged		4/29/2017	27513-1
Kitchen	Sink—Missing/Damaged	loose faucet	4/29/2017	27513-1
Smoke Detector	Missing/Inoperable	smoke detector is not functioning;Bedroom 3;	4/29/2017	27513-1
Unit # (b)(6)				
Bathroom	Leaking Faucet/Pipes	diverter	4/25/2017	27515-1
Bathroom	Ventilation/Exhaust System—Inoperable	not functioning ;	4/25/2017	27515-1
Doors	Damaged Hardware/Locks	Striker plate misaligned/missing ;Bedroom 2;	4/25/2017	27515-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	Right/front burner does not function;	4/25/2017	27515-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced;	4/25/2017	27515-1
Unit # (b)(6)				
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	Toilet is loose		
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	Bathroom 1;Bedroom 1,		
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door;		
Doors	Missing Door	Bedroom 3;		
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	furniture ; Bedroom 1;Bedroom 2;	4/29/2017	27535-1
Health & Safety	Infestation—Insects	Roaches;	Contractor	27535-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced;		
Walls	Mold/Mildew/Water Stains/Water Damage	Bathroom 1;		
Unit # (b)(				
Ceiling	Peeling/Needs Paint	Bedroom 3;	4/28/2017	27536-1
Doors	Damaged Frames/Threshold/Lintels/Trim	Bedroom 3;	4/28/2017	27536-1
Doors	Damaged Hardware/Locks	Off track ;Mechanical area; Handle/knob	4/28/2017	27536-1
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	door structure damaged;Bedroom 2;	4/28/2017	27536-1
Smoke Detector	Missing/Inoperable	Smoke detector is	4/28/2017	27536-1
Walls	Peeling/Needs Paint	Bedroom 3;	4/28/2017	27536-1
Unit # (b)(6)				
Ceiling	Peeling/Needs Paint	Bathroom 1;	4/27/2017	27537-1
Doors	Damaged Hardware/Locks	Closer damaged/disconnected ;entry	4/27/2017	27537-1

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Deficiency Area	Deficiency	Comments	Date Completed	Work Order #
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced;	4/27/2017	27537-1
Walls	Peeling/Needs Paint	Throughout unit;	4/27/2017	27537-1
Unit (b)(6				
Ceiling	Mold/Mildew/Water Stains/Water Damage	Bathroom 1;	4/27/2017	27538-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door;	4/27/2017	27538-1
Health & Safety	Electrical Hazards—Exposed Wires/Open Panels	smoke detector wires	4/27/2017	27538-1
Kitchen	Range Hood/Exhaust Fans—Excessive	not functioning/blocked;	4/27/2017	27538-1
Smoke Detector	Missing/Inoperable	Smoke detector is missing;Hallway/Hall;	4/27/2017	27538-1
Unit # (b)(				
Doors	Damaged Hardware/Locks	Closer damaged/disconnected ;Striker plate	4/27/2017	27539-1
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	window in Bedroom 2;	4/27/2017	27539-1
Hot Water Heater	General Rust/Corrosion	bottom/top	4/27/2017	27539-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	Left/front burner does not function;	4/27/2017	27539-1
Windows	Inoperable/Not Lockable	Window won't stay up ; Bedroom 2	4/27/2017	27539-1
Unit # (b)(6)				
Doors	Damaged Hardware/Locks	Closer damaged/disconnected ;entry	4/27/2017	27540-1
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	scratched/scuffed;Bedroom 2;	4/27/2017	27540-1
Kitchen	Dishwasher/Garbage Disposal—Inoperable	garbage disposal not functioning;	4/27/2017	27540-1
Unit # (b)(				
Health & Safety	Other	VACANT - All repairs will be completed as applicable when unit made make ready	4/28/2017	27541-1
Building Exterior				
Health & Safety	Exposed Wires/Open Panels	exterior light conduit	4/28/2017	27543-1
Roofs	Damaged Soffits/Fascia/Soffit Vents	soffit front ;fascia ; side	4/28/2017	27543-1
Walls	Missing Pieces/Holes/Spalling	vinyl patch , NIS	4/28/2017	27543-1
Building Systems				
Electrical System	Evidence of Leaks/Corrosion	ac disconnect	4/28/2017	27543-1
Common Areas: Halls/Corridors/Stairs				
Stairs/Hand Railings	Broken/Missing Hand Railing	Loose brackets; (b)(	4/28/2017	27543-1
(b)(6)				
Unit # (b)(				
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seat loose	4/27/2017	27563-1
Doors	Damaged Hardware/Locks	Closer damaged/disconnected	4/27/2017	27563-1
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	hole(s);	4/27/2017	27563-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door;	4/27/2017	27563-1
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	bedroom 1 window balance	4/27/2017	27563-1
Kitchen	Range Hood/Exhaust Fans—Excessive	not functioning/blocked;	4/27/2017	27563-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced;	4/27/2017	27563-1
Windows	Inoperable/Not Lockable	Window won't stay up;Bedroom 1	4/27/2017	27563-1
Unit (b)(6				
Bathroom	Leaking Faucet/Pipes	cold tub handle leaks	4/27/2017	27564-1
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seat loose	4/27/2017	27564-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door;	4/27/2017	27564-1
HVAC System	Inoperable	runs constantly	4/27/2017	27564-1

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Deficiency Area	Deficiency	Comments	Date Completed	Work Order #
Kitchen	Range Hood/Exhaust Fans—Excessive	not functioning/blocked;	4/27/2017	27564-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	Oven does not function;	4/27/2017	27564-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	water leaking inside refridgerator;	4/27/2017	27564-1
Windows	Cracked/Broken/Missing Panes	cracked pane;Bedroom 2;	4/27/2017	27564-1
Windows	Damaged/Missing Screens		4/27/2017	27564-1
Unit # (b)(				
Bathroom	Lavatory Sink—Damaged/Missing	stopper missing ;	4/27/2017	27565-1
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seat loose	4/27/2017	27565-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door;	4/27/2017	27565-1
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	Bedroom 2 bed	4/27/2017	27565-1
Unit (b)(6				
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing		4/27/2017	27566-1
Doors	Damaged Hardware/Locks	Closer damaged/disconnected ; closet door	4/27/2017	27566-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door;	4/27/2017	27566-1
Doors	Missing Door	entry closet	4/27/2017	27566-1
Health & Safety	Garbage and Debris—Outdoors	patio	4/27/2017	27566-1
Health & Safety	Infestation—Insects	Roaches;	Contractor	27566-1
Hot Water Heater	Missing Pressure Relief Valv		4/27/2017	27566-1
Kitc	Dishwasher/Garbage Disposal—Inoperable	garbage disposal not functioning;	4/27/2017	27566-1
Unit # (b)(6				
Bathroom	Shower/Tub—Damaged/Missing	stains	4/27/2017	27567-1
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seat loose	4/27/2017	27567-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	4/27/2017	27567-1
Electrical System	GFI—Inoperable	Bathroom 1	4/27/2017	27567-1
Floors	Soft Floor Covering Missing/Damaged	throughout	4/27/2017	27567-1
Health & Safety	Infestation—Insects	Roaches;	Contractor	27567-1
Hot Water Heater	Missing Pressure Relief Valv	extension tube from pressure relief valve is	4/27/2017	27567-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/27/2017	27567-1
Unit (b)(6				
Bathroom	Lavatory Sink—Damaged/Missing	stopper missing	4/27/2017	27568-1
Bathroom	Leaking Faucet/Pipes	showerhead	4/27/2017	27568-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	4/27/2017	27568-1
Electrical System	GFI—Inoperable	Kitchen	4/27/2017	27568-1
Kitchen	Dishwasher/Garbage Disposal—Inoperable	garbage disposal not functioning	4/27/2017	27568-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/27/2017	27568-1
Patio/Porch/ Balcony	Baluster/Side Railings Damaged	loose rail	4/27/2017	27568-1
Unit # (b)(6				
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door;	4/27/2017	27569-1
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	Bedroom 2 window balance	4/27/2017	27569-1
Health & Safety	Infestation—Insects	Roaches;	Contractor	27569-1
HVAC System	Inoperable	Thermostat not functioning;	4/27/2017	27569-1
Kitchen	Dishwasher/Garbage Disposal—Inoperable	garbage disposal not functioning;	4/27/2017	27569-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced;	4/27/2017	27569-1
Windows	Inoperable/Not Lockable	Window won't stay up;Bedroom 2;	4/27/2017	27569-1
Unit # (b)(6)				
Bathroom	Leaking Faucet/Pipes	showerhead	4/27/2017	27570-1

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Deficiency Area	Deficiency	Comments	Date Completed	Work Order #
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seat loose	4/27/2017	27570-1
Electrical System	GFI—Inoperable	Bathroom 1;	4/27/2017	27570-1
Health & Safety	Infestation—Insects	Roaches;	Contractor	27570-1
Hot Water Heater	Missing Pressure Relief Valv	extension tube from pressure relief valve is	4/27/2017	27570-1
Patio/Porch/ Balcony	Baluster/Side Railings Damaged	loose rail	4/27/2017	27570-1
Windows	Damaged/Missing Screens			
Unit # (b)(				
Bathroom	light switch	switch plate and no bulb	4/25/2017	27526-1
Doors	Closet doors damaged	missing knob	4/25/2017	27526-1
Doors	Deteriorated/Missing Seals (Entry Only)	Entry seal	4/25/2017	27526-1
Unit # (b)(				
Bathroom	Leaking Faucet/Pipes	sink faucet drips Bathroom 2	4/26/2017	27525-1
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	toilet not functioning seat loose Bath 2	4/26/2017	27525-1
Doors	Deteriorated/Missing Seals (Entry Only)	patio fogged	4/26/2017	27525-1
Health & Safety	Electrical Hazards—Exposed Wires/Open Panels	disposal wire	4/26/2017	27525-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	2 or more burners do not function;Oven does	4/26/2017	27525-1
Unit # (b)(6				
Ceiling	Peeling/Needs Paint	Living Room	4/26/2017	27524-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/26/2017	27524-1
Unit # (b)(				
Bathroom	Leaking Faucet/Pipes	tub faucet drips	4/26/2017	27523-1
Bathroom	Shower/Tub—Damaged/Missing	stains	4/26/2017	27523-1
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	door edge split;Bedroom 2	4/26/2017	27523-1
Health & Safety	Infestation—Insects	Roaches	Contractor	27523-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/26/2017	27523-1
Smoke Detector	Missing/Inoperable	Smoke detector missing Hall	4/26/2017	27523-1
Unit # (b)(				
Bathroom	Lavatory Sink—Damaged/Missing	stopper missing ;Bathroom 2	4/26/2017	27522-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	4/26/2017	27522-1
Hot Water Heater	Missing Pressure Relief Valv	ext. tube/pressure relief valve missing	4/26/2017	27522-1
Kitchen	Range Hood/Exhaust Fans—Excessive	not functioning/blocked	4/26/2017	27522-1
Unit # (b)(6)				
Bathroom	Leaking Faucet/Pipes	Sink faucet leak outside basin	4/26/2017	27521-1
Bathroom	Water Closet/Toilet --Damaged/Clogged/Missing	seat loose Bathroom 1	4/26/2017	27521-1
Doors	Damaged Hardware/Locks	Closer damaged/disconnected	4/26/2017	27521-1
Electrical System	GFI—Inoperable	Bathroom 2	4/26/2017	27521-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	Knob(s) missing	4/26/2017	27521-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/26/2017	27521-1
Smoke Detector	Missing/Inoperable	Smoke detector missing Hall	4/26/2017	27521-1
Unit # (b)(6)				
Bathroom	Leaking Faucet/Pipes	tub faucet drips	4/26/2017	27520-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/26/2017	27520-1
Unit # (b)(6				
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seat loose	4/26/2017	27519-1
Doors	Damaged Hardware/Locks	patio handle	4/26/2017	27519-1
Floors	Soft Floor Covering Missing/Damaged	stains throughout	4/26/2017	27519-1

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Deficiency Area	Deficiency	Comments	Date Completed	Work Order #
Kitchen	Range/Stove—Missing/Damaged/Inoperable	Right/front burner does not function	4/26/2017	27519-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/26/2017	27519-1
Kitchen	Sink—Missing/Damaged	faucet loose	4/26/2017	27519-1
Outlets/Switches	Missing/Broken Cover Plates	Outlet plate missing;Living Room	4/26/2017	27519-1
Smoke Detector	Missing/Inoperable	Smoke detector missingHall	4/26/2017	27519-1
Building Exterior				
Health & Safety	Exposed Wires/Open Panels	ac disconnect box wire loose at conduit rear		
Roofs	Damaged Soffits/Fascia/Soffit Vents	soffit rear (b)(6)		
Walls	Missing Pieces/Holes/Spalling	siding damage/rusr damage, dryer vent		
Building Systems				
Health & Safety	Electrical Hazards—Exposed Wires/Open Panels	gap at conduit to disconnect box in elec closet		
Common Areas: Halls/Corridors/Stairs				
Doors	Damaged Hardware/Locks	Closer damaged/disconnected (laundry		
Graffiti	Graffiti	hall of (b)(6		
Common Areas: Laundry				
Outlets/Switches/Cover Plates	Outlets/Switches/Cover Plates—Missing/Broken	switch plate missing (b laundry	4/7/2017	26950-1
Walls	Damaged	(b)(6 laundry	4/7/2017	26950-1
(b)(intenance:				
Building Exterior				
Roofs	Missing/Damaged Components from Downspout/Gutter	splashblocks : elbow missing rear		
Walls	Missing Pieces/Holes/Spalling	foam used in hole, NIS		
Building Systems				
Electrical System	Blocked Access/Improper Storage	stored items		
Common Areas: Storage				
Doors	Missing Door	jan closet		
Smoke Detector	Smoke Detector—Missing/Inoperable	Smoke detector is missing;		
(b)(6				
Unit # (b)(6				
Bathroom	Leaking Faucet/Pipes	cold sink handle leaks	4/24/2017	27514-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	4/24/2017	27514-1
Unit # (b)(6				
Bathroom	Leaking Faucet/Pipes	both tub handles	4/24/2017	27512-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	4/24/2017	27512-1
Unit # (b)(				
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seat loose	4/25/2017	27511-1
Doors	Damaged Hardware/Locks	Closer damaged/disconnected	4/25/2017	27511-1
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	door edge split;Bedrooms	4/25/2017	27511-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	4/25/2017	27511-1
Doors	Missing Door	Bedroom 2;Closet	4/25/2017	27511-1
Floors	Hard Floor Covering Missing/Damaged Flooring/Tiles	threshold	4/25/2017	27511-1
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	Bedroom 1 dresser	4/25/2017	27511-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/25/2017	27511-1
Unit # (b)(6				
Bathroom	Ventilation/Exhaust System—Inoperable	not functioning	4/25/2017	27498-1
Doors	Damaged Hardware/Locks	Closer damaged/disconnected	4/25/2017	27498-1
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	Bedroom 1;Living Room	4/25/2017	27498-1

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Deficiency Area	Deficiency	Comments	Date Completed	Work Order #
Unit # (b)(6)				
Bathroom	Shower/Tub—Damaged/Missing	showerhead	4/25/2017	27497-1
Doors	Damaged Hardware/Locks	patio handle	4/25/2017	27497-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	4/25/2017	27497-1
Health & Safety	Other	short in living room outlet	4/25/2017	27497-1
Unit # (b)(6)				
Bathroom	Lavatory Sink—Damaged/Missing	stopper missing	4/24/2017	27494-1
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seat loose	4/24/2017	27494-1
Doors	Missing Door	Bedroom 3	4/24/2017	27494-1
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	lock reversed Bedroom 2	4/24/2017	27494-1
Hot Water Heater	Missing Pressure Relief Valv	extension tube from pressure relief valve is	4/24/2017	27494-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/24/2017	27494-1
Unit # (b)(				
Bathroom	Lavatory Sink—Damaged/Missing	stopper missing	4/25/2017	27493-1
Unit # (b)(6)				
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seat loose	4/25/2017	27492-1
Doors	Damaged Hardware/Locks	Closer damaged/disconnected	4/25/2017	27492-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	4/25/2017	27492-1
Doors	Missing Door	Closet;Bedroom 2	4/25/2017	27492-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/25/2017	27492-1
Unit (b)(6)				
Health & Safety	Other	no key	4/25/2017	27491-1
Unit # (b)(				
Bathroom	Leaking Faucet/Pipes	showerhead	4/25/2017	27490-1
Bathroom	Shower/Tub—Damaged/Missing	cold tub not functioning	4/25/2017	27490-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	4/25/2017	27490-1
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	Bedroom 1 bed	4/25/2017	27490-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	Left/front burner does not function	4/25/2017	27490-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal replace;water fridge	4/25/2017	27490-1
Unit # (b)(6)				
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	door edge split;Bedroom 1	4/25/2017	27489-1
Health & Safety	Infestation—Insects	Roaches	4/25/2017	27489-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/25/2017	27489-1
Windows	Damaged/Missing Screens			
Unit # (b)(6)				
Floors	Soft Floor Covering Missing/Damaged	stains	4/25/2017	27488-1
Hot Water Heater	Missing Pressure Relief Valv	extension tube from pressure relief valve is	4/25/2017	27488-1
Unit # (b)(6)				
Bathroom	Lavatory Sink—Damaged/Missing	stopper missing ;Bathroom 2	4/26/2017	27487-1
Bathroom	Leaking Faucet/Pipes	sink faucet drips ;Bathroom 1	4/26/2017	27487-1
Doors	Damaged/Missing Screen/Storm/Security Door	Screen torn	4/26/2017	27487-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	4/26/2017	27487-1
Floors	Soft Floor Covering Missing/Damaged	stains	4/26/2017	27487-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/26/2017	27487-1
Outlets/Switches	Missing/Broken Cover Plates	Switch plate missing;Kitchen	4/26/2017	27487-1
Unit # (b)(6)				

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Deficiency Area	Deficiency	Comments	Date Completed	Work Order #
Bathroom	Shower/Tub—Damaged/Missing	showerhead	4/26/2017	27486-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	4/26/2017	27486-1
Hot Water Heater	Missing Pressure Relief Valv	extension tube from pressure relief valve is	4/26/2017	27486-1
Unit # (b)(				
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	toilet not functioning ; seat loose	4/26/2017	27485-1
Doors	Damaged Hardware/Locks	Closer damaged/disconnected	4/26/2017	27485-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	4/26/2017	27485-1
Hot Water Heater	Missing Pressure Relief Valv	extension tube from pressure relief valve is	4/26/2017	27485-1
HVAC System	Noisy/Vibrating/Leaking	ac leaks	4/26/2017	27485-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/26/2017	27485-1
Windows	Damaged/Missing Screens		4/26/2017	27485-1
Unit # (b)(6				
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	4/26/2017	27484-1
Electrical System	GFI--Inoperable	Bathroom 1	4/26/2017	27484-1
Electrical System	Missing Covers	jbox on hwh missing knockout	4/26/2017	27484-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/26/2017	27484-1
Walls	Damaged	shower soap holder	4/26/2017	27484-1
Building Exterior				
Doors	Damaged Frames/Threshold/Lintels/Trim	(b) elec closet..needs new door	4/26/2017	27483-1
Health & Safety	Exposed Wires/Open Panels	front ac disconnect loose	4/26/2017	27483-1
Roofs	Missing/Damaged Components from Downspout/Gutter	splashblocks	4/26/2017	27483-1
Walls	Missing Pieces/Holes/Spalling	nisr siding damage	Contractor	27483-1
Building Systems				
Health & Safety	Electrical Hazards—Exposed Wires/Open Panels	(b)(elec closets at conduit to disconnect	4/26/2017	27483-1
Common Areas: Closet/Utility/Mechanical				
Electrical	Missing Covers	btm knockout missing on (b breaker laundry	4/26/2017	27483-1
Common Areas: Halls/Corridors/Stairs				
Doors	Damaged Hardware/Locks	Closer damaged/disconnected (aundry.	4/26/2017	27483-1
Graffiti	Graffiti	hallways	4/26/2017	27483-1
(b)(6)				
Unit # (b)(6)				
Kitchen	Disposal	VACANT - Not working	4/24/2017	27471-1
Doors	Bedroom 2	Repair	4/24/2017	27471-1
Unit # (b)(6				
		VACANT - will repair all deficiencies when unit is made make ready	4/23/2017	27470-1
Unit # (b)(6				
Health & Safety	Infestation—Insects	bedbugs not inspected	Contractor	27469-1
Bathroom	Ventilation/Exhaust System—Inoperable	Not working	4/24/2017	27469-1
Dining Room	Outlets/Switches/Cover Plates—Missing/Broken	Coverplate missing	4/24/2017	27469-1
Doors	Front entry door seal	Replaced seal	4/24/2017	27469-1
Unit # (b)(6				
Health & Safety	Other	bed bugs not inspected	Contractor	27468-1
Bathroom	Medicine Cabinet	Loose	4/24/2017	27468-1
Unit # (b)(6)				

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Deficiency Area	Deficiency	Comments	Date Completed	Work Order #
Unit # (b)(6		VACANT - will repair all deficiencies when unit is made make ready	4/24/2017	27467-1
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seat loose		
Doors	Damaged Hardware/Locks	Closer damaged/disconnected ;	4/24/2017	27466-1
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	door edge split;Bathroom 1;	4/27/2017	27466-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door;	4/27/2017	27466-1
Hot Water Heater	Missing Pressure Relief Valv	extension tube from pressure relief valve is	4/27/2017	27466-1
Unit # (b)(			4/27/2017	27466-1
Doors	Damaged Hardware/Locks	Closer damaged/disconnected ;		
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	door structure damaged entry	4/24/2017	27465-1
Floors	Soft Floor Covering Missing/Damaged	stains	4/24/2017	27465-1
Health & Safety	Air Quality—Mold and/or Mildew Observed	kitchen cabinets	4/24/2017	27465-1
Kitchen	Cabinets—Missing/Damaged	coutertop caulk	4/24/2017	27465-1
Kitchen	Range Hood/Exhaust Fans—Excessive	not functioning/blocked;	4/24/2017	27465-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced;	4/24/2017	27465-1
Unit # (b)(6			4/24/2017	27465-1
Health & Safety	Smoke Detector—Missing/Inoperable	Repair/replace		
Kitchen	Range Hood/Exhaust Fans—Excessive	missing	4/24/2017	27464-1
Doors	Patio door lock - won't slide	replar	4/24/2017	27464-1
Bedroom	Walls	holes Bedroom 1	4/24/2017	27464-1
Doors	Front entry door seal	Replaced seal	4/24/2017	27464-1
Unit # (b)(			4/24/2017	27464-1
Health & Safety	Other	bedbugs not inspected		
Doors	Door knob missing	replace	Contractor	27463-1
Kitchen	Range Hood/Exhaust Fans—Excessive	stove burner not working	4/25/2017	27463-1
Bathroom	Shower/Tub—Damaged/Missing	showerhead	4/25/2017	27463-1
Walls	Holes/Missing Tiles/Panels/Cracks	Holes in Bedroom 1	4/25/2017	27463-1
Unit # (b)(6			4/25/2017	27463-1
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	toilet clogged ;Bathroom 2;		
Doors	Damaged Hardware/Locks	Striker plate misaligned/missing entry	4/25/2017	27462-1
Electrical System	GFI—Inoperable	Bathroom 1;	4/25/2017	27462-1
Hot Water Heater	Inoperable Unit/Components	sediment coming thru tubs	4/25/2017	27462-1
Unit # (b)(			4/25/2017	27462-1
Kitchen	backsplash needs caulking	no key		
Bathroom	Sink—Missing/Damaged	caulked	4/25/2017	27461-1
Health & Safety	Smoke Detector—Missing/Inoperable	clogged	4/25/2017	27461-1
Bathroom	toilet tank	repair	4/25/2017	27461-1
Walls	drywall has holes	loose	4/25/2017	27461-1
Unit # (b)(6		needs patch and painting	4/25/2017	27461-1
Bathroom	Clogged Drains		4/25/2017	27461-1
Ceiling	Mold/Mildew/Water Stains/Water Damage	tub drains slow ;		
Doors	Damaged Hardware/Locks	Bathroom 1;	4/25/2017	27460-1
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	Closer damaged/disconnected ;	4/25/2017	27460-1
Health & Safety	Air Quality—Mold and/or Mildew Observed	door edge split;Bedroom 1/2	4/25/2017	27460-1
		Bathroom 1 ceiling	4/25/2017	27460-1
			4/25/2017	27460-1

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Deficiency Area	Deficiency	Comments	Date Completed	Work Order #
Unit # (b)(6)				
Bathroom	Shower/Tub—Damaged/Missing	stains	4/25/2017	27459-1
Doors	Damaged Hardware/Locks	balcony lock	4/25/2017	27459-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door;	4/25/2017	27459-1
Floors	Rot/Deteriorated Subfloor	around toilet/tub area;Bathroom 1;	4/25/2017	27459-1
Health & Safety	Air Quality—Mold and/or Mildew Observed	Bathroom walls/ceiling;Bathroom 1;	4/25/2017	27459-1
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	Bedroom 2 bed, Bedroom 1 dresser	4/25/2017	27459-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	not functioning	4/25/2017	27459-1
Walls	Damaged	tub	4/25/2017	27459-1
Unit # (b)(6)				
Bathroom	Lavatory Sink—Damaged/Missing	stopper missing ;Bathroom 2/1	4/24/2017	27458-1
Bathroom	Leaking Faucet/Pipes	showerhead Bathroom 2/1	4/24/2017	27458-1
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seat loose Bathroom 2;	4/24/2017	27458-1
Doors	Damaged Hardware/Locks	Closer damaged/disconnected ; patio handle	4/24/2017	27458-1
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	Bedroom 1 bed	4/24/2017	27458-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	Right/front burner does not function;	4/24/2017	27458-1
Unit # (b)(6)				
Doors	Damaged Hardware/Locks	patio handle	4/25/2017	27457-1
Electrical System	GFI—Inoperable	Bathroom 1;	4/25/2017	27457-1
Floors	Soft Floor Covering Missing/Damaged	stains/loose	4/25/2017	27457-1
Hot Water Heater	Missing Pressure Relief Valv	extension tube from pressure relief valve is	4/25/2017	27457-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced;	4/25/2017	27457-1
Outlets/Switches	Missing	Outlet not functioning Bedroom 1;	4/25/2017	27457-1
Walls	Peeling/Needs Paint	Dining Room;	4/25/2017	27457-1
Unit # (b)(6)				
Doors	Damaged Hardware/Locks	both latches not functioning	4/25/2017	27456-1
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	bowed entry	4/25/2017	27456-1
Health & Safety	Other	bedbugs not inspected	Contractor	27456-1
Building Exterior				
Doors	Damaged Hardware/Locks	(b) elec striker plate		
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	elec closet		
Health & Safety	Exposed Wires/Open Panels	conduit loose on front ac disconnec (side		
Roofs	Missing/Damaged Components from Downspout/Gutter	splashblocks		
Walls	Missing Pieces/Holes/Spalling	nisr siding damage (b end dryer vent hole		
Common Areas: Health & Safety				
Health & Safety	Electrical Hazards—Exposed Wires/Open Panels	(b) elec closet jbox cvr loose on ceiling		
(b)(6)				
Unit # (b)(6)				
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door;	4/25/2017	27454-1
Electrical System	GFI—Inoperable	Bathroom 1;	4/25/2017	27454-1
Health & Safety	Air Quality—Mold and/or Mildew Observed	Bathroom walls/ceiling;	4/25/2017	27454-1
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	Bedroom 1 tv	4/25/2017	27454-1
Walls	Damaged	Bedroom 1;	4/25/2017	27454-1
Unit # (b)(6)				
Doors	Damaged Hardware/Locks	Closer damaged/disconnected ;	4/25/2017	27453-1
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	Living Room couch	4/25/2017	27453-1

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Deficiency Area	Deficiency	Comments	Date Completed	Work Order #
Kitchen	Range/Stove—Missing/Damaged/Inoperable	Oven door handle missing;Oven door	4/25/2017	27453-1
Unit # (b)(6)				
HVAC System	Inoperable	Thermostat not functioning;	4/25/2017	27452-1
Kitchen	Dishwasher/Garbage Disposal—Inoperable	garbage disposal not functioning;	4/25/2017	27452-1
Unit (b)(6)				
Bathroom	Leaking Faucet/Pipes	showerhead	4/25/2017	27451-1
Ceilion	Holes/Missing Tiles/Panels/Cracks	Bathroom 1	4/25/2017	27451-1
Unit # (b)(				
Bathroom	Clogged Drains	Sink does not drain	4/25/2017	27450-1
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seat loose	4/25/2017	27450-1
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	hole(s):Bedroom 3;Bedroom 2;	4/25/2017	27450-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door;	4/25/2017	27450-1
Kitchen	Dishwasher/Garbage Disposal—Inoperable	garbage disposal not functioning;	4/25/2017	27450-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced;	4/25/2017	27450-1
Unit # (b)(6)				
Bathroom	Lavatory Sink—Damaged/Missing	stopper not functioning ;	4/25/2017	27449-1
Bathroom	Shower/Tub—Damaged/Missing	diverter	4/25/2017	27449-1
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seat loose	4/25/2017	27449-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced;	4/25/2017	27449-1
Unit # (b)(				
Health & Safety	Other	no key	4/25/2017	27448-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/25/2017	27448-1
Unit # (b)(				
Bathroom	Lavatory Sink—Damaged/Missing	stopper missing	4/25/2017	27447-1
Bathroom	Shower/Tub—Damaged/Missing	diverter	4/25/2017	27447-1
Ceiling	Peeling/Needs Paint	Bedroom 2;	4/25/2017	27447-1
Hot Water Heater	Inoperable Unit/Components	not enough hot water	4/25/2017	27447-1
Kitchen	Dishwasher/Garbage Disposal—Inoperable	garbage disposal not functioning;	4/25/2017	27447-1
Unit # (b)(6				
Bathroom	Leaking Faucet/Pipes	tub faucet drips	4/25/2017	27446-1
Doors	Damaged Hardware/Locks	Handle/knob loose/damaged	4/25/2017	27446-1
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	all doors	4/25/2017	27446-1
Health & Safety	Infestation—Insects	Roaches	4/25/2017	27446-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/25/2017	27446-1
Walls	Damaged	holes Hallway/Hall;Bathroom 1	4/25/2017	27446-1
Windows	Inoperable/Not Lockable	Window won't stay up;Bedroom 1	4/25/2017	27446-1
Unit # (b)(6)				
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	window balance Bedroom 3	4/25/2017	27445-1
Kitchen	Dishwasher/Garbage Disposal—Inoperable	garbage disposal not functioning	4/25/2017	27445-1
Windows	Cracked/Broken/Missing Panes	missing pane Bedroom 1	4/25/2017	27445-1
Windows	Inoperable/Not Lockable	Window won't stay up;Bedroom 3	4/25/2017	27445-1
Unit # (b)(6				
Health & Safety	Other	no key		
Unit # (b)(6)				
Health & Safety	Other	bedbugs not inspected	Contractor	27443-1
Unit # (b)(6				

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Deficiency Area	Deficiency	Comments	Date Completed	Work Order #
Electrical System	GFI—Inoperable	Bathroom 1/2	4/21/2017	27108-1
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	Bedroom 3	4/21/2017	27108-1
Kitchen	Range Hood/Exhaust Fans—Excessive	Range hood broken	4/21/2017	27108-1
Unit # (b)(				
Bathroom	Ventilation/Exhaust System—Inoperable	Vacant-will be completed at unit turn	4/25/2017	27441-1
Electrical System	GFI—Inoperable	no power	4/25/2017	27441-1
Hot Water Heater	Inoperable Unit/Components	no power	4/25/2017	27441-1
HVAC System	Inoperable	no power	4/25/2017	27441-1
Kitchen	Range Hood/Exhaust Fans—Excessive	no power	4/25/2017	27441-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	no power	4/25/2017	27441-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	no power	4/25/2017	27441-1
Lighting	Missing/Inoperable Fixture	no power	4/25/2017	27441-1
Unit # (b)(6				
Bathroom	Shower/Tub—Damaged/Missing	diverter	4/25/2017	27440-1
Doors	Damaged Hardware/Locks	Closer damaged/disconnected	4/25/2017	27440-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	4/25/2017	27440-1
Unit # (b)(				
Bathroom	Leaking Faucet/Pipes	showerhead	4/25/2017	27439-1
Doors	Damaged Hardware/Locks	patio handle broken	4/25/2017	27439-1
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	door edge split;Bathroom 1	4/25/2017	27439-1
Doors	Missing Door	Bedroom 2;Closet	4/25/2017	27439-1
Electrical System	GFI—Inoperable	Bathroom 1	4/25/2017	27439-1
Health & Safety	Infestation—Insects	Roaches	Contractor	27439-1
Hot Water Heater	General Rust/Corrosion		4/25/2017	27439-1
Hot Water Heater	Leaking Valves/Tanks/Pipes	tank leaks	4/25/2017	27439-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	2 or more burners do not function;	4/25/2017	27439-1
Building Exterior				
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	(b)(6 elec closets damage and peeling	4/28/2017	27438-1
Walls	Missing Pieces/Holes/Spalling	nisr siding damage	Contractor	27438-1
Common Areas: Halls/Corridors/Stairs				
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	(b)(laundry entry edge hole	4/28/2017	27438-1
Stairs/Hand Railings	Broken/Damaged/Missing Steps	Treads damaged (b)(6)	4/28/2017	27438-1
Stairs/Hand Railings	Broken/Missing Hand Railing	Loose brackets (b)(6	4/28/2017	27438-1
Common Areas: Health & Safety				
Health & Safety	Electrical Hazards—Exposed Wires/Open Panels	(b)(elec closet ceiling jbox cover loose	4/28/2017	27438-1
(b)(6)				
Unit # (b)(6)				
Bathroom	Lavatory Sink—Damaged/Missing	stopper missing ;	3/13/2017	26670-1
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	tank loose	3/13/2017	26670-1
Doors	Damaged Hardware/Locks	patio handle	3/13/2017	26670-1
Health & Safety	Infestation—Insects	Roaches;	Contractor	26670-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced;	3/13/2017	26670-1
Unit # (b)(6)				
Health & Safety	Other	Make Entry - Repair all deficiencies and thoroughly list out	3/13/2017	26671-1

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Deficiency Area	Deficiency	Comments	Date Completed	Work Order #
Unit # (b)(6)				
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door;	3/13/2017	26672-1
Health & Safety	Infestation—Insects	Roaches;	Contractor	26672-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced;	3/13/2017	26672-1
Unit # (b)(6)				
Health & Safety	Other	Make Entry - Repair all deficiencies and thoroughly list out	3/13/2017	26673-1
Unit # (b)(6)				
Health & Safety	Other	Notice of Abandonment filed - All deficiencies will be repaired when unit is made market ready	3/15/2017	26766-1
Unit # (b)(6)				
Bathroom	Lavatory Sink—Damaged/Missing	toilet seat loose	3/13/2017	26674-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced;	3/13/2017	26674-1
Unit # (b)(				
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seat loose	3/13/2017	26675-1
Doors	Damaged Hardware/Locks	Handle/knob loose/damaged ;Lock not	3/13/2017	26675-1
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	door edge split entry		
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door;	3/13/2017	26675-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced;		
Unit # (b)(6				
Health & Safety	Other	Make Entry - Repair all deficiencies and thoroughly list out	3/13/2017	26676-1
Unit (b)(6				
Bathroom	Bathroom Cabinets—Damaged/Missing	base under sink	3/14/2017	26677-1
Bathroom	Shower/Tub—Damaged/Missing	diverter Bathroom 1; Bathroom 2 tub faucet	3/14/2017	26677-1
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	peeling paint entry	3/14/2017	26677-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door;	3/14/2017	26677-1
Electrical System	GFI—Inoperable	Kitchen;	3/14/2017	26677-1
Health & Safety	Air Quality—Mold and/or Mildew Observed	Bathroom walls/ceiling;Tub;Bathroom 1;	3/14/2017	26677-1
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	Bathroom 3 tv	3/14/2017	26677-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced;	3/14/2017	26677-1
Unit # (b)(				
Bathroom	Lavatory Sink—Damaged/Missing	stopper missing ;Bathroom 1;	3/14/2017	26678-1
Bathroom	Shower/Tub—Damaged/Missing	stopper missing ;Bathroom 1;	3/14/2017	26678-1
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seat loose Bathroom 2;	3/14/2017	26678-1
Ceiling	Mold/Mildew/Water Stains/Water Damage	Bathroom 2;	3/14/2017	26678-1
Doors	Damaged Hardware/Locks	Handle/knob loose/damaged entry	3/14/2017	26678-1
Kitchen	Leaking Faucet/Pipes	Faucet leaks;	3/14/2017	26678-1
Kitchen	Range Hood/Exhaust Fans—Excessive	not functioning/blocked;	3/14/2017	26678-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	Right/front burner does not function;	3/14/2017	26678-1
Unit # (b)(6				
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seat loose	3/14/2017	26679-1
Doors	Damaged Hardware/Locks	patio handle	3/14/2017	26679-1
Doors	Damaged/Missing Screen/Storm/Security Door	Screen torn ;	3/14/2017	26679-1

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Deficiency Area	Deficiency	Comments	Date Completed	Work Order #
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door;	3/14/2017	26679-1
Doors	Missing Door	closets, bedroom 2	3/14/2017	26679-1
Floors	Soft Floor Covering Missing/Damaged	Living Room;Hallway/Hall;	3/14/2017	26679-1
Kitchen	Range Hood/Exhaust Fans—Excessive	not functioning/blocked;	3/14/2017	26679-1
Unit # (b)(6				
Kitchen	Dishwasher/Garbage Disposal—Inoperable	garbage disposal not functioning;	3/14/2017	26680-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced;	3/14/2017	26680-1
Unit # (b)(				
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seat loose Bathroom 1;	3/15/2017	26681-1
Doors	Damaged Hardware/Locks	patio handle	3/15/2017	26681-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced;	3/15/2017	26681-1
Patio/Porch/ Balcony	Baluster/Side Railings Damaged			
Unit # (b)(6)				
Bathroom	Lavatory Sink—Damaged/Missing	stopper not functioning ;Bathroom 2;	3/15/2017	26682-1
Health & Safety	Air Quality—Mold and/or Mildew Observed	Tub;Bathroom 2;	3/15/2017	26682-1
Health & Safety	Electrical Hazards—Exposed Wires/Open Panels	disposal wire	3/15/2017	26682-1
Unit # (b)(6				
Bathroom	Lavatory Sink—Damaged/Missing	stopper missing	3/15/2017	26683-1
Ceiling	Mold/Mildew/Water Stains/Water Damage	Bathroom 1	3/15/2017	26683-1
Doors	Damaged Hardware/Locks	Handle/knob loose/damaged entry	3/15/2017	26683-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	3/15/2017	26683-1
Health & Safety	Air Quality—Mold and/or Mildew Observed	Bathroom walls/ceiling;Bathroom 1	3/15/2017	26683-1
Kitchen	Cabinets—Missing/Damaged	countertop	3/15/2017	26683-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Shelves broken/damaged	3/15/2017	26683-1
Unit # (b)(				
Bathroom	Lavatory Sink—Damaged/Missing	stopper missing ;	3/14/2017	26684-1
Bathroom	Ventilation/Exhaust System—Inoperable		3/14/2017	26684-1
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seat loose	3/14/2017	26684-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door;	3/14/2017	26684-1
Hot Water Heater	Inoperable Unit/Components	very little hot water	3/14/2017	26684-1
Kitchen	Range Hood/Exhaust Fans—Excessive	falling off	3/14/2017	26684-1
Windows	Damaged/Missing Screens		3/14/2017	26684-1
Windows	Inoperable/Not Lockable	Lock inoperable;Bedroom 1;Bedroom 2;	3/14/2017	26684-1
Building Exterior				
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	peeling paint (b)(elec closet	4/27/2017	26685-1
Health & Safety	Exposed Wires/Open Panels	ac disconnect wire loose front o (b)(	4/27/2017	26685-1
Walls	Missing Pieces/Holes/Spalling	hole in block rear near light	4/27/2017	26685-1
Common Areas: Halls/Corridors/Stairs				
Doors	Damaged Hardware/Locks	Closer damaged/disconnected (b laundry	4/27/2017	26685-1
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	missing pane (laundry	4/27/2017	26685-1
Walls	Damaged	(b at 1b hole	4/27/2017	26685-1
(b)(6)				
Unit # (b)(6				
Bathroom	Lavatory Sink—Damaged/Missing	stopper not functioning ;Bathroom 1;	3/20/2017	26687-1
Bathroom	Leaking Faucet/Pipes	diverter Bathroom 1; tub faucet drips	3/20/2017	26687-1
Doors	Damaged Hardware/Locks	Striker plate misaligned/missing ;	3/20/2017	26687-1

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Deficiency Area	Deficiency	Comments	Date Completed	Work Order #
Electrical System	GFI—Inoperable	Bathroom 1;	3/20/2017	26687-1
Health & Safety	Infestation—Insects	Roaches;	3/20/2017	26687-1
Smoke Detector	Missing/Inoperable	smoke detector is not functioning;Bedroom	3/20/2017	26687-1
Unit # (b)(6)				
Bathroom	Leaking Faucet/Pipes	tub faucet cold side & diverter Bathroom 1;	3/20/2017	26688-1
Bathroom	Ventilation/Exhaust System—Inoperable	not functioning ;Bathroom 2;	3/20/2017	26688-1
Doors	Damaged Hardware/Locks	Lock not functioning ;Bedroom 2;	3/20/2017	26688-1
Doors	Missing Door	entry Closet;	3/20/2017	26688-1
Health & Safety	Air Quality—Mold and/or Mildew Observed	Bathroom walls/ceiling;Bathroom Bathroom 2;	3/20/2017	26688-1
Health & Safety	Infestation—Rats/Mice/Vermin	Mice;Kitchen;	Contractor	26688-1
Kitchen	Cabinets—Missing/Damaged	under sink	3/20/2017	26688-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	Left/front burner does not function;	3/20/2017	26688-1
Smoke Detector	Missing/Inoperable	Smoke detector is missing;Bedroom 1;	3/20/2017	26688-1
Unit # (b)(6				
Doors	Damaged Hardware/Locks	Closer damaged/disconnected ;entry Striker	3/20/2017	26693-1
Kitchen	Cabinets—Missing/Damaged	drawers;	3/20/2017	26693-1
Unit # (b)(6				
Bathroom	Lavatory Sink—Damaged/Missing	loose faucet	3/20/2017	26694-1
Doors	Damaged Hardware/Locks	Handle/knob loose/damaged ;Bedroom 2;	3/20/2017	26694-1
Health & Safety	Infestation—Insects	Roaches;	3/20/2017	26694-1
Smoke Detector	Missing/Inoperable	hanging ; Hallway/Hall;	3/20/2017	26694-1
Unit # (b)(6)				
Bathroom	Clogged Drains	sink drains slow ; Bathroom 1;	3/20/2017	26695-1
Bathroom	Lavatory Sink—Damaged/Missing	faucet loose ; Bathroom 2;Bathroom 1;	3/20/2017	26695-1
Kitchen	Range Hood/Exhaust Fans—Excessive	not functioning/blocked;	3/20/2017	26695-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	2 or more burners do not function;Oven does	3/20/2017	26695-1
Unit # (b)(6				
Bathroom	Leaking Faucet/Pipes	tub faucet drips ;	3/20/2017	26696-1
Bathroom	Shower/Tub—Damaged/Missing	tiles	3/20/2017	26696-1
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	Toilet is loose ;	3/20/2017	26696-1
Doors	Damaged Hardware/Locks	Closer damaged/disconnected ;	3/20/2017	26696-1
Doors	Missing Door	Bedroom 3;	3/20/2017	26696-1
Electrical System	Missing Breakers/Fuses	1 slot	3/20/2017	26696-1
Health & Safety	Hazards—Sharp Edges	Broken bathroom mirror;Bathroom 2;	3/20/2017	26696-1
Health & Safety	Infestation—Insects	Roaches;	3/20/2017	26696-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	Right/front burner does not function;	3/20/2017	26696-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced;	3/20/2017	26696-1
Outlets/Switches	Missing/Broken Cover Plates	Switch plate cracked; Dining Room;	3/20/2017	26696-1
Smoke Detector	Missing/Inoperable	smoke detector is not functioning; Bedroom 1;	3/20/2017	26696-1
Walls	Damaged	holes	3/20/2017	26696-1
Unit # (b)(6)				
Health & Safety	Electrical Hazards—Exposed Wires/Open Panels	Bedroom 1 closet light fixture	3/20/2017	26697-1
Kitchen	Leaking Faucet/Pipes	Faucet leaks causing damage;	3/20/2017	26697-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced;	3/20/2017	26697-1
Unit # (b)(6				

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Deficiency Area	Deficiency	Comments	Date Completed	Work Order #
Health & Safety	Other	Make Entry - Repair all deficiencies and thoroughly list out	3/21/2017	26711-1
Unit # (b)(6)				
Doors	Damaged Hardware/Locks	Closer damaged/disconnected ;Striker plate	3/20/2017	26698-1
Unit # (b)(6)				
Bathroom	Lavatory Sink—Damaged/Missing	stopper missing ;	3/20/2017	26699-1
Health & Safety	Infestation—Insects	Roaches;	Contractor	26699-1
Health & Safety	Infestation—Rats/Mice/Vermin	Mice;	Contractor	26699-1
Smoke Detector	Missing/Inoperable	smoke detector is not	3/20/2017	26699-1
Walls	Damaged	patch in Hallway/Hall; NIS	3/20/2017	26699-1
Unit # (b)(6				
Health & Safety	Other	Make Entry - Repair all deficiencies and thoroughly list out	3/13/2017	26705-1
Unit # (b)(				
Health & Safety	Other	Make Entry - Repair all deficiencies and thoroughly list out	3/13/2017	26706-1
Unit # (b)(				
Ceiling	Mold/Mildew/Water Stains/Water Damage	Bathroom 1;	3/20/2017	26707-1
Doors	Damaged Hardware/Locks	Closer damaged/disconnected ;entry	3/20/2017	26707-1
Health & Safety	Electrical Hazards—Exposed Wires/Open Panels	HWH wire	3/20/2017	26707-1
Health & Safety	Infestation—Insects	Roaches;	Contractor	26707-1
Smoke Detector	Missing/Inoperable	smoke detector is not functioning;Bedroom 1;	3/20/2017	26707-1
Unit # (b)(6				
Health & Safety	Other	Make Entry - Repair all deficiencies and thoroughly list out	3/20/2017	26708-1
Unit # (b)(6				
Health & Safety	Other	Make Entry - Repair all deficiencies and thoroughly list out	3/13/2017	26709-1
Unit # (b)(6)				
Doors	Damaged Hardware/Locks	Closer damaged/disconnected ;entry	3/20/2017	26710-1
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	peeling paint;entry door structure	3/20/2017	26710-1
Health & Safety	Electrical Hazards—Exposed Wires/Open Panels	Bedroom 1 closet light fixture	3/20/2017	26710-1
Building Exterior				
Roofs	Missing/Damaged Components from Downspout/Gutter	splashblocks		
Building Systems				
Domestic Water	Leaking Central Water Supply	(b laundry		
Sanitary System	Broken/Leaking/Clogged Pipes or Drains	laundry		
Common Areas: Closet/Utility/Mechanical				
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	peeling paint; (b electric closet		
Common Areas: Halls/Corridors/Stairs				
Ceiling	Peeling/Needs Paint	(b)(6)		
Common Areas: Laundry				
Doors	Damaged Hardware/Locks	Striker plate misaligned/missing;Closer		
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	peeling paint; (laundry		

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Deficiency Area	Deficiency	Comments	Date Completed	Work Order #
Dryer Vent	Dryer Vent—Missing/Damaged/Inoperable	vent disconnected (laundry room	4/7/2017	26944-1
Unit # (b)(6)				
Health & Safety	Other	Make Entry - Repair all deficiencies and thoroughly list out	3/13/2017	26713-1
Unit # (b)(6)				
Bathroom	Leaking Faucet/Pipes	diverter	3/23/2017	26714-1
Doors	Damaged Frames/Threshold/Lintels/Trim	Bathroom 1;	3/23/2017	26714-1
Unit # (b)(				
Bathroom	Lavatory Sink—Damaged/Missing	stopper missing ;	3/24/2017	26715-1
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	furniture in Bedroom 1;	3/24/2017	26715-1
Health & Safety	Infestation—Insects	Roaches;	Contractor	26715-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	Left/front burner does not function;	3/24/2017	26715-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced;	3/24/2017	26715-1
Unit # (b)(6				
Bathroom	Shower/Tub—Damaged/Missing	diverter	3/23/2017	26716-1
Health & Safety	Infestation—Insects	Roaches;	Contractor	26716-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	Range is shorting circuit	3/23/2017	26716-1
Smoke Detector	Missing/Inoperable	smoke detector is not functioning;Bedroom 1;	3/23/2017	26716-1
Unit # (b)(6				
Bathroom	Shower/Tub—Damaged/Missing	diverter	3/22/2017	26717-1
Doors	Damaged Hardware/Locks	Handle/knob loose/damaged ;patio	3/22/2017	26717-1
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	Bedroom 1;Bedroom 3;Bathroom 1;	3/22/2017	26717-1
Floors	Hard Floor Covering Missing/Damaged Flooring/Tiles	tiles missing;Bathroom 1;	3/22/2017	26717-1
Floors	Rot/Deteriorated Subfloor	around toilet/tub area;	3/22/2017	26717-1
Health & Safety	Infestation—Insects	Roaches;	3/22/2017	26717-1
Hot Water Heater	General Rust/Corrosion	top	3/22/2017	26717-1
HVAC System	Convection/Radiant Heat System Covers	Missing vent cover;Bedroom 3;	3/22/2017	26717-1
Kitchen	Range Hood/Exhaust Fans—Excessive	not functioning/blocked;	3/22/2017	26717-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced;	3/22/2017	26717-1
Unit # (b)(6)				
Bathroom	Leaking Faucet/Pipes	diverter	3/23/2017	26718-1
Doors	Damaged Hardware/Locks	Striker plate misaligned/missing ;entry,	3/23/2017	26718-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door;	3/23/2017	26718-1
Hot Water Heater	Missing Pressure Relief Valv	extension tube from pressure relief valve is	3/23/2017	26718-1
Smoke Detector	Missing/Inoperable	smoke detector is not functioning; Bedroom	3/23/2017	26718-1
Unit # (b)(6)				
Health & Safety	Other	Make Entry - Repair all deficiencies and thoroughly list out	3/23/2017	26719-1
Unit # (b)(6				
Bathroom	Clogged Drains	sink drains slow ;	3/23/2017	26720-1
Bathroom	Leaking Faucet/Pipes	diverter	3/23/2017	26720-1
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	Bathroom 1;Bedroom 1;Bedroom 2;	3/23/2017	26720-1
Doors	Missing Door	entry Closet;	3/23/2017	26720-1
Electrical System	GFI—Inoperable	Bathroom 1;	3/23/2017	26720-1
Health & Safety	Electrical Hazards—Exposed Wires/Open Panels	light fixtureBathroom 1 Closet;	3/23/2017	26720-1

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Deficiency Area	Deficiency	Comments	Date Completed	Work Order #
Kitchen	Range/Stove—Missing/Damaged/Inoperable	Right/rear burner does not function;	3/23/2017	26720-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced;	3/23/2017	26720-1
Smoke Detector	Missing/Inoperable	Smoke detector is missing; Bedroom 1;	3/23/2017	26720-1
Unit (b)(6)				
Bathroom	Shower/Tub—Damaged/Missing	showerhead	3/22/2017	26722-1
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	holes ;numerous	3/22/2017	26722-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door;	3/22/2017	26722-1
Kitchen	Countertops—Missing/Damaged	backsplash	3/22/2017	26722-1
Kitchen	Leaking Faucet/Pipes	Faucet leaks causing damage;	3/22/2017	26722-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	Left/front burner does not function;	3/22/2017	26722-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced;Freezer seal	3/22/2017	26722-1
Walls	Mold/Mildew/Water Stains/Water Damage	tub	3/22/2017	26722-1
Windows	Inoperable/Not Lockable	Lock inoperable;Bedroom 2;	3/22/2017	26722-1
Unit # (b)(6				
Ceiling	Mold/Mildew/Water Stains/Water Damage	Bathroom 2;	3/22/2017	26723-1
Doors	Damaged Hardware/Locks	Hinges loose/damaged ; Bathroom 1;	3/22/2017	26723-1
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	peeling paint; entry	3/22/2017	26723-1
Smoke Detector	Missing/Inoperable	Smoke detector is missing;Bedroom	3/22/2017	26723-1
Walls	Damaged	Bedroom 2	3/22/2017	26723-1
Unit # (b)(				
Health & Safety	Other	overall unsatisfactory conditions	3/24/2017	26724-1
Unit # (b)(6				
Bathroom	Shower/Tub—Damaged/Missing	Caulk needs replaced : diverter	3/24/2017	26760-1
Bathroom	Ventilation/Exhaust System—Inoperable	not functioning ;	3/24/2017	26760-1
Doors	Damaged Hardware/Locks	Closer damaged/disconnected ;entry	3/24/2017	26760-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door;	3/24/2017	26760-1
Doors	Missing Door	Bedroom 1;	3/24/2017	26760-1
Floors	Soft Floor Covering Missing/Damaged	stains; carpet	3/24/2017	26760-1
Health & Safety	Infestation—Insects	Roaches;	Contractor	26760-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	Right/rear burner does not function;	3/24/2017	26760-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced;	3/24/2017	26760-1
Unit # (b)(6				
Doors	Damaged Hardware/Locks	Closer damaged/disconnected ;entry Striker plate misaligned/missing ;Bedroom 1; Lock not functioning ;Bedroom 2;	3/24/2017	26761-1
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	peeling paint;	3/24/2017	26761-1
Electrical System	GFI—Inoperable	Bathroom 2;	3/24/2017	26761-1
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	window im Bedroom 2;	3/24/2017	26761-1
Smoke Detector	Missing/Inoperable	smoke detector is not functioning;Bedroom	3/24/2017	26761-1
Windows	Inoperable/Not Lockable	Window won't stay up; Bedroom 2	3/24/2017	26761-1
Unit # (b)(6				
Health & Safety	Other	Make Entry - Repair all deficiencies and thoroughly list out	3/15/2017	26762-1
Unit # (b)(6)				
Health & Safety	Other	Make Entry - Repair all deficiencies and thoroughly list out	3/24/2017	26763-1

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Deficiency Area	Deficiency	Comments	Date Completed	Work Order #
Unit # (b)(6)				
Bathroom	Shower/Tub—Damaged/Missing	diverter		
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	toilet not functioning ;	3/23/2017	26764-1
Doors	Damaged Hardware/Locks	Handle/knob loose/damaged ;patio	3/23/2017	26764-1
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	peeling paint;Bedroom 2;		
Hot Water Heater	General Rust/Corrosion	top	3/23/2017	26764-1
Kitchen	Leaking Faucet/Pipes	aerator	3/23/2017	26764-1
Building Exterior				
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	(b)(meter room door corroded	4/27/2017	26765-1
Health & Safety	Exposed Wires/Open Panels	ac disconnect & compressor ; front ac	4/27/2017	26765-1
Roofs	Missing/Damaged Components from Downspout/Gutter	splashblocks	4/27/2017	26765-1
Walls	Missing Pieces/Holes/Spalling	caulk/vinyl repair NIS hole for ac cdl , rear (b)(side from plywood window cover	4/27/2017	26765-1
Building Systems				
Sanitary System	Missing Drain/Cleanout/Manhole Covers	exterior cleanout cover damaged , front	4/27/2017	26765-1
Common Areas: Laundry				
Doors	Damaged Hardware/Locks	Closer damaged/disconnected; (b) Striker	4/27/2017	26765-1
(b)(6) Unit # (b)(6)				
Bathroom	Lavatory Sink—Damaged/Missing	stopper missing ;Bathroom 1;Bathroom 2;	3/21/2017	26768-1
Bathroom	Leaking Faucet/Pipes	tub faucet drips ;Bathroom 1;	3/21/2017	26768-1
Doors	Damaged Hardware/Locks	Striker plate misaligned/missing ; Bathroom 2;	3/21/2017	26768-1
Smoke Detector	Missing/Inoperable	hanging , Hallway/Hall;	3/21/2017	26768-1
Unit # (b)(6)				
Bathroom	Lavatory Sink—Damaged/Missing	no hot Bathroom 1	3/21/2017	26769-1
Ceiling	Mold/Mildew/Water Stains/Water Damage	Bathroom 2;	3/21/2017	26769-1
Electrical System	GFI—Inoperable	Bathroom 2;	3/21/2017	26769-1
Electrical System	Missing Breakers/Fuses	1 slot	3/21/2017	26769-1
Kitchen	Dishwasher/Garbage Disposal—Inoperable	garbage disposal not functioning;	3/21/2017	26769-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	water leaking inside refridgerator;Fresh food	3/21/2017	26769-1
Smoke Detector	Missing/Inoperable	Smoke detector is missing;	3/21/2017	26769-1
Walls	Mold/Mildew/Water Stains/Water Damage	Bathroom 2;	3/21/2017	26769-1
Unit # (b)(6)				
Bathroom	Shower/Tub—Damaged/Missing	diverter	3/22/2017	26770-1
Doors	Damaged Hardware/Locks	patio	3/22/2017	26770-1
Health & Safety	Infestation—Insects	Roaches;	Contractor	26770-1
Kitchen	Dishwasher/Garbage Disposal—Inoperable	garbage disposal not functioning;	3/22/2017	26770-1
Smoke Detector	Missing/Inoperable	smoke detector is not functioning; Bedroom 1;	3/22/2017	26770-1
Unit # (b)(6)				
Hot Water Heater	General Rust/Corrosion	top	3/21/2017	26771-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced;	3/21/2017	26771-1
Unit # (b)(6)				
Bathroom	Leaking Faucet/Pipes	diverter Bathroom 1;	3/21/2017	26772-1
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	Lid broken ;Bathroom 1; toilet clogged	3/21/2017	26772-1
Doors	Damaged Hardware/Locks	Striker plate misaligned/missing ;Bathroom 1;	3/21/2017	26772-1

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Deficiency Area	Deficiency	Comments	Date Completed	Work Order #
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	peeling paint;Bedroom 3;	3/21/2017	26772-1
Health & Safety	Infestation—Insects	Roaches;	Cotnractor	26772-1
Kitchen	Leaking Faucet/Pipes	sprayer	3/21/2017	26772-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	2 or more burners do not function;	3/21/2017	26772-1
Smoke Detector	Missing/Inoperable	smoke detector is not functioning;Bedroom 1;	3/21/2017	26772-1
Walls	Damaged	door knob damage;Bedroom 2 & 3	3/21/2017	26772-1
Unit # (b)(6)				
Bathroom	Shower/Tub—Damaged/Missing	tiles; Bathroom 2	3/21/2017	26773-1
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	Toilet is loose ;Bathroom 2	3/21/2017	26773-1
Doors	Damaged Frames/Threshold/Lintels/Trim	Bedroom 1	3/21/2017	26773-1
Electrical System	GFI—Inoperable	Bathroom 1	3/21/2017	26773-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	Right/front burner does not function	3/21/2017	26773-1
Walls	Damaged	Hallway/Hall	3/21/2017	26773-1
Unit # (b)(6)				
Doors	Damaged Frames/Threshold/Lintels/Trim	Bedroom 1;	3/22/2017	26776-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced;	3/22/2017	26776-1
Smoke Detector	Missing/Inoperable	smoke detector is not	3/22/2017	26776-1
Unit # (b)(6)				
Doors	Damaged Frames/Threshold/Lintels/Trim	Bedroom 2;	3/22/2017	26777-1
Doors	Damaged Hardware/Locks	Striker plate missing ;entry, Bed 1& 2	3/22/2017	26777-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door;	3/22/2017	26777-1
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	window in Bedroom 2;	3/22/2017	26777-1
Outlets/Switches	Missing/Broken Cover Plates	Outlet plate missing;Bedroom 1;	3/22/2017	26777-1
Smoke Detector	Missing/Inoperable	Smoke detector is missing;	3/22/2017	26777-1
Windows	Inoperable/Not Lockable	Window won't stay up;Bedroom 2;	3/22/2017	26777-1
Unit # (b)(6)				
Smoke Detector	Missing/Inoperable	smoke detector is not functioning;	3/22/2017	26780-1
Unit # (b)(6)				
Health & Safety	Other	no access	3/22/2017	26781-1
Doors	locks	Front entry door;	3/22/2017	26781-1
Health & Safety	Smoke Detector—Missing/Inoperable	no access	3/22/2017	26781-1
Outlets/Switches	Missing/Broken Cover Plates	outlet covers	3/22/2017	26781-1
Walls	Holes/Missing Tiles/Panels/Cracks	outlet covers	3/22/2017	26781-1
Bathroom	sink - pop up missing	replace	3/22/2017	26781-1
Unit # (b)(6)				
Bathroom	Shower/Tub—Damaged/Missing	tiles	3/22/2017	26783-1
Doors	Damaged Hardware/Locks	Closer damaged/disconnected ;Striker plate	3/22/2017	26783-1
Floors	Hard Floor Covering Missing/Damaged Flooring/Tiles	tiles missing;Bathroom 1;	3/22/2017	26783-1
Smoke Detector	Missing/Inoperable	Smoke detector is missing;Bedroom 2;	3/22/2017	26783-1
Unit # (b)(6)				
HVAC System	Inoperable	t-stat	3/22/2017	26784-1
Doors	Hardware missing	replace hardware - patio	3/22/2017	26784-1
Building Exterior				
Health & Safety	Exposed Wires/Open Panels	rear light knockout above (meter room	4/27/2017	26785-1
Roofs	Missing/Damaged Components from Downspout/Gutter	splashblocks	4/27/2017	26785-1
Walls	Missing Pieces/Holes/Spalling	weed trimmer damage dryer vent louvers	4/27/2017	26785-1

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Deficiency Area	Deficiency	Comments	Date Completed	Work Order #
Building Systems				
Domestic Water	Leaking Central Water Supply	(b) laundry	4/27/2017	26785-1
Health & Safety	Electrical Hazards—Exposed Wires/Open Panels	knockouts missing ; (meter room & ac	4/27/2017	26785-1
Common Areas: Closet/Utility/Mechanical				
Doors	Damaged Hardware/Locks	Striker plate misaligned/missing; 305 electric	4/27/2017	26785-1
Common Areas: Halls/Corridors/Stairs				
Ceiling	Peeling/Needs Paint	(b)(6)	4/27/2017	26785-1
Stairs/Hand Railings	Broken/Missing Hand Railing	Missing/broken bracket (b)(	4/27/2017	26785-1
Common Areas: Laundry				
Doors	Damaged Hardware/Locks	Striker plate misaligned/missing; Closer	4/27/2017	26785-1
Dryer Vent	Dryer Vent—Missing/Damaged/Inoperable	vent damaged (meter room	4/27/2017	26785-1
Common Areas: Storage				
Ceiling	Mold/Mildew/Water Stains/Water Damage	(b) storage	4/27/2017	26785-1
(b)(6)				
Unit # (b)(6				
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	toilet clogged ;Bathroom 1;		
Doors	Damaged Frames/Threshold/Lintels/Trim	Bedroom 2;		
Doors	Damaged Hardware/Locks	Striker plate misaligned/missing ;entry		
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	peeling paint;entry		
Doors	Missing Door	numerous		
Health & Safety	Infestation—Insects	Roaches;		
Kitchen	Range/Stove—Missing/Damaged/Inoperable	Right/front burner does not function;		
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced;		
Outlets/Switches	Missing/Broken Cover Plates	Outlet plate missing;Hallway/Hall;		
Walls	Damaged	numerous		
Unit # (b)(				
Doors	Patio blinds	missing	3/22/2017	26787-1
Kitchen	Stove	burner not working; switch need repair	3/22/2017	26787-1
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	Bedrooms	3/22/2017	26787-1
Walls	Holes/Missing Tiles/Panels/Cracks	patch and paint walls bedroom	3/22/2017	26787-1
Unit # (b)(				
Bathroom	Shower/Tub—Damaged/Missing	diverter	3/22/2017	26788-1
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	Seat broken	3/22/2017	26788-1
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	Bedroom 1; door edge split;Bathroom	3/22/2017	26788-1
Doors	Missing Door	Bedroom 1;Closet;	3/22/2017	26788-1
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	window Bedroom 2;	3/22/2017	26788-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced;	3/22/2017	26788-1
Smoke Detector	Missing/Inoperable	Smoke detector is missing; Bedroom 1;	3/22/2017	26788-1
Windows	Inoperable/Not Lockable	Window won't stay up;Bedroom 2;	3/22/2017	26788-1
Unit # (b)(6				
Doors	Damaged Hardware/Locks	Closer damaged/disconnected ;entry	3/21/2017	26789-1
HVAC System	Inoperable	per tenant not functioning	3/21/2017	26789-1
Unit # (b)(6				
Health & Safety	Other	no key	3/15/2017	26790-1
Unit # (b)(6				
Bathroom	Lavatory Sink—Damaged/Missing	cold side Bathroom 1; stopper missing	3/21/2017	26791-1

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Deficiency Area	Deficiency	Comments	Date Completed	Work Order #
Bathroom	Shower/Tub—Damaged/Missing	Caulk needs replaced ;both	3/21/2017	26791-1
Health & Safety	Infestation—Insects	Roaches;	Contractor	26791-1
Hot Water Heater	Missing Pressure Relief Valv	extension tube from pressure relief valve	3/21/2017	26791-1
Kitchen	Range Hood/Exhaust Fans—Excessive	not functioning/blocked;	3/21/2017	26791-1
Smoke Detector	Missing/Inoperable	smoke detector is not functioning;Bedroom	3/21/2017	26791-1
Unit # (b)(6)				
Unit # (b)(6)				
Health & Safety	Other	VACANT - all deficiencies will be repaired when unit is turned	3/22/2017	26794-1
Health & Safety	Roaches		Contractor	26794-1
HVAC System	Furnace	missing filter	3/22/2017	26794-1
Bathroom	Medicine Cabinet	Loose brackets;	3/22/2017	26794-1
Health & Safety	Smoke detectors	Loose brackets;	3/22/2017	26794-1
Bathroom	Exhaust fan	Loose brackets;	3/22/2017	26794-1
Kitchen	Stove & Refrigerator	drip pan missing; bulb in refrigerator	3/22/2017	26794-1
Doors	Hallway	bi-fold off line	3/22/2017	26794-1
Unit # (b)(6)				
Health & Safety	Other	angry dog, no access	3/22/2017	26795-1
Health & Safety	missing/Inoperable	smoke detector	3/22/2017	26795-1
HVAC System	Furnace	filter missing	3/22/2017	26795-1
Bathrom	tub/shower	replace stem	3/22/2017	26795-1
Doors	damaged	Bedroom	3/22/2017	26795-1
Unit # (b)(6)				
Bathroom	Clogged Drains	Tub does not drain ;		
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	improper flush		
Doors	Damaged Frames/Threshold/Lintels/Trim	Bedroom 1;		
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	entry		
Kitchen	Leaking Faucet/Pipes	Faucet leaks causing damage;		
Kitchen	Range/Stove—Missing/Damaged/Inoperable	Right/front burner does not function;		
Unit # (b)(6)				
Doors	Damaged Hardware/Locks	Closer damaged/disconnected ;entry	3/20/2017	26797-1
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	peeling paint;entry hole(s);Bedroom 2;	3/20/2017	26797-1
Electrical System	GFI—Inoperable	Bathroom 1;	3/20/2017	26797-1
Kitchen	Cabinets—Missing/Damaged	drawers;	3/20/2017	26797-1
Kitchen	Dishwasher/Garbage Disposal—Inoperable	garbage disposal not functioning;	3/20/2017	26797-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced;	3/20/2017	26797-1
Outlets/Switches	Missing/Broken Cover Plates	Outlet plate missing;Bedroom 1;	3/20/2017	26797-1
Smoke Detector	Missing/Inoperable	smoke detector is not functioning; all	3/20/2017	26797-1
Unit # (b)(6)				
Bathroom	Leaking Faucet/Pipes	diverter	3/21/2017	26798-1
Doors	Damaged Hardware/Locks	Striker plate misaligned/missing ; Bedroom 1;	3/21/2017	26798-1
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	duble key deadbolt	3/21/2017	26798-1
Kitchen	Cabinets—Missing/Damaged	doors;	3/21/2017	26798-1
Kitchen	Leaking Faucet/Pipes	Faucet leaks;	3/21/2017	26798-1

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Deficiency Area	Deficiency	Comments	Date Completed	Work Order #
Smoke Detector	Missing/Inoperable	smoke detector is not	3/21/2017	26798-1
Unit # (b)(				
Health & Safety	Other	no key	3/24/2017	26799-1
HVAC System	Furnace	replace filter	3/24/2017	26799-1
Health & Safety	missing/Inoperable	smoke detector	3/24/2017	26799-1
Kitchen	Cabinets—Missing/Damaged	Loose brackets;	3/24/2017	26799-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Needs drip pan	3/24/2017	26799-1
Doors	Damaged Hardware/Locks	Bedroom 3 replace door knob	3/24/2017	26799-1
Unit # (b)(6				
Bathroom	Lavatory Sink -Damaged/Missing	stopper	3/22/2017	26800-1
Doors	Damaged Hardware/Locks	Closer damaged/disconnected ;Striker plate	3/22/2017	26800-1
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	hole(s); all	3/22/2017	26800-1
Health & Safety	Electrical Hazards—Exposed Wires/Open Panels	HWH wire	3/22/2017	26800-1
Kitchen	Dishwasher/Garbage Disposal--Inoperable	garbage disposal not functioning;	3/22/2017	26800-1
Kitchen	Range Hood/Exhaust Fans—Excessive	not functioning/blocked;	3/22/2017	26800-1
Smoke Detector	Missing/Inoperable	smoke detector is not functioning;Bedroom	3/22/2017	26800-1
Walls	Damaged	holes	3/22/2017	26800-1
Unit # (b)(6				
Doors	Damaged Frames/Threshold/Lintels/Trim	entry	3/21/2017	26801-1
Doors	Damaged Hardware/Locks	Handle/knob loose/damaged ;patio	3/21/2017	26801-1
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	hole(s);Bedroom 1;	3/21/2017	26801-1
Electrical System	GFI—Inoperable	Bathroom 1;	3/21/2017	26801-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	Right/rear burner does not function;	3/21/2017	26801-1
Building Exterior				
Health & Safety	Exposed Wires/Open Panels	knockout hole ac disconect ; rear	4/28/2017	26803-1
Health & Safety	Sharp Edges	nails on rear privacy fence	4/28/2017	26803-1
Roofs	Missing/Damaged Components from Downspout/Gutter	splashblocks	4/28/2017	26803-1
Walls	Missing Pieces/Holes/Spalling	weed trimmer damage, vinyl repair NIS ///	4/28/2017	26803-1
Building Systems				
Domestic Water	General Rust/Corrosion on Heater Chimney	HWH body rusted	4/28/2017	26803-1
Domestic Water	Leaking Central Water Supply	(b) laundry	4/28/2017	26803-1
Common Areas: Closet/Utility/Mechanical				
Doors	Damaged Hardware/Locks	Closer damaged/disconnected (laundry	4/28/2017	26803-1
Common Areas: Halls/Corridors/Stairs				
Stairs/Hand Railings	Broken/Missing Hand Railing	Loose brackets;	4/28/2017	26803-1
(b)(6)				
Unit # (b)(6				
Doors	Damaged Hardware/Locks	Striker plate misaligned/missing ;Bathroom 1;	4/20/2017	27316-1
Electrical System	Blocked Access to Electrical Panel	stored items;	4/20/2017	27316-1
Unit # (b)(6)				
Walls	Mold/Mildew/Water Stains/Water Damage	Bedroom 1; Living Room;	4/20/2017	27317-1
Windows	Damaged Sills/Frames/Lintels/Trim	Bedroom 1;Living Room;	4/20/2017	27317-1
Unit # (b)(6)				
Ceiling	Mold/Mildew/Water Stains/Water Damage	Dining Room;	4/22/2017	27318-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced;	4/22/2017	27318-1
Walls	Mold/Mildew/Water Stains/Water Damage	window Bedroom 1;	4/22/2017	27318-1

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Deficiency Area	Deficiency	Comments	Date Completed	Work Order #
Windows	Damaged Sills/Frames/Lintels/Trim	Bedroom 1;		
Unit # (b)(				
Kitchen	Damaged Drawer		4/20/2017	27319-1
Living room/Hallway	Screen		4/20/2017	27319-1
Fixtures	Damaged Heat Lamp		4/20/2017	27319-1
Closet	Broken Closet Rod		4/20/2017	27319-1
(b)(6				
Unit # (b)(6)				
Kitchen	Refrigerator-Missing/Damaged/Inoperable	water leaking inside refridgerator;	4/20/2017	27320-1
Unit # (b)(6)				
Doors	Damaged Hardware/Locks	storage closet	4/20/2017	27321-1
Health & Safety	Electrical Hazards—Exposed Wires/Open Panels	screw missing ; breaker box	4/20/2017	27321-1
Unit # (b)(6				
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	hole ; storage closet	4/20/2017	27322-1
Doors	Damaged/Missing Screen/Storm/Security Door	Cylinder missing ;	4/20/2017	27322-1
Electrical System	Blocked Access to Electrical Panel	behind padlocked door	4/20/2017	27322-1
Electrical System	GFI—Inoperable	Bathroom 1;	4/20/2017	27322-1
HVAC System	Inoperable	heat lamp ; Bathroom 1;	4/20/2017	27322-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	damaged seal	4/20/2017	27322-1
Building Exterior				
Walls	Missing Pieces/Holes/Spalling	vinyl repair mismatched NIS	Contractor	27323-1
(b)(6				
Unit # (b)(6)				
Health & Safety	Other	dog alone, no access	4/21/2017	27324-1
Unit # (b)(6)				
Bathroom	Leaking Faucet/Pipes	diverter	4/21/2017	27325-1
Doors	Damaged Hardware/Locks	Striker plate misaligned/missing ;entry	4/21/2017	27325-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	4/21/2017	27325-1
Electrical System	Blocked Access to Electrical Panel	stored items	4/21/2017	27325-1
Kitchen	Cabinets—Missing/Damaged	under sink	4/21/2017	27325-1
Unit # (b)(6)				
Doors	Damaged Hardware/Locks	tenant having problems with key	4/21/2017	27330-1
Electrical System	Blocked Access to Electrical Panel	stored items	4/21/2017	27330-1
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	furniture in Bedroom 1	4/21/2017	27330-1
Building Exterior				
Walls	Missing Pieces/Holes/Spalling	numerous pieces of siding missing	4/21/2017	27331-1
(b)(6				
Unit # (b)(6)				
Doors	Damaged Hardware/Locks	storage closet	4/21/2017	27332-1
Smoke Detector	Missing/Inoperable	battery needs replaced;Hallway/Hall;	4/21/2017	27332-1
Unit # (b)(6)				
Bathroom	Shower/Tub—Damaged/Missing	Caulk needs replaced ;	4/21/2017	27333-1
Bathroom	Ventilation/Exhaust System—Inoperable	not functioning ;	4/21/2017	27333-1
Doors	Damaged/Missing Screen/Storm/Security Door	latch not functioning ;	4/21/2017	27333-1
Electrical System	Blocked Access to Electrical Panel	stored items;	4/21/2017	27333-1
Unit # (b)(6)				

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Deficiency Area	Deficiency	Comments	Date Completed	Work Order #
Doors	Damaged Hardware/Locks	Striker plate misaligned/missing ;Bedroom 1;	4/21/2017	27334-1
Doors	Damaged/Missing Screen/Storm/Security Door	Cylinder missing ;	4/21/2017	27334-1
Electrical System	Blocked Access to Electrical Panel	behind padlocked door	4/21/2017	27334-1
Hot Water Heater	Missing Pressure Relief Valv	extension tube from pressure relief valve is	4/21/2017	27334-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	Right/front burner does not function;	4/21/2017	27334-1
Unit # (b)(6)				
Smoke Detector	Missing/Inoperable		4/21/2017	27335-1
Doors	bathroom door		4/21/2017	27335-1
HVAC System	Filter		4/21/2017	27335-1
(b)(				
Unit # (b)(6				
Kitchen	Sink—Missing/Damaged	sprayer hole	4/21/2017	27336-1
Outlets/Switches	Missing/Broken Cover Plates		4/21/2017	27336-1
Unit # (b)(6				
Doors	Damaged Hardware/Locks	Striker plate misaligned/missing ;Bedroom 1;	4/21/2017	27337-1
Doors	Damaged/Missing Screen/Storm/Security Door	latch not functioning ;	4/21/2017	27337-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door;	4/21/2017	27337-1
Unit # (b)(6				
Doors	Damaged Hardware/Locks	Hinges loose/damaged ;entry	4/21/2017	27338-1
Hot Water Heater	Missing Pressure Relief Valv	extension tube from pressure relief valve is	4/21/2017	27338-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced;	4/21/2017	27338-1
Unit # (b)(6				
Doors	Damaged/Missing Screen/Storm/Security Door	latch not functioning ;	4/21/2017	27339-1
Kitchen	Leaking Faucet/Pipes	trap leaking;	4/21/2017	27339-1
Building Exterior				
Roofs	Damaged Soffits/Fascia/Soffit Vents	soffit ; unit B	Contractor	27340-1
(b)(6)				
Unit # (b)(6)				
Doo (b)(6)	Damaged Hardware/Locks	Striker plate misaligned/missing ;Bedroom 1;	4/21/2017	27342-1
Hot Water Heater	Missing Pressure Relief Valv	extension tube from pressure relief valve is	4/21/2017	27342-1
Unit # (b)(6)				
Doors	Damaged Hardware/Locks	Off track ;Hallway/Hall Closet;	4/22/2017	27343-1
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	rusted storage dooor	4/22/2017	27343-1
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	furniture in bedroom	4/22/2017	27343-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	Right/rear burner does not function;	4/22/2017	27343-1
Unit # (b)(6				
Bathroom	Leaking Faucet/Pipes	aerator		
Unit # (b)(6)				
Bathroom	Leaking Faucet/Pipes	tub faucet drips ;	4/22/2017	27345-1
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	rusted storage	4/22/2017	27345-1
Doors	Damaged/Missing Screen/Storm/Security Door	Cylinder missing ;	4/22/2017	27345-1
Electrical System	GFI—Inoperable	Bathroom 1;	4/22/2017	27345-1
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	tv in bedroom	4/22/2017	27345-1
(b)(				
Unit # (b)(6)				
Doors	Damaged Hardware/Locks	Striker plate misaligned/missing ;Bedroom 1;	4/21/2017	27346-1

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Deficiency Area	Deficiency	Comments	Date Completed	Work Order #
Health & Safety	Infestation—Insects	Roaches;	Contractor	27346-1
Unit # (b)(				
Doors	Damaged Hardware/Locks	Lock not functioning ; Bedroom 1; Striker	4/21/2017	27351-1
Unit # (b)(6				
Bathroom	Leaking Faucet/Pipes	sink faucet drips ; hot side	4/21/2017	27352-1
Doors	Damaged Hardware/Locks	Striker plate misaligned/missing ; Mechanical	4/21/2017	27352-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door;	4/21/2017	27352-1
Unit # (b)(6)				
Ceiling	Holes/Missing Tiles/Panels/Cracks	holes ; storage closet	4/21/2017	27358-1
Building Exterior				
Health & Safety	Exposed Wires/Open Panels	ac disconnect	4/27/2017	27359-1
Walls	Missing Pieces/Holes/Spalling	vinyl repair NIS weed trimmer damage	4/27/2017	27359-1
(b)(6)				
Unit # (b)(6)				
Doors	Damaged Hardware/Locks	Handle/knob loose/damaged ; Hallway/Hall Closet	4/22/2017	27360-1
Electrical System	Blocked Access to Electrical Panel	behind padlocked door	4/22/2017	27360-1
Kitchen	Dishwasher/Garbage Disposal—Inoperable	garbage disposal not functioning	4/22/2017	27360-1
Unit # (b)(6)				
Bathroom	Leaking Faucet/Pipes	tub faucet drips ; diverter	4/22/2017	27361-1
Bathroom	Ventilation/Exhaust System—Inoperable	not functioning	4/22/2017	27361-1
Doors	Damaged/Missing Screen/Storm/Security Door	latch not functioning; front	4/22/2017	27361-1
Electrical System	Blocked Access to Electrical Panel	stored items	4/22/2017	27361-1
Kitchen	Dishwasher/Garbage Disposal—Inoperable	garbage disposal not functioning	4/22/2017	27361-1
Unit # (b)(6)				
Electrical System	GFI—Inoperable	Kitchen	4/22/2017	27362-1
Kitchen	Range Hood/Exhaust Fans—Excessive	not functioning/blocked	4/22/2017	27362-1
Unit # (b)(				
Bathroom	Leaking Faucet/Pipes	sink faucet drips	4/23/2017	27363-1
Electrical System	Blocked Access to Electrical Panel	behind padlocked door	4/23/2017	27363-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	broiler	4/23/2017	27636-1
Building Exterior				
Walls	Missing Pieces/Holes/Spalling	caulk repair NIS	4/27/2017	27364-1
(b)(6				
Unit # (b)(6)				
Bathroom	Lavatory Sink—Damaged/Missing	stopper missing ; aerator	4/22/2017	27365-1
Electrical System	Blocked Access to Electrical Panel	moped	4/22/2017	27365-1
Lighting	Missing/Inoperable Fixture	Kitchen,Hallway/Hall	4/22/2017	27365-1
Smoke Detector	Missing/Inoperable	smoke detector not working Hall/Bdrm 1	4/22/2017	27365-1
Unit # (b)(6				
Doors	Damaged Hardware/Locks	storage closet	4/21/2017	27366-1
Smoke Detector	Missing/Inoperable	battery needs replaced	4/21/2017	27366-1
Unit # (b)(6)				
Bathroom	Leaking Faucet/Pipes	diverter	4/24/2017	27367-1
Doors	Damaged Hardware/Locks	Striker plate misaligned/missing ;Bathroom	4/24/2017	27367-1
Doors	Damaged/Missing Screen/Storm/Security Door	latch not functioning	4/24/2017	27367-1

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Deficiency Area	Deficiency	Comments	Date Completed	Work Order #
HVAC System	Inoperable	Thermostat not functioning	4/24/2017	27367-1
Unit # (b)(6)				
Doors	Damaged Hardware/Locks	Handle/knob loose/damaged ;Bathroom 1;	4/21/2017	27368-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	4/21/2017	27368-1
Electrical System	Blocked Access to Electrical Panel	stored items	4/21/2017	27368-1
Kitchen	Clogged Drains	Sink drains slow	4/21/2017	27368-1
Smoke Detector	Missing/Inoperable	smoke detector is not functioning;Bedroom 1;	4/21/2017	27368-1
(b)(6)				
Unit # (b)(6				
Bathroom	Leaking Faucet/Pipes	diverter	4/23/2017	27369-1
Electrical System	Blocked Access to Electrical Panel	behind padlocked door	4/23/2017	27369-1
Unit # (b)(6)				
Bathroom	Leaking Faucet/Pipes	sink faucet drips	4/23/2017	27370-1
Bathroom	Shower/Tub—Damaged/Missing	Caulk needs replaced	4/23/2017	27370-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	4/23/2017	27370-1
Building Exterior				
Health & Safety	Exposed Wires/Open Panels	ac disconnects	4/23/2017	27371-1
Building Systems				
Electrical System	Evidence of Leaks/Corrosion	ac disconnects	4/23/2017	27371-1
(b)(				
Unit # (b)(6				
Bathroom	Leaking Faucet/Pipes	diverter	4/26/2017	27393-1
Unit # (b)(6				
Bathroom	Shower/Tub—Damaged/Missing	diverter	4/23/2017	27394-1
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	hole(s);Bathroom 1; rust storage closet	4/23/2017	27394-1
Doors	Damaged/Missing Screen/Storm/Security Door	latch not functioning	4/23/2017	27394-1
Health & Safety	Electrical Hazards—Exposed Wires/Open Panels	breaker gap	4/23/2017	27394-1
Unit # (b)(6)				
Kitchen	Leaking Faucet/Pipes	trap leaking	4/24/2017	27395-1
Unit # (b)(6				
Health & Safety	Other	No key	4/24/2017	27396-1
Building Exterior				
Roofs	Missing/Damaged Components from Downspout/Gutter	downspout ; by D		
Walls	Missing Pieces/Holes/Spalling	vinyl mismatch NIS		
(b)(				
Unit # (b)(6				
Doors	Damaged/Missing Screen/Storm/Security Door	Cylinder missing	4/22/2017	27397-1
Health & Safety	Electrical Hazards—Exposed Wires/Open Panels	disposal wire, screw missing in panel	4/22/2017	27397-1
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	Bedroom 1 window balance	4/22/2017	27397-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/22/2017	27397-1
Windows	Inoperable/Not Lockable	Window won't stay up;Bedroom 1;Kitchen;	4/22/2017	27397-1
Unit # (b)(				
Bathroom	Lavatory Sink—Damaged/Missing	stopper missing	4/22/2017	27398-1
Bathroom	Shower/Tub—Damaged/Missing	diverter	4/22/2017	27398-1
Doors	Damaged/Missing Screen/Storm/Security Door	Cylinder not functioning	4/22/2017	27398-1
Unit # (b)(6)				

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Deficiency Area	Deficiency	Comments	Date Completed	Work Order #
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seat loose	4/22/2017	27399-1
Electrical System	Blocked Access to Electrical Panel	stored items	4/22/2017	27399-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/22/2017	27399-1
Unit # (b)(6)				
Bathroom	Leaking Faucet/Pipes	sink faucet drips	4/23/2017	27400-1
Bathroom	Shower/Tub—Damaged/Missing	diverter	4/23/2017	27400-1
Doors	Missing Door	Bedroom 1;Closet	4/23/2017	27400-1
Outlets/Switches	Missing	Switch broken/missing;Kitchen	4/23/2017	27400-1
Outlets/Switches	Missing/Broken Cover Plates	Switch plate missing;Mechanical area	4/23/2017	27400-1
(b)(6)				
Unit # (b)(6)				
Bathroom	Lavatory Sink--Damaged/Missing	stopper missing	4/23/2017	27401-1
Bathroom	Leaking Faucet/Pipes	sink faucet drips	4/23/2017	27401-1
Doors	Damaged Hardware/Locks	entry chain	4/23/2017	27401-1
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	peeling paint	4/23/2017	27401-1
Doors	Damaged/Missing Screen/Storm/Security Door	missing	4/23/2017	27401-1
Electrical System	Blocked Access to Electrical Panel	stored items	4/23/2017	27401-1
Electrical System	GFI—Inoperable	Bathroom 1	4/23/2017	27401-1
Kitchen	Sink--Missing/Damaged	sprayer	4/23/2017	27401-1
Smoke Detector	Missing/Inoperable	Smoke detector is missing;Bedroom 1	4/23/2017	27401-1
Walls	Damaged	Hallway/Hall;Kitchen	4/23/2017	27401-1
Unit # (b)(6)				
Ceiling	Holes/Missing Tiles/Panels/Cracks	Bedroom 1	4/24/2017	27402-1
Electrical System	Blocked Access to Electrical Panel	padlocked	4/24/2017	27402-1
Unit # (b)(6)				
Bathroom	Leaking Faucet/Pipes	diverter	4/24/2017	27403-1
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	door edge split;Bedroom 1	4/24/2017	27403-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	4/24/2017	27403-1
Electrical System	Blocked Access to Electrical Panel	stored items	4/24/2017	27403-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	2 or more burners do not function	4/24/2017	27403-1
Smoke Detector	Missing/Inoperable	Smoke detector is missing;Bedroom 1	4/24/2017	27403-1
Walls	Damaged	Hallway/Hall	4/24/2017	27403-1
Unit # (b)(6)				
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	peeling paint;entry	4/24/2017	27404-1
(b)(6)				
Unit # (b)(6)				
Bathroom	Lavatory Sink—Damaged/Missing	stopper not functioning	4/25/2017	27405-1
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	peeling paint entry, Mechanical area vent	4/25/2017	27405-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	4/25/2017	27405-1
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	Bedroom 1 dresser	4/25/2017	27405-1
Unit # (b)(6)				
Doors	Damaged Hardware/Locks	Striker plate misaligned/missing ;Bedroom 1;	4/25/2017	27406-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	4/25/2017	27406-1
Health & Safety	Air Quality—Mold and/or Mildew Observed	Tub	4/25/2017	27406-1
Laundry Location (Room)	Dryer Vent—Missing/Damaged/Inoperable	vent disconnected	4/25/2017	27406-1
Unit # (b)(6)				

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Daficiency Area	Deficiency	Comments	Date Completed	Work Order #
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	4/25/2017	27407-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/25/2017	27407-1
Building Exterior				
Walls	Missing Pieces/Holes/Spalling	nisr siding damage	4/27/2017	47208-1
Unit # (b)(6)				
Doors	Damaged Hardware/Locks	Striker plate misaligned/missing ;Bedroom 1;	4/24/2017	27409-1
Doors	Damaged/Missing Screen/Storm/Security Door	Lock not functioning	4/24/2017	27409-1
Health & Safety	Infestation—Insects	Roaches	Contractor	27409-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/24/2017	27409-1
Smoke Detector	Missing/Inoperable	battery needs replaced	4/24/2017	27409-1
Unit # (b)(6)				
Bathroom	Lavatory Sink—Damaged/Missing	cold stem	4/24/2017	27410-1
Bathroom	Leaking Faucet/Pipes	sink faucet drips	4/24/2017	27410-1
Electrical System	Blocked Access to Electrical Panel	stored items	4/24/2017	27410-1
Unit # (b)(6)				
Bathroom	Shower/Tub—Damaged/Missing	diverter	4/24/2017	27411-1
Doors	Damaged Hardware/Locks	Striker plate misaligned/missing ;Bedroom	4/24/2017	27411-1
Doors	Damaged/Missing Screen/Storm/Security Door	latch not functioning	4/24/2017	27411-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	4/24/2017	27411-1
Electrical System	GFI—Inoperable	Bathroom 1	4/24/2017	27411-1
Kitchen	Range Hood/Exhaust Fans—Excessive	not functioning/blocked	4/24/2017	27411-1
Unit # (b)(6)				
Bathroom	Leaking Faucet/Pipes	sink faucet drips ; diverter	4/24/2017	27412-1
Doors	Damaged Hardware/Locks	Striker plate misaligned/missing ;Bedroom 1;	4/24/2017	27412-1
Doors	Damaged/Missing Screen/Storm/Security Door	latch not functioning ;Screen torn	4/24/2017	27412-1
Electrical System	GFI—Inoperable	Bathroom 1	4/24/2017	27412-1
Health & Safety	Infestation—Insects	Roaches	4/24/2017	27412-1
Kitchen	Cabinets—Missing/Damaged	under sink	4/24/2017	27412-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	Left/front burner does not function	4/24/2017	27412-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/24/2017	27412-1
Smoke Detector	Missing/Inoperable	smoke detector is not functioning;Bedroom 1;Hallway/Hall	4/24/2017	27412-1
Building Exterior				
Walls	Cracks/Gaps	gap aroundj-box left side		
Walls	Missing Pieces/Holes/Spalling	vinyl mismatch NIS		
(b)(6)				
Unit # (b)(6)				
Bathroom	Shower/Tub—Damaged/Missing	diverter	4/25/2017	27413-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	4/25/2017	27413-1
Outlets/Switches	Missing	Switch broken/missing;Dining Room	4/25/2017	27413-1
Unit (b)(				
Bathroom	Lavatory Sink—Damaged/Missing	stopper missing	4/25/2017	27414-1
Bathroom	Leaking Faucet/Pipes	showerhead	4/25/2017	27414-1
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seat loose	4/25/2017	27414-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	4/25/2017	27414-1

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Deficiency Area	Deficiency	Comments	Date Completed	Work Order #
Hot Water Heater	Leaking Valves/Tanks/Pipes	deain leaks	4/25/2017	27414-1
Unit # (b)(				
Doors	Damaged Hardware/Locks	Striker plate misaligned/missing ;Bathroom 1;	4/26/2017	27415-1
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	4/26/2017	27416-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	Oven does not function	4/26/2017	27416-1
Unit # (b)(6)				
Kitchen	Clogged Drains	Sink drain is clogged	4/25/2017	2741601
(b)(				
Unit # (b)(6)				
Electrical System	Blocked Access to Electrical Panel	padlocked	4/25/2017	27417-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	2 or more burners do not function	4/25/2017	27417-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/25/2017	27417-1
Unit # (b)(6)				
Bathroom	Leaking Faucet/Pipes	tub faucet hot stem	4/25/2017	27418-1
Doors	Damaged Hardware/Locks	Lock not functioning ; entry	4/25/2017	27418-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	per tenant no control over burners heat	4/25/2017	27418-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/25/2017	27418-1
Kitchen	Sink—Missing/Damaged	sprayer	4/25/2017	27418-1
Smoke Detector	Missing/Inoperable	battery needs replaced	4/25/2017	27418-1
Unit # (b)(6)				
Electrical System	Blocked Access to Electrical Panel	padlocked	4/25/2017	27419-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	2 or more burners do not function	4/25/2017	27419-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/25/2017	27419-1
Smoke Detector	Missing/Inoperable	smoke detector is not functioning;Bedroom 1;	4/25/2017	27419-1
Unit # (b)(6				
Electrical System	Blocked Access to Electrical Panel	padlocked	4/25/2017	27420-1
Electrical System	GFI—Inoperable	Bathroom 1	4/25/2017	27420-1
Hot Water Heater	Missing Pressure Relief Valv	extension tube from pressure relief valve is	4/25/2017	27420-1
Kitchen	Range/Stove—Missing/Damaged/Inoperable	Right/front burner does not function	4/25/2017	27420-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Freezer seal needs replaced	4/25/2017	27420-1
Smoke Detector	Missing/Inoperable	smoke detector is not functioning;Bedroom	4/25/2017	27420-1
Building Exterior				
Health & Safety	Exposed Wires/Open Panels	ac disconnect conduit	4/27/2017	27421-1
Walls	Missing Pieces/Holes/Spalling	vinyl mismatch	4/27/2017	27421-1
(b)(6)				
Unit # (b)(6)				
Bathroom	Lavatory Sink—Damaged/Missing	stopper not functioning	4/26/2017	27422-1
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	peeling paint entry	4/26/2017	27422-1
Doors	Damaged/Missing Screen/Storm/Security Door	Cylinder not functioning	4/26/2017	27422-1
Electrical System	GFI—Inoperable	Kitchen	4/26/2017	27422-1
Health & Safety	Electrical Hazards—Exposed Wires/Open Panels	disposal wire	4/26/2017	27422-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/26/2017	27422-1
Unit # (b)(6)				
Bathroom	Water Closet/Toilet—Damaged/Clogged/Missing	seat loose	4/26/2017	27423-1
Electrical System	GFI—Inoperable	Bathroom 1; Kitchen	4/26/2017	27423-1
Health & Safety	Electrical Hazards—Exposed Wires/Open Panels	on hwh at conduit	4/26/2017	27423-1

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Deficiency Area	Deficiency	Comments	Date Completed	Work Order #
Health & Safety	Other	ramp board loose	4/26/2017	27423-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/26/2017	27423-1
Windows	Cracked/Broken/Missing Panes	cracked pane;Bedroom 1	4/26/2017	27423-1
Unit # (b)(6				
Bathroom	Shower/Tub—Damaged/Missing	diverter	4/26/2017	27424-1
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	peeling paint entry	4/26/2017	27424-1
Doors	Missing Door	Hallway/Hall;Closets	4/26/2017	27424-1
Health & Safety	Electrical Hazards—Exposed Wires/Open Panels	disposal wire	4/26/2017	27424-1
Unit # (b)(6)				
Kitchen	Range/Stove—Missing/Damaged/Inoperable	Right/front burner does not function	4/26/2017	27425-1
(b)(6)				
Unit (b)(6				
Bathroom	Leaking Faucet/Pipes	sink faucet drips	4/26/2017	27426-1
Health & Safety	Other	furnace filter per tenant	4/26/2017	27426-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/26/2017	27426-1
Smoke Detector	Missing/Inoperable	Smoke detector is missing; bdrm 1	4/26/2017	27426-1
Unit # (b)(6				
Bathroom	Lavatory Sink—Damaged/Missing	stopper missing	4/26/2017	27427-1
Bathroom	Leaking Faucet/Pipes	diverter	4/26/2017	27427-1
Doors	Damaged Hardware/Locks	Striker plate misaligned/missing ;Bathroom 1;	4/26/2017	27427-1
Electrical System	Blocked Access to Electrical Panel	padlocked	4/26/2017	27427-1
Smoke Detector	Missing/Inoperable	smoke detector is not functioning;Hallway/Hall;	4/26/2017	27427-1
Unit # (b)(6)				
Bathroom	Leaking Faucet/Pipes	diverter	4/26/2017	27428-1
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	peeling paint; entry	4/26/2017	27428-1
Unit # (b)(				
Bathroom	Lavatory Sink—Damaged/Missing	stopper missing	4/26/2017	27429-1
Doors	Damaged Hardware/Locks	Striker plate misaligned/missing ;Bedroom 1;	4/26/2017	27429-1
Doors	Damaged/Missing Screen/Storm/Security Door	damaged	4/26/2017	27429-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/26/2017	27429-1
Smoke Detector	Missing/Inoperable	battery needs replaced; both	4/26/2017	27429-1
Building Exterior				
Walls	Missing Pieces/Holes/Spalling	vinyl mismatch NIS weed trimmer damage	4/26/2017	27430-1
Building Systems				
Electrical System	Evidence of Leaks/Corrosion	ac disconnect left sid	4/26/2017	27430-1
(b)(6				
Unit # (b)(6)				
Bathroom	Shower/Tub—Damaged/Missing	diverter	4/26/2017	27431-1
Doors	Damaged Frames/Threshold/Lintels/Trim	entry threshold	4/26/2017	27431-1
Doors	Damaged Surface (Holes/Paint/Rust/Glass)	peeling paint entry, hole(s);Bedroom 1	4/26/2017	27431-1
Doors	Damaged/Missing Screen/Storm/Security Door	Screen torn	4/26/2017	27431-1
Health & Safety	Air Quality—Mold and/or Mildew Observed	Tub	4/26/2017	27431-1
Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced	4/26/2017	27431-1
Outlets/Switches	Missing/Broken Cover Plates	Switch plate missing;Outlet plate	4/26/2017	27431-1
Unit # (b)(6)				
Doors	Deteriorated/Missing Seals (Entry Only)	Front entry door	4/26/2017	27432-1

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Deficiency Area	Deficiency	Comments	Date Completed	Work Order #
Unit # (b)(6)				
HVAC System	Inoperable	no ac	4/26/2017	27433-1
Unit # (b)(6)				
Bathroom	Lavatory Sink—Damaged/Missing	stopper missing	4/26/2017	27434-1
Doors	Damaged/Missing Screen/Storm/Security Door	latch not functioning ;Lock not functioning ;	4/26/2017	27434-1
Electrical System	GFI—Inoperable	Bathroom 1	4/26/2017	27434-1
Health & Safety	Emergency Fire Exits—Emergency/Fire Exits	Bedroom 1 chair	4/26/2017	27434-1
Building Exterior				
Roofs	Damaged Soffits/Fascia/Soffit Vents	soffit at (b)(6)	4/27/2017	27435-1
Walls	Missing Pieces/Holes/Spalling	siding holes	4/27/2017	27435-1
Building Systems				
Electrical System	Evidence of Leaks/Corrosion	bttm of disconnect box rusted out parking side		
Golf Cart Garage:				
Building Exterior				
Doors	Deteriorated/Missing Caulking/Seals	overhead door seals		
Health & Safety	Garbage and Debris—Outdoors			
Roofs	Damaged Soffits/Fascia/Soffit Vents	rear soffit		
Roofs	Missing/Damaged Components from Downspout/Gutter	downspout missing front		
Walls	Missing Pieces/Holes/Spalling	siding holes		
Office:				
Building Exterior				
Health & Safety	Exposed Wires/Open Panels	conduit at ac condenser loose from box	4/27/2017	27437-1
Walls	Missing Pieces/Holes/Spalling	hole in brick at mgr office exit door	4/27/2017	27437-1
Building Systems				
Emergency Power	Auxiliary Lighting Inoperable	mgr office	4/27/2017	27437-1
Common Areas: Closet/Utility/Mechanical				
Electrical	Missing Covers	jbox cvr missing	4/27/2017	27437-1
Common Areas: Health & Safety				
Health & Safety	Electrical Hazards—Exposed Wires/Open Panels	gap around outlets in lobby sitting area/key	4/27/2017	27437-1
Common Areas: Lobby				
Doors	Damaged Hardware/Locks	doors not closong flush entry lobby	4/27/2017	27437-1
Common Areas: Other Community Spaces				
Windows	Inoperable/Not Lockable	2 screwed shut in kitchen	4/27/2017	27437-1

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ENCLOSURE #2

AMERICAN OVERSIGHT

Dillon Sewer Service, Inc. P.O. Box 9291 Richmond, VA 23227 Ph: (804)266-8214 Fax: (804) 266-8217 Federal ID#: 54-1691894	Date	Invoice
	05/10/17	039351
		Page 1

Billed To:

Essex Village Apartments
3901 Pilots Lane
Richmond, VA 23222

Job: JETTING Ref: W002549
Mechanic: MATTHEW Cust Ph: 804.329.5820
Fax: 804.321.0523

Job Location

Essex Village
Property Saniary Sewers
Sanitary Sewer Cleaning (Ev 3months)

Description of Work: **Contract**

Per proposal: Jetted sanitary sewer manholes (heavy grease, bottles, and sticks)
Matthew,Jason, and Paul

==========

We propose to clean the sanitary sewers from manholes every 3 months. This will not stop back ups from the building. Every 3 months the charge will be (b)(4) We are not responsible for any landscaping, concrete, asphalt, siding/brick, and or any items that may need to be removed to complete the job. Essex is responsible for blocking off any areas that may need to be blocked off to complete the job.

Thank you,

Ron Dillon
President

DUE & PAYABLE UPON COMPLETION. A FINANCE CHARGE OF 2% PER MONTH (24% PER ANNUM) WILL BE ADDED TO ACCOUNTS NOT PAID WITHIN 30 DAYS.

Total (b)(4)

6520 14

Customer Copy

AMERICAN OVERSIGHT

Essex
3901 Pilots Ln
Richmond, VA 23222-1211
(804) 329-5820
Fax (804) 321-0523

Invoice
039351
Status: Pending
Invoice date: 05/10/2017
As of 05/18/2017 12:14PM (CST)

Submitted by: Taneisha Washington @ 05/18/2017 12:14PM (CST)
Pending approval by: Angela Higgins

Vendor
DILLON SEWER SERVICE, INC.- Dillon Sewer
Attn: DILLON SEWER SERVICE, INC. (Dillon Sewer)
PO BOX 9291
RICHMOND, VA, 23227-0291

Invoice information

Posting date:	05/18/2017
Invoice date:	05/10/2017
Terms:	Net 30 days
Due date:	06/09/2017
Invoice total:	(b)(4)
Purchase Order(s):	

Items ordered

Quantity	Product	Comment	Property	Unit	Account	Price each	Total price
1.00	sewer hole cleaning		Essex		652014 - Plumbing Contract		(b)(4)
						Subtotal	
						Tax	
						Shipping	
						Total	

Comments
jetted sanitary sewer manholes (heavy grease , bottles, and sticks

AMERICAN OVERSIGHT
HUD-17-0235-C-001105

Dillon Sewer Service, Inc. P.O. Box 9291 Richmond, VA 23227 Ph: (804)266-8214 Fax: (804) 266-8217 Federal ID#: 54-1691894	Date	Proposal
	04/20/17	000325
		Page 1

Submitted To:

Essex Village Apartments
3901 Pilots Lane
Richmond, VA 23222

Job: Jetting
Phone: 804.329.5820

Job Location

Essex Village
Property Sanlary Sewers
Sanitary Sewer Cleaning (Ev 3months)

We propose to clean the sanitary sewers from manholes every 3 months. This will not stop back ups from the building. Every 3 months the charge will be (b)(4) We are not responsible for any landscaping, concrete, asphalt, siding/brick, and or any items that may need to be removed to complete the job. Essex is responsible for blocking off any areas that may need to be blocked off to complete the job.

Thank you,

Ron Dillon
President

ZERO and NO/100 Dollars $.00
This will not stop kitchen sinks, bath tub, or individual toilets from backing up. If there are any spots that are questionable, we will quote the use of a camera to check the conditions of the pipe. (If we need to camera, we will quote price at that time)

We Propose hereby to furnish material and labor-complete in accordance with the above specification, for the sum of: dollars (b)(4) every 3 months).
All material is guaranteed to be as specified. All work to be completed in a professional manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance.
Our workers are fully covered by Worker's Compensation insurance.
NOTE: This proposal may be withdrawn by us if not accepted within 15 days.

Acceptance of Proposal - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified.
Date of Acceptance:_____

Signature_____

PO#_____

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ENCLOSURE #3

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ESSEX VILLAGE APARTMENTS

3901 Pilots Lane

Richmond, VA 23222

June 27, 2017

RE: Grease and Bathroom Toilet Disposal

To all residents:

This is a **REMINDER** of proper disposal of oil and grease and what should **NOT** be flushed down your bathroom toilet.

Don't Forget – Proper Methods for Disposing of Oil & Grease in your Home…

- **DO** Use an old coffee can or tin can as a grease collector.
- **DO** Pour greasy or oily food waste into the container, NOT down the drain or garbage disposal.
- **DO** Freeze or cool animal fats before disposing in the trash.
- **DO** Mix liquid vegetable fats with an absorbent material such as kitty litter or coffee grounds in a sealable container before disposing in the trash.
- **DO NOT** Pour oil or grease down the garbage disposal or sink.

Bathroom:

- Always flush your toilet after every use and **NEVER** place objects in the toilet that cannot dissolve in water, e.g., paper towels, sanitary pads/tampons, baby wipes, wash cloths, diapers or products such as Depends.

PROTECTING THE ENVIRONMENT IS EVERYONE'S ROLE!!

If you have any concerns or have questions on how to dispose of oil and grease or questions on what can be flushed down the toilet, please contact the management office at 804-329-5820.

Thank you,

Essex Village Management

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ENCLOSURE #4

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Do you need help resolving a repair issue?

Do you have questions about your housing assistance?

WE CAN HELP

CALL TOLL FREE AT 888.466.5572

OR

WWW.NAVIGATEHOUSING.COM

look for the Resident Complaints button in the middle of the page.

Note: Always call the manager when you have questions or a maintenance request and give them a fair chance to respond or make the repair.

navigate

AFFORDABLE HOUSING PARTNERS

HEARING IMPAIRED?
CONTACT US USING THE
711 RELAY THEN
888.466.5572

EQUAL HOUSING OPPORTUNITY

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June 22, 2017

Re: Maintenance Concerns

Dear Valued Residents:

In an effort to further improve our customer service response time, Management has established a new email address for all residents at Essex Village.

The email address is:

essexcustomerservice@pkmanagement.com

This email address is for residents to send any maintenance concerns to us electronically whether to express any dissatisfaction with service or if a request for service has not been addressed professionally or promptly.

Also, please remember that our Resident Service Manager, Dawn Pahoresky, is available to assist you with any customer service issues. Her phone number is (216) 527-4787.

The **after-hours** emergency maintenance number for Essex Village has not changed. Please be sure to use this line for all **after-hours emergencies only.**

It is: (855) 344-7476

Sincerely,

Penny Higgins

Penny Higgins
Regional Vice President

HUD-17-0235-C-001111

ENCLOSURE #5

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MULTIFAMILY PROPERTIES IN THE 4th CONGRESSIONAL DISTRICT WITH FAILING REAC SCORES											
INSPN ID	PROPERTY ADDRESS	CITY	COUNTY	STATE CODE	ZIP CODE	CONGRESSIONAL DISTRICT CODE	INSPN DATE	INSPN SCORE SFX	PROPERTY ID	INSPN DT	ROUND INSPECTION SCORE
546462	41 1/2 Malvern Avenue	Richmond	Richmond City	VA	23221	04	9/22/2016	c*	800240452	9/22/2016 8:56:44 AM	48
591063	3901 Pilots Ln	Richmond	Henrico	VA	23222	04	1/10/2017	c*	800021812	1/10/2017 8:51:00 AM	51
530252	305 North 18th Street	Richmond	Richmond City	VA	23223	04	8/10/2016	c	800225709	8/10/2016 9:06:35 AM	51
582009	1359 W. Broad Street	Richmond	Richmond City	VA	23220	04	3/16/2017	c*	800235222	3/16/2017 9:26:23 AM	59

PUBLIC HOUSING PROPERTY(IES) IN THE 4th CONGRESSIONAL DISTRICT WITH A FAILING REAC SCORE

PHA Name	Development Code	Development Name	Inspection Score	Inspection Date	Address Line 1	Address Line 2	City	State	Zip Code
uffolk Redevelopment and Housing Authority	VA025000005	HOFFLER APARTMENTS	58	09MAY2016:09:00:18	2210 E WASHINGTON Street		SUFFOLK	VA	23434

AMERICA OPERATIONS

From: Williams, Sheppard V
Sent: Monday, August 07, 2017 3:35 PM
To: DeFelice, Joseph J
Subject: Automatic reply: SQUATTERS - 6139 Walker Street 19135

I will be out of the office, Wednesday, July 26 through Tuesday, August 8. I will respond to your message when I return on August 9.

For immediate assistance, please contact our Customer Service Representative at 215-656-0600.

For FOIA matters, please contact Anne.Davis@hud.gov via email or 804-822-4802.

Thank you.

AMERICAN OVERSIGHT

From: Dunn, Tracey
Sent: Tuesday, August 08, 2017 11:20 AM
To: joanna.campbell@mail.house.gov
Cc: DeFelice, Joseph J; Ott, Richard M; Schmidt, Carrie S
Subject: RE: Congressional Inquiry: Rep. Taylor (VA) - NDRC Waiver Rqst Status - HUD Response
Attachments: 8-7-17 FR Notice.pdf

Hi Joanna,

Thanks for the chat. The requested waiver and alternative requirement for the Commonwealth of Virginia were published in the ***Federal Register*** yesterday. Refer to page **36822**. Please let me know if this response and related attachment will suffice as the formal response.

Tracey Dunn
Congressional Liaison
Office of Congressional
And Intergovernmental Relations
US Department of Housing and Urban Development
Main: (202) 708-0005 | Fax: (202) 708-3707
Direct: (202) 402-2403 | Mobile: (b)(6)

What's new @ HUD:
Fair Housing Initiative Program (FHIP)
Education and Outreach: https://www.grants.gov/web/grants/view-opportunity.html?oppId=296061
Organizations Initiative: https://www.grants.gov/web/grants/view-opportunity.html?oppId=296063
Private Enforcement: https://www.grants.gov/web/grants/view-opportunity.html?oppId=296064

Notice of Funding Availability for the Fiscal Year (FY) 2017 Continuum of Care Competition
https://www.grants.gov/web/grants/view-opportunity.html?oppId=295502

Capacity Building for Community Development and Affordable Housing Grants (Section 4)
https://www.grants.gov/web/grants/view-opportunity.html?oppId=295275

Choice Neighborhoods Planning Grants Program
https://www.grants.gov/web/grants/view-opportunity.html?oppId=295096

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DEPARTMENT OF HOMELAND SECURITY

Coast Guard

[Docket No. USCG–2017–0124]

Information Collection Request to Office of Management and Budget; OMB Control Number: 1625–0057

AGENCY: Coast Guard, DHS.

ACTION: Sixty-day notice requesting comments.

SUMMARY: In compliance with the Paperwork Reduction Act of 1995, the U.S. Coast Guard intends to submit an Information Collection Request (ICR) to the Office of Management and Budget (OMB), Office of Information and Regulatory Affairs (OIRA), requesting a Reinstatement, without change, of a previously approved collection for which approval has expired for the following collection of information: 1625–0057, Small Passenger Vessels—Title 46 Subchapters K and T without change. Our ICR describes the information we seek to collect from the public. Before submitting this ICR to OIRA, the Coast Guard is inviting comments as described below.

DATES: Comments must reach the Coast Guard on or before October 6, 2017.

ADDRESSES: You may submit comments identified by Coast Guard docket number [USCG–2017–0124] to the Coast Guard using the Federal eRulemaking Portal at *http://www.regulations.gov.* See the ''Public participation and request for comments'' portion of the **SUPPLEMENTARY INFORMATION** section for further instructions on submitting comments.

A copy of the ICR is available through the docket on the Internet at *http://www.regulations.gov.* Additionally, copies are available from: Commandant (CG–612), Attn: Paperwork Reduction Act Manager, U.S. Coast Guard, 2703 Martin Luther King Jr. Ave. SE., Stop 7710, Washington, DC 20593–7710.

FOR FURTHER INFORMATION CONTACT: Contact Mr. Anthony Smith, Office of Information Management, telephone 202–475–3532, or fax 202–372–8405, for questions on these documents.

SUPPLEMENTARY INFORMATION:

Public Participation and Request for Comments

This Notice relies on the authority of the Paperwork Reduction Act of 1995; 44 U.S.C. Chapter 35, as amended. An ICR is an application to OIRA seeking the approval, extension, or renewal of a Coast Guard collection of information (Collection). The ICR contains information describing the Collection's purpose, the Collection's likely burden on the affected public, an explanation of the necessity of the Collection, and other important information describing the Collection. There is one ICR for each Collection.

The Coast Guard invites comments on whether this ICR should be granted based on the Collection being necessary for the proper performance of Departmental functions. In particular, the Coast Guard would appreciate comments addressing: (1) The practical utility of the Collection; (2) the accuracy of the estimated burden of the Collection; (3) ways to enhance the quality, utility, and clarity of information subject to the Collection; and (4) ways to minimize the burden of the Collection on respondents, including the use of automated collection techniques or other forms of information technology. In response to your comments, we may revise this ICR or decide not to seek an extension of approval for the Collection. We will consider all comments and material received during the comment period.

We encourage you to respond to this request by submitting comments and related materials. Comments must contain the OMB Control Number of the ICR and the docket number of this request, [USCG–2017–0124], and must be received by October 6, 2017.

Submitting Comments

We encourage you to submit comments through the Federal eRulemaking Portal at *http://www.regulations.gov.* If your material cannot be submitted using *http://www.regulations.gov,* contact the person in the **FOR FURTHER INFORMATION CONTACT** section of this document for alternate instructions. Documents mentioned in this notice, and all public comments, are in our online docket at *http://www.regulations.gov* and can be viewed by following that Web site's instructions. Additionally, if you go to the online docket and sign up for email alerts, you will be notified when comments are posted.

We accept anonymous comments. All comments received will be posted without change to *http://www.regulations.gov* and will include any personal information you have provided. For more about privacy and the docket, you may review a Privacy Act notice regarding the Federal Docket Management System in the March 24, 2005, issue of the **Federal Register** (70 FR 15086).

Information Collection Request

Title: Small Passenger Vessels—Title 46 Subchapters K and T.

OMB Control Number: 1625–0057.

Summary: The information requirements are necessary for the proper administration and enforcement of the program on safety of commercial vessels as it affects small passenger vessels. The requirements affect small passenger vessels (under 100 gross tons) that carry more than 6 passengers.

Need: Under the authority of 46 U.S.C. 3305 and 3306, the Coast Guard prescribed regulations for the design, construction, alteration, repair and operation of small passenger vessels to secure the safety of individuals and property on board. The Coast Guard uses the information in this collection to ensure compliance with the requirements.

Forms: CG–841, Certificate of Inspection; CG–854, Temporary Certificate of Inspection; CG–948, Permit to Proceed to Another Port for Repairs; CG–949, Permit to Carry Excursion Party; CG–3752, Application for Inspection of U.S. Vessel; CG–5256, U.S. Coast Guard Inspected Small Passenger Vessel.

Respondents: Owners and operators of small passenger vessels.

Frequency: On occasion.

Hour Burden Estimate: The estimated burden has decreased from 399,420 hours to 397,124 hours a year due to a decrease in the estimated annual number of respondents.

Authority: The Paperwork Reduction Act of 1995; 44 U.S.C. Chapter 35, as amended.

Dated: August 1, 2017.

Marilyn L. Scott-Perez,

U.S. Coast Guard, Chief, Office of Information Management.

[FR Doc. 2017–16505 Filed 8–4–17; 8:45 am]

BILLING CODE 9110–04–P

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

[Docket No. FR–6039–N–01]

Allocations, Common Application, Waivers, and Alternative Requirements for Community Development Block Grant Disaster Recovery Grantees

AGENCY: Office of the Assistant Secretary for Community Planning and Development, HUD.

ACTION: Notice.

SUMMARY: This notice provides guidance on issues arising from Community Development Block Grant disaster recovery (CDBG–DR) funds.

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HUD-17-0235-C-001116

Specifically, this notice allocates additional funds for 2015 and 2016 disasters; establishes an allocation framework for disasters that occur in 2017 and later; provides waivers for previously funded National Disaster Resilience Competition grants and for grantees that received certain CDBG–DR funding; provides a waiver for Rebuild By Design activities; and establishes an alternative requirement that creates new national objective criteria for grantees undertaking CDBG–DR buyouts and housing incentives.

DATES: This notice will apply on: August 14, 2017.

FOR FURTHER INFORMATION CONTACT: Stan Gimont, Director, Office of Block Grant Assistance, Department of Housing and Urban Development, 451 7th Street SW., Room 7286, Washington, DC 20410, telephone number (202) 708–3587. Persons with hearing or speech impairments may access this number via TTY by calling the Federal Relay Service at (800) 877–8339. Facsimile inquiries may be sent to Mr. Gimont at (202) 401–2044. (Except for the "800" number, these telephone numbers are not toll-free.) Email inquiries may be sent to *disaster_recovery@hud.gov.*

SUPPLEMENTARY INFORMATION:

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I. 2015 and 2016 Allocations
A. Background
B. Use of Funds
C. Grant Amendment Process
D. Applicable Rules, Statutes, Waivers, and Alternative Requirements
E. Duration of Funding
II. Waivers and Alternative Requirements for CDBG–DR Funds Appropriated by Public Law 114–223, 114–254 and 115–31 (Applicable only to the State of Louisiana)
III. Allocation Framework for Disasters in 2017 or Later
A. Background
B. Use of Funds
IV. Public Law 113–2 Waivers and Alternative Requirements
A. Background
B. Applicable Rules, Statutes, Waivers, and Alternative Requirements
V. New LMI National Objective Criteria for Buyouts and Housing Incentives (Applicable to Multiple Appropriations)
VI. Catalog of Federal Domestic Assistance
VII. Finding of No Significant Impact
Appendix A: Allocation Methodology

I. 2015 and 2016 Allocations

A. Background

Since December 2015, four different public laws have been enacted that have provided CDBG–DR appropriations to address major declared disasters that occurred in 2015, 2016, 2017, and later. Table 1 lists these various public laws, the related **Federal Register** notices that govern the funds, grantees that have received allocations, and amounts provided to those grantees.

Table 1 – FY 2016 and 2017 CDBG-DR Appropriations and Allocations

Appropriation Act	Public Law 114-113	Public Law 114-223	Public Law 114-254	Public Law 115-31	
Date of Enactment	December 18, 2015	September 29, 2016	December 10, 2016	May 5, 2017	
Date of Applicable Federal Register Notice	June 17, 2016	November 21, 2016	January 18, 2017		
Federal Register Notice Reference Number	81 FR 39687	81 FR 83254	82 FR 5591		
CDBG-DR Available	$299,000,000	$500,000,000	$1,805,976,000	$400,000,000	
2015 Disaster Grantees					**Totals**
Lexington County SC	$16,332,000			$5,038,000	$21,370,000
Columbia SC	$19,989,000			$6,166,000	$26,155,000
Richland County, SC	$23,516,000			$7,254,000	$30,770,000
State of South Carolina	$96,827,000			$29,871,000	$126,698,000
Houston, TX	$66,560,000			$20,532,000	$87,092,000
San Marcos, TX	$25,080,000			$8,714,000	$33,794,000
State of Texas	$50,696,000			$23,872,000	$74,568,000
2016 Disaster Grantees					
State of Louisiana		$437,800,000	$1,219,172,000	$51,435,000	$1,708,407,000
State of West Virginia		$17,000,000	$87,280,000	$45,595,000	$149,875,000
State of Texas		$45,200,000	$177,064,000	$16,631,000	$238,895,000
State of North Carolina			$198,553,000	$37,976,000	$236,529,000
State of South Carolina			$65,305,000	$29,781,000	$95,086,000
State of Florida			$58,602,000	$59,335,000	$117,937,000
Total	$299,000,000	$500,000,000	$1,805,976,000	$342,200,000	

*The allocation amounts for Pub. L. 115-3 column include amounts announced by the Department on May 18, 2017.

Each of the public laws identified above provides CDBG–DR funds for necessary expenses for activities authorized under title I of the Housing and Community Development Act of 1974 (HCDA) related to disaster relief, long-term recovery, restoration of infrastructure and housing, and economic revitalization in the most impacted and distressed areas resulting from a qualifying major disaster declared by the President pursuant to the Robert T. Stafford Disaster Relief and Emergency Assistance Act of 1974 (Stafford Act) (42 U.S.C. 5121 et seq.).

CDBG–DR grants under each appropriation are governed by one or more **Federal Register** notices that contain the requirements, applicable waivers, and alternative requirements that apply to the use of the funds. Congress requires that HUD publish waivers and alternative requirements in the **Federal Register**.

This **Federal Register** notice sets out the requirements, waivers, and alternative requirements that govern the funds appropriated under Public Law 115–31. Throughout this notice, references to **Federal Register** notices will be to the date the notices were published as noted in Table 1.

Under Public Law 115–31, Congress appropriated $400 million in CDBG–DR funding to address remaining unmet needs (as defined by HUD) arising from qualifying major disasters that occurred

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in 2015 and 2016, and for qualifying major disasters that occur in 2017 or later, until the funds are fully allocated. Congress required that HUD, in distributing the $400 million, use the allocation methodologies identified in June 17, 2016, and January 18, 2017, **Federal Register** notices for disasters occurring in 2015 and 2016, respectively.

Table 1, under the column labeled Public Law 115–31, reflects the allocation of funds appropriated by that act for qualifying disasters in 2015 and 2016 (inclusive of the amounts announced on May 18, 2017). In HUD's June 17, 2016, **Federal Register** notice, HUD described the allocation and applicable waivers and alternative requirements, relevant statutory and regulatory requirements, grant award process, criteria for Action Plan approval, and eligible disaster recovery activities for the qualifying 2015 disasters. Grantees receiving an allocation of funds under this **Federal Register** notice for qualifying 2015 disasters are subject to the authority and conditions of Public Law 114–113 and the requirements, waivers, and alternative requirements provided in the June 17, 2016, notice.

In HUD's November 21, 2016, and January 18, 2017, **Federal Register** notices, HUD described the allocation and applicable waivers and alternative requirements, relevant statutory and regulatory requirements, grant award process, criteria for Action Plan approval, and eligible disaster recovery activities for the qualifying 2016 disasters. Grantees receiving allocations of funds under these **Federal Register** notices for qualifying 2016 disasters are subject to the authority and conditions of Public Law 114–223 and 114–254 and the requirements, waivers and alternative requirements provided in the November 21, 2016, and January 18, 2017, **Federal Register** notices.

HUD is allocating the funds for the 2015 and 2016 disasters based on updated data HUD received from the Federal Emergency Management Agency (FEMA), and the Small Business Administration (SBA). HUD's allocations match the difference between HUD's 100 percent estimate of the serious unmet needs for repair in most impacted counties after taking into consideration other resources, including insurance, FEMA, SBA and the amounts previously allocated. HUD's methodology for allocation as specified in the June 17, 2016, and January 18, 2017, notices does not include additional funds for resilience activities. Detailed explanations of HUD's allocation methodologies for qualifying disasters from 2015 and 2016, are provided at Appendix A in the June 17, 2016 notice and Appendix A of the January 18, 2017 notice, respectively.

TABLE 2—QUALIFYING 2015 AND 2016 DISASTERS AND "MOST IMPACTED AND DISTRESSED" AREAS

FEMA disaster No.	Grantee	Minimum amount that must be expended for recovery in the HUD-identified "most impacted and distressed" areas
2015 Disasters		
4241	Lexington County (Urban County), SC	Lexington County Urban County Jurisdiction ($5,038,000).
4241	Columbia, SC	Columbia ($6,166,000).
4241	Richland County, SC	Richland County Urban County Jurisdiction ($7,254,000).
4241	State of South Carolina	Charleston, Dorchester, Florence, Georgetown and Clarendon Counties * ($23,896,800).
4223, 4245	Houston, TX	City of Houston ($20,532,000).
4223, 4245	San Marcos, TX	City of San Marcos ($8,714,000).
4223, 4245, 4272	State of Texas	Harris, Hays, Hidalgo, and Travis Counties ($12,511,200).
2016 Disasters		
4263, 4277	State of Louisiana	East Baton Rouge, Livingston, Ascension, Tangipahoa, Ouachita, Lafayette, Lafayette, Vermilion, Acadia, Washington, and St. Tammany Parishes ($41,148,000).
4273	State of West Virginia	Kanawha, Greenbrier, Clay, and Nicholas Counties ** ($36,476,000).
4266, 4269, 4272	State of Texas	Harris, Newton, Montgomery, Fort Bend, and Brazoria Counties ($13,304,800).
4285	State of North Carolina	Robeson, Cumberland, Edgecombe, and Wayne Counties ($30,380,800).
4286	State of South Carolina	Marion and Horry Counties ($23,824,800).
4280, 4283	State of Florida	St. Johns County ($47,468,000).

* Based on data presented by the grantee, HUD has approved the addition of Clarendon County to the 2015 South Carolina "most impacted and distressed" areas.

** Based on data presented by the grantee, HUD has approved the addition of Clay and Nicholas Counties to the 2016 West Virginia "most impacted and distressed" areas.

Use of funds for all grantees is limited to unmet recovery needs from the major disasters identified in Table 2. Table 2 shows the HUD-identified "most impacted and distressed" areas impacted by the identified disasters. At least 80 percent of the total funds provided to each grantee under this notice must address unmet needs within the HUD-identified "most impacted and distressed" areas, as identified in Table 2. Grantees may spend the remaining 20 percent in the HUD-identified areas or areas the grantee determines to be "most impacted and distressed."

B. Use of Funds

Public Law 115–31 requires funds to be used only for specific disaster recovery related purposes. This allocation provides funds to 2015 and 2016 CDBG–DR grantees for authorized disaster recovery efforts. Grantees allocated funds under this notice for 2015 and 2016 disasters must submit a

AMERICAN OVERSIGHT

substantial Action Plan Amendment as outlined below.

C. Grant Amendment Process

To receive funds allocated by this notice, 2015 and 2016 grantees (listed in Table 1) must submit a substantial Action Plan Amendment to their approved Action Plan and meet the following requirements:

- Grantee must consult with affected citizens, stakeholders, local governments and public housing authorities to determine updates to its needs assessment;
- Grantee must amend its Action Plan to update its needs assessment, modify or create new activities, or reprogram funds. Each amendment must be highlighted, or otherwise identified within the context of the entire Action Plan. The beginning of every Action Plan Amendment must include a: (1) Section that identifies exactly what content is being added, deleted, or changed; (2) chart or table that clearly illustrates where funds are coming from and where they are moving to; and (3) a revised budget allocation table that reflects the entirety of all funds;
- Grantee must publish a substantial amendment to its previously approved Action Plan for Disaster Recovery prominently (see section VI.A.4.a of the November 21, 2016, notice and section VI.A.3.a of the June 17, 2016, notice) on the grantee's official Web site for no less than 14 calendar days. The manner of publication must include prominent posting on the grantee's official Web site and must afford citizens, affected local governments, and other interested parties a reasonable opportunity to examine the amendment's contents and provide feedback;
- Grantee must respond to public comment and submit its substantial Action Plan Amendment to HUD no later than 90 days after the effective date of this notice;
- HUD will review the substantial Action Plan Amendment within 45 days from date of receipt and determine whether to approve the Amendment per criteria identified in this notice and all applicable prior notices;
- HUD will send an Action Plan Amendment approval letter, revised grant conditions (may not be applicable to all grantees), and an amended unsigned grant agreement to the grantee. If the substantial Amendment is not approved, a letter will be sent identifying its deficiencies; the grantee must then re-submit the Amendment within 45 days of the notification letter;
- Grantee must ensure that the HUD approved substantial Action Plan Amendment (and original Action Plan) is posted prominently on its official Web Site;
- Grantee must enter the activities from its published Action Plan Amendment into the Disaster Recovery Grant Reporting (DRGR) system and submit the updated DRGR Action Plan to HUD within the system;
- Grantee must sign and return the grant agreement to HUD;
- HUD will sign the grant agreement and revise the grantee's line of credit amount;
- Grantee may draw down funds from the line of credit after the Responsible Entity completes applicable environmental review(s) pursuant to 24 CFR part 58, or adopts another Federal agency's environmental review where authorized under provisions incorporated by reference in Public Law 115–31, and, as applicable, receives a response from HUD or the state that approves the grantee's Request for Release of Funds and certification;
- Grantee must amend its published Action Plan to include its projection of expenditures and outcomes within 90 days of the Action Plan Amendment approval.

D. Applicable Rules, Statutes, Waivers, and Alternative Requirements

Awards under this notice will be subject to the waivers and alternative requirements provided in the notices governing the award of CDBG–DR funds for 2015 and 2016disasters, as identified in Table 1. These waivers and alternative requirements provide additional flexibility in program design and implementation to support full and swift recovery following the disasters, while also ensuring that statutory requirements are met. Grantees may request additional waivers and alternative requirements from the Department as needed to address specific needs related to their recovery activities. Waivers and alternative requirements are effective five days after they are published in the **Federal Register**.

E. Duration of Funding

Public Law 115–31 provides that these funds will remain available until expended. However, consistent with 31 U.S.C. 1555 and OMB Circular A–11, if the Secretary or the President determines that the purposes for which the appropriation has been made have been carried out and no disbursements have been made against the appropriation for two consecutive fiscal years, any remaining balance will be made unavailable for obligation or expenditure. Consistent with the June 17, 2016, November 21, 2016, and January 18, 2017 notices, the provisions at 24 CFR 570.494 and 24 CFR 570.902 regarding timely distribution of funds are waived and replaced with alternative requirements under this notice. Grantees must expend 100 percent of their allocation of CDBG–DR funds on eligible activities within 6 years of HUD's execution of the grant agreement.

II. Waivers and Alternative Requirements for CDBG–DR Funds Appropriated by Public Law 114–223, 114–254 and 115–31 (Applicable Only to the State of Louisiana)

This section of the notice provides a waiver for the state of Louisiana, which has received CDBG–DR allocations pursuant to Public Law 114–223, 114–254 and 115–31. The state of Louisiana was allocated $1,656,972,000 in CDBG–DR funds under Public Law 114–223 and 114–254 and HUD has approved the state's use of these CDBG–DR funds for three main recovery programs: Housing (86 percent), economic development (4 percent), and infrastructure (6 percent). These programs were developed to address the most urgent and significant unmet needs of those areas impacted by the eligible 2016 disasters. This notice allocates $51,435,000 to Louisiana pursuant to Public Law 115–31, bringing the total amount allocated to the state for 2016 disasters to $1,708,407,000.

1. *Waiver of the 70 percent overall benefit requirement (State of Louisiana only).* The overall benefit requirement set by the HCDA requires that 70 percent of the aggregate of the grantee's CDBG program's funds be used to support activities benefitting low- and moderate-income persons. It can be difficult for grantees working in disaster recovery to meet the overall benefit test, because disasters do not always affect low- and moderate-income areas and, therefore, this requirement can in some cases limit grantees' ability to assist the most damaged areas.

The November 21, 2016, notice maintained the 70 percent overall benefit requirement for all grantees receiving funds under these public laws, but provided the state of Louisiana and all other grantees with additional flexibility to request a lower overall benefit requirement. Specifically, that notice allows a grantee to request to further reduce its overall benefit requirement if it submitted a justification that, at a minimum: (a) Identifies the planned activities that meet the needs of its low- and moderate-income population; (b) describes proposed activity(ies) and/or program(s) that will be affected by the alternative

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requirement, including their proposed location(s) and role(s) in the grantee's long-term disaster recovery plan; (c) describes how the activities/programs identified in (b) prevent the grantee from meeting the 70 percent requirement; and (d) demonstrates that low- and moderate-income (LMI) persons' disaster-related needs have been sufficiently met and that the needs of non–LMI persons or areas are disproportionately greater, and that the jurisdiction lacks other resources to serve them.

The state of Louisiana submitted a request to establish a lower overall benefit requirement based on the above criteria. In its request, the state contends that out of the 57,600 households that suffered major or severe damage during the flooding in 2016, only 44 percent were low-and and moderate-income (LMI) persons. The State's request notes that due to the persistent flooding that occurs in these communities, offering assistance to all households in the areas affected by the storm, and not just LMI households, will help the impacted neighborhoods with critical rebuilding needs.

Accordingly, the state will target its CDBG–DR funds to households with major or severe damage that did not have flood insurance at the time of the storms (36,510 households). The state indicates that 53 percent of those households qualify as LMI, and that 65 percent of the funds for the state's homeowner program will benefit those LMI households. The state also estimates that 100 percent of its housing rental funds will benefit LMI households, and 50 percent of the funds allocated for infrastructure and economic development activities will also meet the LMI national objective. The state designed its program so that those in greatest need are provided with the greatest level of assistance, by covering 100 percent of unmet needs for households earning less than 120 percent of area median income (AMI) and covering 50 percent of unmet needs for households above 120 percent of AMI. This approach prioritizes the unmet needs of LMI households and encourages higher income households to leverage personal or private funds.

To enable the state to undertake the activities it has deemed most critical for its recovery, and to ensure that LMI households are sufficiently served and/or assisted, HUD is granting a waiver and alternative requirement to reduce the overall benefit requirement from 70 percent to not less than 55 percent of the state's allocation of CDBG–DR funds. This means that the state must use at least 55 percent of its CDBG–DR allocations under Public Law 114–223, 114–254 and 115–31 to benefit LMI households (or not less than $939,623,850.00).

Based on the analysis submitted by the state, the Secretary finds a compelling need for this reduction due to the circumstances outlined in the state's request. In particular, HUD notes that the areas most damaged by the storms have limited LMI populations; that all of the state's recovery programs will have some component that will specifically benefit LMI households; that the persistent nature of flooding has led the state to focus on the importance of rebuilding communities in a holistic manner; and that the state will prioritize the unmet needs of LMI households in its homeowner recovery programs. HUD does not see evidence that reduction to the 50 percent level sought by the state is necessary given its approved program design and early data with respect to its applicant pools. HUD, however, does advise the state to maintain its current program design and targeting strategy to ensure that projected LMI benefit levels are achieved and the state continues to demonstrate that low- and moderate-income persons' disaster-related needs have been sufficiently met.

This is a limited waiver modifying 42 U.S.C. 5301(c), 42 U.S.C. 5304(b)(3)(A), 24 CFR 570.484, and 570.200(a)(3) only to the extent necessary to reduce the low- and moderate-income overall benefit requirement that the state of Louisiana must meet when carrying out activities identified in its approved action from 70 percent to not less than 55 percent of the state's allocations of CDBG–DR funds under Public Law 114–223, 114–254 and 115–31.

2. Waiver of Section 414 of the Stafford Act, 42 U.S.C. 5181 (State of Louisiana only). The state of Louisiana has requested a waiver of section 414 of the Stafford Act, as amended, for rehabilitation or reconstruction activities. This notice grants the State's request and specifies alternative requirements.

Section 414 of the Stafford Act (42 U.S.C. 5181) provides that ''Notwithstanding any other provision of law, no person otherwise eligible for any kind of replacement housing payment under the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (Pub. L. 91–646) [42 U.S.C. 4601 *et seq.*] [''URA''] shall be denied such eligibility as a result of his being unable, because of a major disaster as determined by the President, to meet the occupancy requirements set by [the URA]''. Accordingly, tenants displaced from their homes as a result of the identified disaster and who would have otherwise been displaced as a direct result of any acquisition, rehabilitation, or demolition, of real property for a federally assisted project or program may become eligible for a replacement housing payment notwithstanding their inability to meet occupancy requirements prescribed in the URA.

Section 414 of the Stafford Act (including its implementing regulation at 49 CFR 24.403(d)(1)), is waived to the extent that it would apply to the CDBG–DR funded rehabilitation and reconstruction activities undertaken by the state of Louisiana, or its subrecipients, for its grants under Public Law 114–223, Public Law 114–254 and Public Law 115–31; provided that the activities were not planned, approved, or otherwise underway prior to the disaster.

The Department has surveyed other federal agencies' interpretation and implementation of Section 414 and found varying views and strategies for long-term, post-disaster projects involving the acquisition, rehabilitation, or demolition of disaster-damaged housing. Under the CDBG–DR supplemental appropriations, the Secretary has the authority to waive or specify alternative requirements for any provision of any statute or regulation that the Secretary administers in connection with the obligation by the Secretary or the use by the recipient of these funds. The Department, in special cases, has previously granted a waiver and provided alternative requirements of Section 414 to CDBG–DR grantees, including the Gulf States impacted by disasters in 2005 and 2008 (see 72 FR 48804) and the 2011 floods in the city of Minot, North Dakota (see 79 FR 60490).

The severe floods of 2016 damaged Louisiana's affordable rental housing stock. According to the State, approximately 28,470 rental units were damaged by the floods, resulting in lower vacancies, increased rental rates and further exacerbating the housing cost burden among low- and moderate-income renters. Many of the damaged rental housing units have since been vacated by tenants who have found permanent housing elsewhere.

The state of Louisiana's CDBG–DR Action Plan for recovery from the 2016 floods identifies this rental housing need and contains several programs geared toward the repair and increase of the affordable rental housing stock by using CDBG–DR funds to reconstruct or rehabilitate rental units that were damaged by the floods and to create new rental housing by providing funding for multi-family developments.

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Existing CDBG–DR funding is only sufficient to bring less than six percent of disaster-impacted rental units into decent, safe, and sanitary condition. With a potential pool of 1,500 units eligible for rehabilitation or reconstruction, a strict interpretation of Section 414 of the Stafford Act and 49 CFR 24.403(d)(1) would pose a significant administrative burden and add delays to achieving overall program goals within the timeframe set forth by the applicable notices governing the use of the CDBG–DR funds. Additionally, the State has demonstrated that replacement housing payments for persons initially displaced by the disaster will reduce funds available for improving long-term housing affordability and sustainability.

The State has identified a relatively small population of households currently in need of continued temporary housing assistance of some form related to the flooding events, and the State's CDBG–DR Action Plan attempts to addresses this need by funding programs designed to assist the needs of persons who are homeless or at risk of becoming homeless due to the 2016 floods.

The Department's basis for this waiver and alternative requirements are unique to the State of Louisiana as documented in its request to the Department. The Department has considered the State's request and determined that good cause exists for a waiver and alternative requirements and that such waiver and alternative requirements are not inconsistent with the overall purposes of title I of the HCD Act.

1. The State's proposal maximizes its ability to increase the overall supply of affordable rental units. Such units will have affordability requirements for low-income persons.

2. The waiver will simplify the administration of the disaster recovery process and reduce the administrative burden associated with a strict interpretation of Stafford Act Section 414 requirements on the potential pool of 1,500 units eligible for rehabilitation or reconstruction.

3. This waiver does not apply to persons that meet the occupancy requirements to receive a replacement housing payment under the URA nor does it apply to persons displaced by other HUD-funded disaster recovery programs or projects. Such persons' eligibility for relocation assistance and payments under the URA is not impacted.

Due to the specific circumstances of Louisiana's recovery process, the Department is providing a waiver of Section 414 of the Stafford Act and its implementing regulation at 49 CFR 24.403(d)(1), and establishing alternative requirements. For rehabilitation or reconstruction activities in support of bringing damaged rental units back into productive use, the State must adhere to the alternative requirements specified in this notice.

For tenants that have vacated housing units damaged by the 2016 floods, the State of Louisiana must:

1. Establish a publicly available re-housing plan for its rental housing programs that includes, at minimum, the following:

a. A rental registry containing information concerning the availability of all of the units assisted through its rental housing programs so that displaced low- and moderate-income households and other interested households may apply to live in these units;

b. Contact information and a description of any eligibility and applicable application process, including any deadlines;

c. Information on market rate rental units for non-LMI households displaced by the disaster;

d. A description of services to be made available, including, at minimum, outreach efforts to eligible persons and housing counseling providing information about available housing resources.

2. Establish and implement operating procedures to ensure that a good faith effort is made to contact each former residential tenants to inform them of the availability of their previous unit and other available units rehabilitated under the program.

3. Offer low- and moderate-income former tenants preferred status in the residential application process for the unit from which they were displaced and for other rental units repaired or created with CDBG–DR funds.

The State's request for waiver and alternative requirements indicates that landlords participating in the rental repair programs will be required to keep the restored units affordable for 5 to 20 years after initial occupancy. The State's policies and procedures governing each rental repair program must detail any imposed affordability requirements for that program.

This waiver has no effect on URA eligibility for relocation assistance and payments for existing tenant occupants of dwelling units who may be displaced or relocated temporarily as a direct result of a CDBG–DR activity.

III. Allocation Framework for Disasters in 2017 or Later

A. Background

After addressing remaining unmet need for 2015 and 2016 disasters, $57,800,000 in CDBG–DR funding remains available to be allocated for major disasters occurring in 2017 or later. Public Law 115–31 specifies that the funds allocated for disasters in 2017 or later are subject to the same authority and conditions as those applicable to CDBG–DR funds appropriated by Public Law 114– 223 and, therefore, these funds are also subject to the requirements of the November 21, 2016 notice, except the major disaster may occur in calendar year 2017 or later until such funds are fully allocated.

For 2017 and later disasters, HUD will use the methodology specified in Appendix A to the January 18, 2017 notice for determining if a disaster meets the minimum qualifications for funding using the limits established by that notice. For disasters that meet the minimum qualification, HUD will allocate the lesser of 100 percent of serious unmet needs as defined in the January 18, 2017 notice or remaining funds available from Public Law 115–31.

HUD will not evaluate a disaster for qualification to receive CDBG–DR funds until:

(i) The major disaster has been declared eligible for FEMA's Public Assistance (PA) Program and Individual and Households (IHP) Program;

(ii) FEMA has approved Individual Assistance applications totaling at least $13 million in IHP financial assistance for the declared disaster in a single county; and

(iii) four months have passed since the disaster declaration that made IHP available, or the IHP registration period is closed, whichever comes first.

These criteria do not assure CDBG–DR eligibility, but they will lead HUD to acquire the data necessary to determine eligibility, and if eligible, calculate a formula allocation. HUD will allocate funds to 2017 disasters using the best available data at that time.

B. Use of Funds

Grantees receiving an allocation of funds for 2017 and later disasters pursuant to a subsequent notice are subject to the requirements of the November 21, 2016 notice, as amended, which require that prior to the obligation of CDBG–DR funds, a grantee shall submit a plan to HUD for approval detailing the proposed use of all funds, including criteria for eligibility, and how the use of these funds will address

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long-term recovery and restoration of infrastructure and housing and economic revitalization in the most impacted and distressed areas. This Action Plan for disaster recovery must describe uses and activities that: (1) Are authorized under title I of the Housing and Community Development Act of 1974 (HCDA) or allowed by a waiver or alternative requirement; and (2) respond to disaster-related impact to infrastructure, housing, and economic revitalization in the most impacted and distressed areas. To inform the plan, grantees must conduct an assessment of community impacts and unmet needs to guide the development and prioritization of planned recovery activities, pursuant to paragraph A.2.a. in section VI of the November 21, 2016 notice, as amended.

Pursuant to the November 21, 2016 notice, each grantee receiving an allocation of funds for 2017 or later disasters in a subsequent notice is also required to expend 100 percent of its allocation of CDBG–DR funds on eligible activities within 6 years of HUD's execution of the grant agreement.

Grantees receiving an allocation of funds for 2017 or later disasters pursuant to a subsequent notice will be subject to the grant process provided for in section V of the November 21, 2016 notice.

IV. Public Law 113–2 Waivers and Alternative Requirements

A. Background

This section of the notice authorizes waivers and alternative requirements for certain grantees that received an allocation of funds appropriated under Public Law 113–2, which ultimately made available $15.2 billion in CDBG–DR funds for necessary expenses related to disaster relief, long-term recovery, restoration of infrastructure and housing, and economic revitalization due to Hurricane Sandy and other eligible events in calendar years 2011, 2012, and 2013. The full amount of the appropriation has been allocated as follows: $13 billion in response to Hurricane Sandy, $514 million in response to disasters occurring in 2011 or 2012, $655 million in response to 2013 disasters, and $1 billion for the National Disaster Resilience Competition (NDRC).

This section of the notice specifies waivers and alternative requirements and modifies requirements for grantees that received awards under the NDRC (CDBG–NDR grantees), described in the **Federal Register** notice published by the Department on June 7, 2016 (81 FR 36557). The requirements of the June 7, 2016 notice continue to apply to these grantees, except as modified by this notice.[1]

This section of the notice also provides a waiver of the low- and moderate-income overall benefit requirement for the City of Moore, OK, and the State of New York, which have each received a CDBG–DR award pursuant to Public Law 113–2. This section of the notice also modifies the process for the publication of the expenditure extensions approved by the Department under Public Law 113–2. This section of the notice additionally authorizes grantees receiving an allocation of CDBG–DR funds for Rebuild by Design projects to exclude expenditures of that allocation from the calculation of the grantee's overall low- and moderate-income benefit.

B. Applicable Rules, Statutes, Waivers, and Alternative Requirements

Public Law 113–2 authorizes the Secretary to waive, or specify alternative requirements for, any provision of any statute or regulation that the Secretary administers in connection with HUD's obligation or use by the recipient of these funds (except for requirements related to fair housing, nondiscrimination, labor standards, and the environment). Waivers and alternative requirements are based upon a determination by the Secretary that good cause exists and that the waiver or alternative requirement is not inconsistent with the overall purposes of title I of the HCDA. Regulatory waiver authority is also provided by 24 CFR 5.110, 91.600, and 570.5.

For the waivers and alternative requirements described in this section of notice, the Secretary has determined that good cause exists and that the waivers and alternative requirements are not inconsistent with the overall purposes of title I of the HCDA. Grantees under Public Law 113–2 may request waivers and alternative requirements from the Department as needed to address specific needs related to their recovery activities. Under the requirements of Public Law 113–2, waivers must be published in the **Federal Register** no later than 5 days before the effective date of such waiver.

1. Urgent need national objective certification requirements for CDBG–NDR grantees. The June 7, 2016 notice provided CDBG–NDR grantees with a waiver and alternative requirement to the certification requirements for the documentation of the urgent need national objective at 24 CFR 570.208(c) and 570.483(d), waiving the certification requirements until 24 months after the date the Department obligates funds to a grantee, and alternatively requiring each CDBG–NDR grantee to document how all programs and/or activities funded under the urgent need national objective respond to a disaster-related impact identified by the grantee. Elsewhere, this notice describes the extension of the expenditure deadline that the Department is authorized to provide to all CDBG–NDR grantees, allowing them to expend funds until September 30, 2022. For CDBG–NDR grantees funding activities that will satisfy the urgent need national objective, an extension of the existing alternative requirement to the standard urgent need certification requirement is also required, to ensure that the CDBG–NDR project can meet the urgent need national objective on a timeframe that coincides with an extended expenditure deadline.

Each CDBG–NDR grantee was required to document how all programs and/or activities funded under the urgent need national objective respond to a disaster-related impact. For activities that meet the urgent need national objective, grantees were required to reference in their Action Plan the type, scale, and location of the disaster-related impacts that each project, program, and/or activity will address. Without an extension of the prior waiver and alternative requirement to the certification requirements for documentation of the urgent need national objective, HUD's extension of the 24-month expenditure deadline could penalize grantees whose successful applications relied on the availability of the alternative urgent need national objective criteria.

Grantees documented urgent needs in their initial applications, and the grantees will expend funds to meet these urgent needs throughout the grant period. Therefore, section 3.V.A.1.d. of the June 7, 2016 notice is modified to add the following alternative requirement for CDBG–NDR grantees: ''Notwithstanding the two year limitation on the use of the urgent need national objective referenced in paragraph one of this section, for activities designed to respond to disaster-related impacts that pose a serious and immediate threat to the health or welfare of the community, and which were adequately documented within the grantee's initial Action Plan, the grantee may continue to use the alternative certification of the urgent

[1] Links to the June 7, 2016 notice, the text of Public Law 113–2, and additional guidance prepared by the Department for CDBG–DR grants, are available on the HUD Exchange Web site: *https://www.hudexchange.info/programs/cdbg-dr/resilient-recovery/*.

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need national objective until the end of the extended expenditure deadline approved by the Department, provided that the grantee updates the needs assessment of its Action Plan as new or more detailed/accurate disaster-related impacts are known.''

As a reminder, Action Plans must be amended, as necessary, to ensure that an updated needs assessment is included for each project, program, or CDBG-eligible activity undertaken with CDBG–NDR funds. This alternative requirement does not contemplate new projects or activities that were not documented as meeting an urgent need within a grantee's initial Action Plan. Amendments to a CDBG–NDR Action Plan that describe additional projects or activities will trigger the substantial amendment requirements described in paragraph V.A.1.g.(i) in the June 7, 2016 notice and new projects or activities intended to meet the urgent need national objective may require a separate waiver from HUD to permit use of the alternative urgent need certification.

2. Revision of substantial amendment requirements for CDBG–NDR grantees. The June 7, 2016 notice specified the changes to an Action Plan that would constitute a substantial amendment, and described the process required for CDBG–NDR grantees to make a substantial amendment to an approved Action Plan. The June 7, 2016 notice indicated that HUD would review the proposed change(s) against the rating factors and threshold criteria and consider whether the revised Action Plan, inclusive of the proposed change, would continue to score in the fundable range for the NDRC. The June 7, 2016 notice also stated that HUD would only approve a substantial amendment if the revised score remains within the fundable range of CDBG–NDR scores. However, all NDR awards funded scaled and scoped versions of proposals in NDR applications, because the Department could not fully fund all the proposed activities described in applications that scored within the initial fundable range. Accordingly, determining whether a change to a grantee's Action Plan would fall within the initial fundable range of CDBG–NDR scores is not an accurate method of determining whether a revised project would still be fundable. To address this and to further clarify the criteria and process for amendments to CDBG–NDR Action Plans, the Department is amending the third paragraph of section 3.I.B. of the June 7, 2016 notice by replacing it in its entirety with the following:

''A grantee may amend the Action Plan, but must receive prior HUD approval for substantial amendments to the plan. Before making any substantial amendment to the Action Plan, a grantee must follow the same citizen participation requirements required by the NOFA for the preparation and submission of an NDRC application, FR–5800–N–29A2 (NOFA). Additional information about citizen participation requirements can be found in section 3.V.A.3 below.''

Additionally, the Department is also amending section 3.V.A.1. of the June 7, 2016 notice by replacing it with the following:

''1. *Application for CDBG–NDR Waiver and Alternative Requirement.* The requirements for CDBG actions plans, located at 42 U.S.C. 12705(a)(2), 42 U.S.C. 5304(a)(1), 42 U.S.C. 5304(m), 42 U.S.C. 5306(d)(2)(C)(iii), and 24 CFR 91.220 and 91.320 are waived for funds provided under the NOFA. Instead, HUD required each grantee to submit an application for CDBG–NDR, and the Applicant's Phase 1 and Phase 2 submissions for this competition together constitute an Action Plan required under Public Law 113–2. HUD notes that 24 CFR 570.304 and 24 CFR 570.485, to the extent they govern annual formula CDBG grant approvals, do not apply to National Disaster Resilience Competition (NDRC) allocations, but the standard of review of certifications continues to apply to grantee certifications. HUD will monitor the grantee's activities and use of funds for consistency with its approved Action Plan and all other requirements, including performance and timeliness. Per the Appropriations Act, and in addition to the requirements at 24 CFR 91.500, the Secretary may disapprove a substantial amendment to an Action Plan (application) if it is determined that the amended application does not satisfy all the required elements included in this notice at 3.V.A.1.g.(i). However, in reviewing substantial amendments, HUD will not penalize grantees for scaling and scoping decisions made by HUD as part of the NDRC award selection process.''

The Appropriations Act, as used in the June 7, 2016 notice, refers to Public Law 113–2.

Additionally, the Department is also amending section 3.V.A.1.g. of the June 7, 2016 notice by replacing it in its entirety with the following:

''(g) *Action Plan Amendments, Submission to HUD, Treatment of Leverage, Partners, and BCA.* A grantee is encouraged to work with its HUD representative before making any amendments to its Action Plan to determine whether the amendment would constitute a substantial amendment and to ensure that the proposed change complies with all applicable requirements.

(i) *Substantial Amendments.* The following modifications constitute a substantial amendment requiring HUD approval: Any change to the funded portions of the application that HUD determines, based generally on the guidelines of the NOFA (as adjusted for HUD's scaling and scoping of the award), would present a significant change to the grantee's capacity to carry out the grant (including loss of a partner without addressing lost capacity through replacement or contingency plan identified in the application); any change to the funded portions of the application that HUD determines, based generally on the guidelines of the NOFA (as adjusted for HUD's scaling and scoping of the award), would undermine the grantee's soundness of approach (including the benefit cost analysis); any change to the Most Impacted and Distressed target area(s) (a revised area must meet Most Impacted and Distressed threshold requirements in the NOFA, including Appendix G to the NOFA); any change in program benefit, beneficiaries, or eligibility criteria, and the allocation or reallocation of more than 10 percent of the grant award; any change to the leverage that was pledged and approved in the grantee's grant agreement; or the addition or deletion of an eligible activity.

Amendments that do not fall within the definition of substantial amendment are referred to as 'nonsubstantial amendments.' A grantee must notify HUD at least 10 business days before a nonsubstantial amendment becomes effective.

For substantial amendments, grantees must complete the citizen participation requirements of this notice, at section 3.V.A.3, before HUD can approve the amendment. In addition to reviewing Action Plans against the criteria at 24 CFR 91.500, HUD will review and approve a substantial amendment to an Action Plan if the amendment results in an Action Plan that HUD determines: (i) Can be reasonably carried out by the grantee and that the grantee has addressed any loss in capacity due to dissolved partners that are not replaced; (ii) may differ from the previously approved Action Plan but does not significantly deviate from the scope and objectives of the previously approved Action Plan or the purpose of the NDRC; (iii) satisfies all of the required elements identified in the NOFA (as adjusted for HUD's scaling and scoping of the

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award), this amended section 3.V.A.1.g. and elsewhere in the June 7, 2016 notice, including Tie-back requirements, and does not fund activities identified in section III.C.2. of the NOFA as ineligible; (iv) demonstrates (through an updated BCA, if requested) that the benefits to the grantee's community and to the United States continue to justify the costs of the award; and (v) does not differ in the amount of leverage identified in the grantee's grant agreement (substitution of leverage sources is permitted).

To allow HUD to make this determination, a grantee must submit adequate documentation that demonstrates the following: capacity of the grantee and partners to implement the funded activities, any changes to partners who will assist in the amended activity, scope and beneficiaries of the funded activities, the direct and supporting leverage committed by the grantee, and an updated BCA (if requested). Grantees are encouraged to work with their HUD representatives before making any amendment to an Action Plan. As indicated in the NOFA, if a grantee makes or proposes to make a substantial amendment to its project, HUD reserves the right to disapprove the amendment or amend the grantee's award and reduce the grant amount or recapture the grant, as necessary.

(ii) *Information for Substantial and Nonsubstantial Amendments.* If the grantee proposes to amend its Action Plan, each proposed amendment must be highlighted, or otherwise identified, within the context of the approved Action Plan and be submitted to HUD. All amendments must comply with provisions of this notice, including Tie-back requirements. Grantees may not amend an Action Plan to include funding for ineligible activities identified in section III.C.2 of the NOFA. The beginning of every proposed amendment must include a section that identifies exactly what content is being added, deleted, or changed, and whether the grantee believes that the proposed amendment would result in a significant change to the grantee's capacity or soundness of approach. This section must also include a chart or table that clearly illustrates where funds are coming from and to where they are moving. The amendment must include a revised budget allocation table that reflects the entirety of all funds, as amended. A grantee's most recent version of its approved NDR application and its DRGR Action Plan must be accessible for viewing as a single document, at any given point in time, rather than requiring the public or HUD to view and cross-reference changes among multiple amendments. Requirements for the full expenditure of CDBG–NDR funds by a date established by HUD will continue to be enforced under any amendment to the Action Plan. Every amendment to the Action Plan (substantial and nonsubstantial) must be numbered sequentially and posted on the grantee's website. The Department will acknowledge receipt of a proposed amendment via email or letter within 5 business days of receipt. HUD may seek additional information from the grantee to determine whether a proposed amendment is a substantial amendment.

(iii) *Amendments that may affect the BCA previously accepted by HUD.* If requested by HUD, a grantee must submit an update to its BCA to support a request for a substantial amendment.

(iv) *Leverage Accepted by HUD.* Grantees are required to show, through quarterly reports, evidence that firmly committed leverage resources in the amount required by the grant terms and conditions have been received and used for the intended purposes. A grantee may not propose an amendment to reduce the amount of leverage pledged and identified in the grant agreement. Sources of leverage funds, however, may be substituted after grant award with HUD approval, if the dollar amount of leverage is equal to or greater than the total amount of leverage required by the grant terms and conditions. Substitution of a leverage source in the same amount committed and identified in the grant terms and conditions is a nonsubstantial amendment. Section 3.V.A.2.e describes additional DRGR leverage reporting requirements.

(v) *Partners Accepted by HUD.* The NOFA permitted a grantee to identify a partner in its application that the grantee would be otherwise required by program requirements to competitively procure. A grantee is not required to secure the services of any partner by competitive procurement if the partner is duly documented and identified in the initial approved Action Plan for the CDBG–NDR grant. The Department has granted permission for single source procurement of these partners, pursuant to 2 CFR 200.320(f)(3) (cited in the NOFA as 24 CFR 85.36(d)(4)(i)(C), which has since been superseded by the Uniform Requirements) and advised state grantees that have not adopted the local government procurement requirements in 2 CFR part 200 to review state requirements associated with single source procurement and to follow all applicable procurement requirements. In many cases, this will entail the grantee undertaking a cost analysis prior to making payments to such a partner, and the grantee will be responsible for ensuring compliance with requirements that all CDBG–NDR costs be necessary and reasonable (for local government grantees, see 2 CFR 200.323, for state governments that have not adopted 2 CFR 200.323, see state procurement requirements applicable to single source procurements). If a partner dissolves the partnership after award and before activities are complete, a grantee should make its best effort to replace the partner with a similarly skilled partner, if the grantee's approved CDBG–NDR application was rated and ranked based on the capacity of the dissolved partner. If the grantee is not able to replace the lost capacity of a partner by following a contingency plan included in its approved CDBG–NDR application, the grantee must complete a substantial amendment to its Action Plan that addresses the lost capacity. If a grantee proposes to add a partner that would otherwise have to be procured as a contractor after the award or if the partner was identified in the approved CDBG–NDR application but was found by HUD to lack sufficient documentation, then that selection of that partner would not be covered by the single-source permission above and would be subject to procurement requirements under 2 CFR part 200 or state law, as applicable. Additionally, as required by Appendix D to the NOFA, the grantee shall execute a written subrecipient agreement, developer agreement, contract, or other agreement, as applicable, with each partner regarding the use of the CDBG–NDR funds, before disbursing any CDBG–NDR funds to the partner. The written agreement must conform with all CDBG–NDR requirements and shall require the partner to comply with all applicable CDBG–NDR requirements, including those found in Disaster Relief Appropriations Act, 2013 (Pub. L. 113–2), title I of the HCDA (42 U.S.C. 5302 et seq.), the CDBG program regulations at 24 CFR part 570, this amended June 7, 2016 notice, and any other applicable **Federal Register** notices, and commitments made in the grantee's Phase 1 and Phase 2 approved CDBG–NDR applications.''

Additionally, the Department is also amending the first paragraph of section 3.V.A.3.a. of the June 7, 2016 notice by replacing it in its entirety with the following:

a. Publication of the Action Plan, Access to Information, and Substantial Amendments: At all times, the grantee must maintain a public Web site that contains the latest versions of its Action Plan, including the DRGR Action Plan and the version as

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submitted to HUD for the competition and including the following portions: Executive summary; Factor narratives; Eligibility; national objective; overall benefit; and schedule responses, threshold requirements documentation, and all exhibits (A–G) (but of the attachments, only Attachments D and F must be published); and opportunity for public comment, hearing, and substantial amendment criteria. Before the grantee submits a proposed substantial amendment, the grantee must publish the proposed submission, including a section that identifies exactly what content is being added, deleted, or changed, and whether the grantee believes that the proposed amendment would result in a significant change to the grantee's capacity or soundness of approach; a chart or table that clearly illustrates where funds are coming from and to where they are moving; and a revised budget allocation table that reflects the entirety of all funds, as amended.

3. *Projection of Expenditures and Outcomes.* The June 7, 2016 notice specified the time frames for grantees to report and update the projection of expenditures and performance outcomes for CDBG–NDR grants. As grantees have refined and finalized outcomes for each CDBG–NDR grant, the Department has determined that further clarification of the time frames for initially reporting and updating grantee projections of expenditures and outcomes is required. Accordingly, Section 3.II.B(9) of the June 7, 2016 notice is amended by replacing it in its entirety with the following:

(9) *Continuing responsibility related to certification.* After materials necessary to support the Secretary's certification are submitted and the grant agreement is signed, grantees have continuing responsibilities for maintaining the certification. HUD may request an update to the grantee's certification submission each time the grantee submits a substantial Action Plan Amendment, or if HUD has reason to believe the grantee has made material changes to grantee's support for its certifications.

Grantees must submit to the Department for approval an update to the program schedule (projection of expenditures) and milestones (outcomes) included in the approved CDBG–NDR application response to the Phase 2 Factor 3 Soundness of Approach rating factor. The projections must be based on each quarter's expected performance—beginning the quarter that funds are available to the grantee and continuing each quarter until all funds are expended. Each grantee must also include these projected expenditures and outcomes in the initial activity set-up in DRGR. Within 90 days of HUD's approval of the initial DRGR Action Plan, the projections entered into DRGR (as contained in the DRGR Action Plan) must be amended to reflect any subsequent changes, updates, or revision of the projections. Any subsequent changes, updates, or revision of the projections must receive written approval from HUD. Amending Action Plans solely to accommodate changes to the timeline for projected expenditures does not fall within the definition of substantial amendment and is not subject to citizen participation requirements.

Guidance on the preparation of projections is available on HUD's Web site under the headings Office of Community Planning and Development, Disaster Recovery Assistance (*https://www.hudexchange.info/resource/3685/cdbg-dr-grantee-projections-of-expenditures-and-outcomes/*). The projections will enable HUD, the public, and the grantee to track proposed versus actual performance. HUD will make the DRGR Action Plan and performance reports available on the DRGR public Web site (*https://drgr.hud.gov/public/*).

Additionally, following execution of a grant agreement, the DRGR Action Plan that reflects the components funded through the CDBG–NDR grant must be posted on the grantee's Web site.

Additional information on the DRGR reporting system requirements can be found in section 3.V.A.2. below.

Grantees are also required to ensure all agreements (with subrecipients, recipients, and contractors) clearly state the period of performance or the date of completion. In addition, grantees must enter expected completion dates for each activity in the DRGR system. When target dates are not met, grantees are required to explain why in the activity narrative in the system.

Other reporting, procedural, and monitoring requirements are discussed under ''Grant Administration'' in section 3.V.A. of this amended June 7, 2016 notice. The Department will institute risk analysis and on-site monitoring of grantee management as well as collaborate with the HUD Office of Inspector General to plan and implement oversight of these funds.

In addition to the above changes, HUD is modifying the last paragraph of section 3.IV of the June 7, 2106 notice, by replacing it in its entirety with the following:

• ''Grantee amends its published Action Plan (the DRGR Action Plan) to include any updates to its projection of expenditures and outcomes within 90 days of HUD's approval of the initial DRGR Action Plan.''

4. *Waiver of Limitation on Planning Costs (State of New Jersey only).* The Department is modifying the alternative requirement in the June 7, 2016 notice which imposes a 20 percent limit on planning and administrative costs, and is imposing an alternative requirement for the state of New Jersey to accommodate activities to be funded under the state's approved CDBG–NDR Action Plan. The June 7, 2016 notice waived section 106(d) of the HCDA (42 U.S.C. 5306(d)) and 24 CFR 570.489(a)(1)(i), (ii), and (iii) for states and provided an alternative requirement that limits CDBG–NDR grantees to using no more than 20 percent of the total grant amount on a combination of planning and general administrative costs (see paragraph V.A.10.b.(1) of the June 7, 2016 notice). The state submitted a Phase 2 application to HUD for the NDRC on October 27, 2015, describing an array of recovery and resilience activities that included both infrastructure and planning activities. In January 2016, the Department made a CDBG–NDR award of $15 million to the state for two proposed planning-only projects, a Regional Resiliency Planning (RRP) Grant Program and a best practices toolkit. As part of its RRP Grant Program, the state proposed to invest CDBG–NDR funds in a program evaluation that investigates the efficacy of its grant program and facilitates replication of the program in other communities. Because the entirety of the state's CDBG–NDR award is for the purpose of planning-only activities, HUD is modifying the limitation described in the June 7, 2016 notice for the state of New Jersey only, and imposing the following alternative requirement:

To ensure that the state of New Jersey can devote the full amount of CDBG–NDR grant funds to both of its approved planning-only projects, the Department is waiving section 106(d) of the HCDA (42 U.S.C. 5306(d)) and 24 CFR 570.489(a)(1)(i), (ii), and (iii) to remove the limitation on planning expenses for this grant, thereby permitting the state to expend 100 percent of its CDBG–NDR grant on planning and administration expenses. Additionally, to ensure that the state devotes a minimum amount of its funds to local level planning activities as described in its approved CDBG–NDR Action Plan, the Department is requiring that at least 80 percent of the $10 million provided for the RRP in the state's Action Plan ($8 million) be expended on local planning grants.

As a reminder, the state must continue to limit its general administrative costs for the CDBG–NDR grant to 5 percent of its total grant award, as provided in Public Law 113–2 and the June 7, 2016 notice. The state must also adhere to the program funding amounts in the state's grant agreement terms and conditions, as amended.

5. *Waiver of Limitation on Planning Costs (State of Connecticut only).* The Department is modifying the alternative requirement in the June 7, 2016 notice which imposes a 20 percent limit on planning and administrative costs, and is imposing an alternative requirement for the state of Connecticut to accommodate activities to be funded under the state's approved CDBG–NDR Action Plan. The June 7, 2016 notice waived section 106(d) of the HCDA (42 U.S.C. 5306(d)) and 24 CFR 570.489(a)(1)(i), (ii), and (iii) for states and provides an alternative requirement that limits CDBG–NDR grantees to using no more than 20 percent of the total

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grant amount on a combination of planning and general administrative costs (see paragraph V.A.10.b.(1) of the June 7, 2016 notice). The state submitted a Phase 2 application to HUD for the NDRC on October 27, 2015, describing an array of recovery and resilience activities that included both infrastructure and planning activities. In January 2016, the Department made a CDBG–NDR award of $54,277,359 to the state for infrastructure and the following planning activities: Bridgeport South End Design Guidelines ($330,000), Bridgeport South End District Energy Feasibility ($350,000), Connecticut Connections Coastal Resilience Plan ($8,203,323), and the State Agencies Fostering Resilience (SAFR) program ($3,500,000), which includes both administration and planning expenses.

The sum of planning projects funded under this award is $12,383,323, or 22.8 percent of the total grant award amount, and the maximum allowable amount that can be used for general administrative expenses is 5 percent of the grant total or $2,713,868. In order to allow the state to fully fund its selected projects and properly administer its grant award, HUD is modifying the limitation described in the June 7, 2016 notice for the state of Connecticut, and imposing the following alternative requirement:

> The Department is waiving section 106(d) of the HCDA (42 U.S.C. 5306(d)) and 24 CFR 570.489(a)(1)(i), (ii), and (iii) to increase the limitation on planning and general administration expenses for this grant to 27.8 percent or $15,097,191.
>
> As a reminder, the state of Connecticut must continue to limit its general administrative costs for the CDBG–NDR grant to 5 percent of its total grant award, as provided in the Appropriations Act and the June 7, 2016 notice. The state must also adhere to the program funding amounts in the state's grant agreement terms and conditions, as amended. The Appropriations Act referenced in the amended June 7, 2016 notice is Public Law 113–2.

6. Waiver for Eligible Activity (Commonwealth of Virginia only). The Department awarded the Commonwealth of Virginia CDBG–NDR funds to develop a Coastal Resilience Lab and Accelerator Center (the Center) that supports new business initiatives aimed at addressing flood risk. Many of the Center's components, however, are not otherwise CDBG-eligible activities. Accordingly, the Commonwealth requested and the Department is granting a waiver and establishing an alternative requirement to create a CDBG-eligible activity that comprises all the components proposed for the Center.

The Commonwealth's approved Action Plan states that the Center will ''serve as the nexus for technological and organizational innovation around community revitalization, water management, resilience measurement,'' and will ''focus on generating economic growth by assisting entrepreneurs skilled at identifying problems, matching them with potential solutions, working with companies to create product, and moving product quickly to market.'' To this end, the Commonwealth will use its CDBG–NDR grant to fund specific components of the project including the design plan for the operations of the Center, training, office space, and capital investment for emerging businesses focused on regional resilience solutions, targeted workforce development and support, public outreach, and sharing best practices.

In rare instances when necessary to achieve recovery goals, HUD has previously granted waivers and alternative requirements to allow a grantee to treat a large complex project as a single eligible activity with multiple components that contribute to long-term recovery. HUD's approval of the Commonwealth's application through the NDRC is intended to support the creation of a new regional industry cluster to serve as a model for other communities that want to support businesses in this field.

HUD has determined that many of the proposed project components in the Commonwealth's application, including the development of a public facility, support for small businesses through training and capital, supporting workforce development, public engagement, and knowledge dissemination are already eligible CDBG activities. Therefore, to streamline implementation of the Center and its programs and allow the Commonwealth to proceed with valuable project components that are not eligible CDBG activities, HUD is waiving section 105(a) (42 U.S.C. 5305(a)) and establishing an alternative requirement only to the extent necessary to create a new eligible activity for the Commonwealth's CDBG–NDR grant, referred to as the Center, comprised of the activities outlined in the Commonwealth's approved Action Plan for its CDBG–NDR grant. However, HUD reminds grantees that the following provision in the June 7, 2016 notice remains in effect: ''When CDBG–NDR grantees provide funds to for-profit businesses, such funds may only be provided to a small business, as defined by the SBA under 13 CFR part 121. CDBG–NDR funds may not be used to directly assist a privately-owned utility for any purpose''.

7. Waiver and alternative requirement for low- and moderate-income area benefit activities (State of California only). The Department awarded the State of California CDBG–NDR funds to develop a Community and Watershed Resilience Program in response to the 2013 Rim Fire that was the third largest wildfire in California's history. The program will finance the development of a biomass facility and wood products campus in Tuolumne county as well as a forest and watershed health component focused on forest restoration efforts, rangeland improvements, and biomass removal and thinning throughout the region. The program also includes the establishment of a community resilience center that will offer business incubator and job training services, while also serving as an emergency evacuation center for the broader community.

The state's approved CDBG–NDR application noted that the most impacted and distressed area with remaining unmet disaster recovery needs to be served by the project encompasses the non-entitlement jurisdictions of Tuolumne, Mariposa and Calaveras counties, where 38 percent of the residents are low- and moderate-income (LMI). The state's application indicated that if CDBG–NDR funds were awarded for the program, the state would require a waiver that would permit activities carried out in areas with an LMI percentage of not less than 38 percent to qualify under the low- and moderate-income area benefit national objective.

Subsequent to the award and in response to HUD's scoping and scaling of the project, the state submitted a revised request to the Department, seeking a waiver and alternative requirement that would allow the state to apply exception criteria that recognizes that few, if any communities within the service area have 51 percent or more low- and moderate-income residents, per the requirements of 42 U.S.C. 5305(c)(2)(A), allowing the state to use a 38 percent LMI threshold to qualify activities under the LMI area benefit national objective. In its request, the state contends that the very nature of the initiatives financed with CDBG–NDR funds means that communities beyond the identified service area will also realize benefits, through reduced risks associated with wildfires, improved watersheds and new economic opportunities arising from efforts to commercialize the area's biomass.

Based on the state's request and the fact that the approved project has a combined LMI population that is not

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greater than 38 percent of the area, HUD is granting a limited waiver modifying 42 U.S.C. 5305(c)(2)(A)(i), to the extent necessary to permit the state to use a percentage of not less than 38 percent to qualify activities under the low- and moderate-income area benefit national objective.

8. *Waiver of the 50 percent overall benefit requirement (City of Moore, OK only).* The primary objective of the HCDA is the ''development of viable urban communities, by providing decent housing and a suitable living environment and expanding economic opportunities, principally for persons of low and moderate income.'' 42 U.S.C. 5301(c). To carry out this objective, the statute requires that 70 percent of the aggregate of the grantee's CDBG program's funds be used to support activities benefitting low- and moderate-income persons. This target can be difficult for many CDBG–DR grantees to reach as a disaster impacts entire communities—regardless of income. Further, it may limit grantees' ability to provide assistance to the most damaged areas of need. Therefore, as described by the December 16, 2013 **Federal Register** notice (78 FR 76154), the city of Moore, Oklahoma, in addition to the other grantees under Public Law 113–2 received a waiver and alternative requirement reducing the amount of the city's CDBG–DR funds that must be used for activities that benefit LMI persons to 50 percent. Additional flexibility was provided in the March 5, 2013 **Federal Register** notice (78 FR 14329). It allowed a grantee to request to further reduce its overall benefit requirement if it submitted a justification that, at a minimum: (a) Identifies the planned activities that meet the needs of its low- and moderate-income population; (b) describes proposed activity(ies) and/or program(s) that will be affected by the alternative requirement, including their proposed location(s) and role(s) in the grantee's long-term disaster recovery plan; (c) describes how the activities/programs identified in (b) prevent the grantee from meeting the 50 percent requirement; and (d) demonstrates that the needs of non-low and moderate-income persons or areas are disproportionately greater, and that the jurisdiction lacks other resources to serve them. Upon HUD's review of the justification, the request can be granted only if the Secretary finds a compelling need to reduce the overall benefit below 50 percent.

In response to the above, the city of Moore submitted a justification addressing the required criteria. The EF–5 tornado that struck Moore in 2013 also destroyed several affordable housing developments in the city which have not been replaced. The city council adopted a plan in March of 2013 that included infrastructure projects in support of a new affordable housing development project that will bring much needed LMI affordable units to the city. In order to carry out these activities the city acquired land in a closed mobile home park which will allow it to replace a portion of the LMI affordable rental housing destroyed by the EF–5 tornado. Demolition of the remaining structures and asbestos abatement has been completed and a Planned Unit Development (PUD) design for the site has been adopted. The SW 17th/Janeway Master Redevelopment plan will be a mixed use, mixed income urban village which will be built at an overall cost of $36–$40 million. This redevelopment will include the use of $13.5 million in CDBG–DR grant funds and provides for 170 affordable LMI units and 30 market rate units. The city council approved the master plan and PUD in October 2016, and staff are currently developing a Request for Proposals to solicit development bids. After the completion of the SW 17th/Janeway development, the city expects that the percent of LMI residents in the block group which contains the development will rise to 57.2 percent, well above the 51 percent required to classify a project under the low/mod area benefit (LMA) national objective.

Through its Infrastructure Recovery and Implementation Plan (IRIP), designed in 2014, the city identified several flood control and drainage projects that will support the development of SW 17th/Janeway and its affordable housing units, and thus will directly benefit the LMI residents that return to the area. Currently, there are three infrastructure projects associated with the Round Rock development that will not meet the area benefit test that requires at least 51 percent of the residents in the area are LMI using the most current HUD FY 2016 data. The three projects include the Little River Sewer Interceptor project, the S. Telephone Road Improvements project, and the Little River Channel and Greenway project totaling over $7.6 million in CDBG–DR investments. While these projects will directly benefit the new housing development, they will also benefit other block groups within the city. Without this waiver, the city could carry out these activities under the national objective of Urgent Need, but because of the large number of CDBG–DR funds dedicated to these activities, the city would then not be able to meet its 50 percent LMI overall benefit requirement. Hence, the city cannot carry out these infrastructure activities without a waiver.

To enable the city to undertake these infrastructure activities it has deemed most critical for its recovery, and to ensure that LMI residents are adequately served and/or assisted, HUD is granting a limited waiver and alternative requirement to reduce the overall benefit from 50 percent to not less than 42 percent. Based on the city's justification, the Secretary has found a compelling need for this reduction due to the circumstances outlined in Moore's request. In particular, HUD notes that these projects will all directly serve the new housing development that will provide 170 units of affordable LMI housing, prioritizing the needs of those LMI residents because these three projects will ensure that the redevelopment site is no longer in a FEMA floodway, will repair and replace sewage lines that will service the development, and install traffic control lights and widen an intersection to handle the increased density the development will bring. The city has identified these infrastructure projects as a top priority to ensure the success of the SW 17th/Janeway redevelopment and this waiver will allow LMI persons to live there safely. This is a limited waiver modifying 42 U.S.C. 5301(c), 42 U.S.C. 5304(b)(3)(A), 24 CFR 570.484, and 570.200(a)(3) only to the extent necessary to reduce the low- and moderate-income overall benefit requirement that the city must meet when carrying out activities with funds appropriated under Public Law 113–2 from 50 percent to not less than 42 percent.

9. Waiver of the 50 percent overall benefit requirement (New York State, only). As described in the March 5, 2013 notice, the state of New York and all other grantees under Public Law 113–2 received a waiver and alternative requirement requiring that at least 50 percent of CDBG–DR grant funds must be used for activities that benefit low- and moderate-income persons.

The state of New York has submitted a justification to HUD to reduce the overall benefit requirement for funds provided under Public Law 113–2. HUD has allocated $4,416,882,000 in CDBG–DR funds to the state pursuant to Public Law 113–2, including $185 million for projects identified by HUD through the Rebuild by Design competition. The state's CDBG–DR grant is administered by the Governor's Office of Storm Recovery (GOSR).

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GOSR's approved action plan allocates its CDBG–DR grant to four main recovery programs: Housing (58 percent), economic development (3 percent), community reconstruction (18 percent) and infrastructure (21 percent). These programs were developed by GOSR to address the most urgent and significant unmet needs of those areas impacted by the storms that are eligible under Public Law 113–2—Hurricanes Sandy and Irene. In its request, GOSR contends that it has engaged in extensive and continued outreach to all persons and businesses impacted by the storms to inform the state's citizens of the availability of recovery programs and how to apply, and that all eligible applicants will receive assistance. Significantly, GOSR's analysis of the geographic areas most impacted by the storms demonstrates that the storms did not damage areas with significant LMI populations. Because HUD requires grantees receiving funds under Public Law 113–2 to spend at least 80 percent of each grant in the HUD identified most impacted counties, it is very difficult for the state to meet both this requirement and the requirement that at least 50 percent of the expended funds benefit LMI populations.

GOSR has submitted an extensive data analysis to illustrate that the demographics of the communities most impacted by the storms are generally not comprised of LMI block groups. GOSR's data illustrates that, outside of the five counties that comprise New York City, the storms impacted communities in which only about 20 percent of the population resides in LMI block groups. GOSR has reported that while there are 3.96 million people living in the state's most impacted counties (Nassau, Westchester, Suffolk, and Rockland), only 34 percent of those residents are LMI persons and only 25 percent of the block groups are considered LMI.

The state uses this data to illustrate its difficulty in meeting the LMI area benefit national objective, particularly as it relates to infrastructure. Many of the state's infrastructure projects are large in scale and have widespread positive impacts for persons of all income levels, including LMI persons, but it is nearly impossible for those projects to meet the LMI area benefit criteria. For example, one of the state's largest investments, the $101 million Bay Park Wastewater Treatment Plant project, benefits a service area that includes more than 370 block groups. Even though this project benefits many thousands of LMI residents within these block groups (approximately 135,000 LMI persons), there are not enough LMI persons to meet the 51 percent test for an LMI area benefit activity.

Given these challenges, the state has proposed allocating additional funds to initiatives that further address unmet needs of LMI persons, including the reallocation of $50,000,000 of Community Reconstruction (CR) funds to projects within the city of New York that will meet the applicable LMI area benefit criteria.

To enable the state to undertake the activities it has deemed most critical for its recovery, and to ensure that LMI households are adequately served and/or assisted, HUD is granting a waiver and alternative requirement to reduce the overall benefit requirement for the state's grant from 50 percent to not less than 35 percent of the state's allocation of CDBG–DR funds, excluding the $185 million allocated by HUD for Rebuild by Design projects and, consistent with existing program requirements and subject to the requirements in paragraph 10, below. This means that the state must use at least 35 percent of its CDBG–DR allocation (excluding RBD) under Public Law 113–2 to benefit LMI persons.

Based on the analysis submitted by the state, the Secretary has found a compelling need for this reduction due to the particular circumstances outlined in the state's request. In particular, HUD notes that the areas most damaged by the storms have limited LMI populations; that the infrastructure projects being undertaken by the state will nonetheless directly serve large populations of LMI persons; that the state has done significant outreach to communities in the most impacted counties and will serve all eligible applicants that have applied for assistance; and that the state will reallocate at least $50,000,000 of Community Reconstruction funds to increase the number of LMI persons served. This is a limited waiver modifying 42 U.S.C. 5301(c), 42 U.S.C. 5304(b)(3)(A), 24 CFR 570.484, and 570.200(a)(3) only to the extent necessary to reduce the low- and moderate-income overall benefit requirement that the state must meet when carrying out activities identified in its approved action with funds appropriated under Public Law 113–2 from 50 percent to not less than 35 percent.

10. Rebuild By Design Exception to Overall Benefit Requirement. In the October 16, 2014, **Federal Register** notice (79 FR 62182), HUD allocated $930,000,000 of CDBG–DR funds made available under Public Law 113–2, for the implementation of six proposals selected through the HUD-sponsored Rebuild by Design (RBD) competition. The RBD allocation was included as part of the larger allocation of CDBG–DR funds under Public Law 113–2 for long term recovery from Hurricane Sandy. Four grantees received an RBD allocation as part of their CDBG–DR grant for Hurricane Sandy recovery: The state of New York, the city of New York, the state of Connecticut, and the state of New Jersey.

The proposals selected through the Rebuild by Design Competition were identified prior to the development and approval of action plans for grantees receiving an allocation of CDBG–DR funds under Public Law 113–2. The October 16, 2014, notice notes that the individual proposals were selected to address the structural and environmental vulnerabilities that Hurricane Sandy exposed in communities throughout the region and to provide fundable solutions to better protect residents from future disasters. The notice also requires that projects funded with the RBD allocation reflect the proposals selected through the Rebuild by Design Competition to the greatest extent practicable and appropriate.

The RBD proposals were selected by HUD and the RBD allocation was included as part of each grantee's overall CDBG–DR allocation for Hurricane Sandy recovery, however, HUD recognizes that as the location and scope of an RBD project is further refined, the RBD portion of a grantee's overall CDBG–DR allocation may prevent certain grantees from meeting the requirement of the March 5, 2013, notice that at least 50 percent of each grantee's overall allocation of CDBG–DR funds be expended to meet the LMI national objective. Accordingly, the Secretary has found a compelling need for this waiver based on the facts presented above. In particular, HUD's selection of RBD projects within defined geographic areas may limit the ability of grantees to meet an LMI national objective within that defined area. This is a limited waiver and alternative requirement to modify 42 U.S.C. 5301(c), 42 U.S.C. 5304(b)(3)(A), 24 CFR 570.484, and 570.200(a)(3) only to the extent necessary to allow the four grantees receiving an allocation of CDBG–DR funds specifically for RBD projects, to either include or exclude the expenditure of its RBD allocation in the calculation of the grant's overall LMI benefit. If a grantee chooses to exclude the expenditures of its RBD allocation from its overall benefit calculation, it is required to notify HUD and the public through a non-substantial amendment to its approved action plan.

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11. *Publication of Approved Expenditure Extension Requests.* Pursuant to the requirements of section 904(c) under title IX of Public Law 113–2, CDBG–DR and CDBG–NDR funds must be expended within 24 months following obligation, unless an extension is provided. The Office of Management and Budget (OMB) granted the Department a waiver of the statute's two-year expenditure timeline, recognizing that certain disaster recovery activities satisfy the OMB criteria for activities that are long-term by design where it is impracticable to expend funds within the 24-month period and achieve program missions. HUD may grant extensions for activities that satisfy the OMB criteria. The **Federal Register** notice published by the Department on May 11, 2015 (80 FR 26942) and the June 7, 2016 notice established the process and requirements for extension of the deadline for the expenditure of funds under Public Law 113–2, including the requirement that HUD publish its approval of the extension of grantee expenditure deadlines in the **Federal Register**. In order to provide the public with more timely information about the expenditure deadlines for funds provided under Public Law 113–2, the Department is amending both the May 11, 2015 notice and the June 7, 2016 notice, respectively, to provide for the publication of expenditure deadline extensions on the Department's Web site.

Accordingly, the last bullet of Section VI of the May 11, 2015 notice is amended to read:

- ''If approved, HUD will publish the extension approval on its web site at: *https://www.hudexchange.info/programs/cdbg-dr/*. HUD will consolidate grantee extension approvals for publication. Therefore, extension approval is effective as of the date of the extension approval letter, rather than as of the date the approval is published on the HUD web site.''

The first paragraph Section II.A.2 of the June 7, 2016 notice is also amended to read:

''For any portion of funds that the grantee believes will not be expended by the deadline and that it desires to retain, the NOFA required the Grantee to submit a letter to HUD justifying why it is necessary to extend the deadline for a specific portion of the funds. Appendix E of the NOFA also required Applicants to submit extension requests with the application if the Applicant submitted a schedule that indicated time needed for completion of the proposal exceeds 24 months. Some Applicants submitted extension requests to HUD within their applications and such extensions were considered within the application review process. If granted, any extensions will be published on the HUD web site at: *https://www.hudexchange.info/programs/cdbg-dr/*. Under the NOFA, grantees that did not submit an extension request with their Applications are eligible to request an extension prior to the expiration of the twenty-four month deadline for the expenditure of obligated funds. As required by Appendix E of the NOFA, the extension request must justify the need for the extension, detail the compelling legal, policy or operational challenges necessitating the extension, and identify the date when funds covered by the extension will be expended. The Grantee must justify how, under the proposed schedule, the Project will proceed in a timely manner. For example, large and complex infrastructure Projects are likely to require more than 24 months to complete. An extension request for such a Project should justify the new timeline for any proposed extension by comparing it to completion deadlines for other similarly sized Projects.''

V. New LMI National Objective Criteria for Buyouts and Housing Incentives (Applicable to Multiple Appropriations)

Historically, various **Federal Register** notices published by HUD have authorized CDBG–DR grantees to carry out ''buyouts,'' which have been generally limited to the acquisition of properties located in a floodway or floodplain or Disaster Risk Reduction Area for pre-or post-flood value for the purpose of reducing risk from future disasters. These notices also generally prohibit redevelopment of property acquired through buyouts. Certain previous CDBG–DR **Federal Register** notices also waive 42 U.S.C. 5305(a) and associated regulations to allow grantees to offer housing incentives to resettle beneficiaries who were in disaster-affected communities. As described in those notices, housing incentives are usually offered to encourage households to relocate to a suitable housing development or to an area promoted by the community's comprehensive recovery plan, and may be in addition to acquisition or buyout awards.

In this notice, HUD is establishing an alternative requirement to clarify the criteria under which buyout activities and housing incentives can meet an LMI national objective. Grantees authorized to use housing incentives as described above, must continue to comply with the other eligibility requirements of applicable **Federal Register** notices governing those incentives—specifically, the requirement that grantees ''providing housing incentives must maintain documentation, at least at a programmatic level, describing how the amount of assistance was determined to be necessary and reasonable. In addition, the incentives must be in accordance with the grantee's approved Action Plan and published program design(s). Note that this waiver does not permit a compensation program. Additionally, a grantee may require the incentive to be used for a particular purpose by the household receiving the assistance.''

The CDBG regulations limit activities that meet the LMI national objective to only the activities meeting the four established criteria in 24 CFR 570.208(a)(1) through (4) and 570.483(b)(1) through (4). Prior **Federal Register** notices have advised grantees of the criteria under which a buyout activity can meet a LMI housing (LMH) national objective (80 FR 72102). Notwithstanding that guidance, however, HUD has determined that providing CDBG–DR grantees with an additional method to demonstrate how buyouts and housing incentives can assist LMI households, beyond those described in the previous notices, will ensure that grantees and HUD can account for and assess the benefit that CDBG–DR assistance may have on LMI households when buyouts and housing incentives are used in long term recovery. Given the primary objective of the HCDA to assist low- and moderate income persons, the Secretary has determined that there is good cause to establish an alternative requirement under which CDBG–DR grantees are authorized to qualify the assistance provided to LMI persons through buyout and housing incentive programs, due to the benefits received by the individuals that receive buyout and housing incentive awards that allow them to move from areas that are likely to be affected by future disasters.

In addition to the existing criteria at 24 CFR 570.208(a)(1)–(4) and 570.483(b)(1)–(4), HUD is establishing an alternative requirement to include two new LMI national objective criteria for buyouts (LMB) and housing incentives (LMHI) that benefit LMI households that use CDBG–DR funding provided by Public Law 113–2, 114–113, 114–223, 114–254 and 115–31.

For a buyout award or housing incentive to meet the new LMB and LMHI national objectives, grantees must demonstrate the following:

(1) The CDBG–DR funds have been provided for an eligible buyout activity that benefits LMI households by

AMERICAN OVERSIGHT

supporting their move from high risk areas. The following activities shall qualify under this criterion, and must also meet the eligibility criteria of the notices governing the use of the CDBG–DR funds:

(a) Low/Mod Buyout (LMB). When CDBG–DR funds are used for a buyout award to acquire housing owned by a qualifying LMI household, where the award amount is greater than the pre-disaster fair market value of that property;

(b) Low/Mod Housing Incentive (LMHI). When CDBG–DR funds are used for a housing incentive award, tied to the voluntary buyout or other voluntary acquisition of housing owned by a qualifying LMI household, for which the housing incentive is for the purpose of moving outside of the affected floodplain or to a lower-risk area; or when the housing incentive is for the purpose of providing or improving residential structures that, upon completion, will be occupied by an LMI household.

(2) Activities that meet the above criteria will be considered to benefit low and moderate income persons unless there is substantial evidence to the contrary.

Any activities that meet the newly established national objective criteria described above will count towards the calculation of a CDBG–DR grantee's overall LMI benefit to comply with the primary objective described in 24 CFR 570.200(a)(3) and 24 CFR 570.484(b).

Grantees receiving an allocation of CDBG–DR funds pursuant to the following appropriations acts must specifically request a waiver and alternative requirement from HUD in order apply the new national objective criteria established in this section of the notice: Public Law 109–148, 109–234, and 110–116 (Katrina, Rita, and Wilma); Public Law 110–252 and 110–328 (2008 Disasters), Public Law 111–112 (2010 disasters), and Public Law 112–55 (2011 disasters).

VI. Catalog of Federal Domestic Assistance

The Catalog of Federal Domestic Assistance numbers for the disaster recovery grants under this notice are as follows: 14.218; 14.228; and 14.269.

VII. Finding of No Significant Impact

A Finding of No Significant Impact (FONSI) with respect to the environment has been made in accordance with HUD regulations at 24 CFR part 50, which implement section 102(2)(C) of the National Environmental Policy Act of 1969 (42 U.S.C. 4332(2)(C)). The FONSI is available for public inspection between 8 a.m. and 5 p.m. weekdays in the Regulations Division, Office of General Counsel, Department of Housing and Urban Development, 451 7th Street SW., Room 10276, Washington, DC 20410–0500. Due to security measures at the HUD Headquarters building, an advance appointment to review the docket file must be scheduled by calling the Regulations Division at 202–708–3055 (this is not a toll-free number). Hearing- or speech-impaired individuals may access this number through TTY by calling the Federal Relay Service at 800–877–8339 (this is a toll-free number).

Dated: July 31, 2017.

Janet Golrick,

Acting Deputy Secretary.

[FR Doc. 2017–16411 Filed 8–4–17; 8:45 am]

BILLING CODE 4210–67–P

DEPARTMENT OF THE INTERIOR

Fish and Wildlife Service

[Docket No. FWS–HQ–IA–2017–0037; FXIA16710900000–156–FF09A30000]

Foreign Endangered Species; Issuance of Permits

AGENCY: Fish and Wildlife Service, Interior.

ACTION: Notice of issuance of permits.

SUMMARY: We, the U.S. Fish and Wildlife Service (Service), have issued the following permits to conduct certain activities with endangered species, marine mammals, or both. We issue these permits under the Endangered Species Act (ESA).

ADDRESSES: Documents and other information submitted with these applications are available for review, subject to the requirements of the Privacy Act and Freedom of Information Act, by any party who submits a written request for a copy of such documents to the U.S. Fish and Wildlife Service, Division of Management Authority, Branch of Permits, MS: IA, 5275 Leesburg Pike, Falls Church, VA 22041; fax (703) 358–2281. To locate the **Federal Register** notice that announced our receipt of the application for each permit listed in this document, go to *www.regulations.gov* and search on the permit number provided in the tables in **SUPPLEMENTARY INFORMATION**.

FOR FURTHER INFORMATION CONTACT: Joyce Russell, (703) 358–2023 (telephone); (703) 358–2281 (fax); or *DMAFR@fws.gov* (email).

SUPPLEMENTARY INFORMATION: On the dates below, as authorized by the provisions of the ESA, as amended (16 U.S.C. 1531 *et seq.*), we issued requested permits subject to certain conditions set forth therein. For each permit for an endangered species, we found that (1) the application was filed in good faith, (2) the granted permit would not operate to the disadvantage of the endangered species, and (3) the granted permit would be consistent with the purposes and policy set forth in section 2 of the ESA.

ENDANGERED SPECIES

Permit No.	Applicant	Receipt of application **Federal Register** notice	Permit issuance date
12500C	Charles Waibel	82 FR 4914 January 17, 2017	4/13/2017
06382C	Richard Killion	82 FR 4914 January 17, 2017	4/13/2017
15671C	New Mexico State University/Timothy F. Wright	82 FR 4914 January 17, 2017	3/27/2017
93065B	University of South Carolina	81 FR 63788 September 16, 2016	1/12/2017
209142	Adalgisa Caccone	82 FR 14742 March 22, 2017	4/25/2017
13615C	Stevens Forest Ranch	82 FR 13486 March 13, 2017	05/01/17

AMERICAN OVERSIGHT

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Sent: Tuesday, August 08, 2017 2:47 PM
To: DeFelice, Joseph J; Ott, Richard M
Cc: Solivan, Elvis
Subject: FW: Project HOME RAD @ 1315 N 8th St Philadelphia

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Subject: FW: Project HOME RAD @ 1315 N 8th St Philadelphia

FYI and potential weekly report item

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Senior Management Analyst/Regional FOIA & CTS Liaison
Office of the Regional Administrator
Philadelphia Regional Office
Phone 215-430-6628 - Fax 215-656-3445
sheppard.v.williams@hud.gov

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Please enter this urgent inquiry from PA State Representative John Taylor in CTS. The preparation of a response should be assigned to Rich. He is coordinating with RAD Division in HQ and Philadelphia FHEO Division in preparation of a response to this time sensitive matter. Please set deadline for Monday, July 17.

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U. S. Department of Housing and Urban Development

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Joseph J. DeFelice
Regional Administrator
U. S. Department of Housing and Urban Development

From: josephjdefelice@(b)(6)
Sent: Monday, July 10, 2017 12:39:41 PM
To: DeFelice, Joseph J
Subject: Fwd: Project HOME RAD @ 1315 N 8th St Philadelphia

Sent from my iPhone

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> **Date:** July 10, 2017 at 10:40:42 AM EDT
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AMERICAN OVERSIGHT

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Sent: Friday, July 07, 2017 10:49 AM
To: Kelly, Francis E
Cc: Joan McConnon
Subject: FW: Project HOME RAD @ 1315 N 8th St Philadelphia
Importance: High

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To: Joseph DeFelice, Administrator, Philadelphia HUD Regional Office

Project HOME has been working with the Philadelphia Housing Authority (PHA) since December 2016 on the Rental Assistance Demonstration (RAD) funding for our 1315 N. 8th Street project. The PHA submitted the FHEO package to HUD on April 12 and the FHEO review is being conducted by the Philadelphia HUD regional office. For the reasons listed below, it is urgent that we find a time to talk with you next week about the status of the FHEO review so that our project can be presented to the HUD RAD committee in July and close in August. We have been hoping to find a time for you to visit Project HOME sometime later this month. Next week, Sister Mary Scullion will be away but because time is of the essence, we hope to find a time that you can talk with us next week, before July 13th as explained below.

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Vice President Real Estate Development & Asset Management
Project HOME
1845 North 23rd Street
Philadelphia, PA 19121
215-235-3110 x5620
United Way Donor Choice #09843

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From: DeFelice, Joseph J
Sent: Tuesday, August 08, 2017 3:53 PM
To: Edwards, Nika V <Nika.V.Edwards@hud.gov>; Ott, Richard M <richard.m.ott@hud.gov>
Cc: Solivan, Elvis <Elvis.Solivan1@hud.gov>
Subject: Re: Project HOME RAD @ 1315 N 8th St Philadelphia

Niki
I am on it. Received a new email from HQ today and will forward accordingly
Joe

Joseph J. DeFelice
Regional Administrator
U. S. Department of Housing and Urban Development

From: Edwards, Nika V
Sent: Tuesday, August 8, 2017 2:47:14 PM
To: DeFelice, Joseph J; Ott, Richard M
Cc: Solivan, Elvis
Subject: FW: Project HOME RAD @ 1315 N 8th St Philadelphia

Since we have a tour/meeting with Sister Mary scheduled for Thursday, I'm following up on their concerns about the RAD project. Did the information provided to Janet Stearns address all the concerns, or do we need additional information from Tom Davis? I'm asking so we can be prepared in case this matter comes up on Thursday.

Thanks,
Niki

From: Williams, Sheppard V
Sent: Wednesday, July 12, 2017 12:21 PM
To: Edwards, Nika V <Nika.V.Edwards@hud.gov>
Subject: FW: Project HOME RAD @ 1315 N 8th St Philadelphia

FYI and potential weekly report item

S. Van Williams
Senior Management Analyst/Regional FOIA & CTS Liaison
Office of the Regional Administrator
Philadelphia Regional Office
Phone 215-430-6628 - Fax 215-656-3445

AMERICAN OVERSIGHT

sheppard.v.williams@hud.gov

This communication, along with any attachments, is covered by federal and state law governing electronic communications and may contain confidential and legally privileged information. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution, use, or copying of this message or portion thereof is strictly prohibited. If you have received this message in error, please reply immediately to the sender and delete this message. Thank you.

From: Williams, Sheppard V
Sent: Wednesday, July 12, 2017 12:20 PM
To: Sillery, David A <David.A.Sillery@hud.gov>
Cc: Ott, Richard M <richard.m.ott@hud.gov>
Subject: FW: Project HOME RAD @ 1315 N 8th St Philadelphia

David,

Please enter this urgent inquiry from PA State Representative John Taylor in CTS. The preparation of a response should be assigned to Rich. He is coordinating with RAD Division in HQ and Philadelphia FHEO Division in preparation of a response to this time sensitive matter. Please set deadline for Monday, July 17.

S. Van Williams
Senior Management Analyst/Regional FOIA & CTS Liaison
Office of the Regional Administrator
Philadelphia Regional Office
Phone 215-430-6628 - Fax 215-656-3445
sheppard.v.williams@hud.gov

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From: Ott, Richard M
Sent: Wednesday, July 12, 2017 11:28 AM
To: Williams, Sheppard V <sheppard.v.williams@hud.gov>
Subject: FW: Project HOME RAD @ 1315 N 8th St Philadelphia

Van, So that we don't miss this, can we get it entered into CTS with a due date for Monday. I am not sure whether Joe is asking Tom or me to prepare the email. I do have follow-up from Tom from which we could craft a response.

From: DeFelice, Joseph J
Sent: Tuesday, July 11, 2017 9:23 PM
To: Ott, Richard M <richard.m.ott@hud.gov>; Davis, Thomas R <Thomas.R.Davis@hud.gov>
Cc: Solivan, Elvis <Elvis.Solivan1@hud.gov>
Subject: Re: Project HOME RAD @ 1315 N 8th St Philadelphia

Thank you Rich. The sooner the better as they are looking at a July 13 deadline
Joe

AMERICAN OVERSIGHT

Joseph J. DeFelice
Regional Administrator
U. S. Department of Housing and Urban Development

From: Ott, Richard M
Sent: Tuesday, July 11, 2017 9:49:54 AM
To: Davis, Thomas R
Cc: DeFelice, Joseph J; Solivan, Elvis
Subject: FW: Project HOME RAD @ 1315 N 8th St Philadelphia

Tom, I understand that you are the guru of all things RAD in HQ. Joe, our new RA in Philadelphia, received this inquiry regarding a RAD transaction with Project Home, here in Philadelphia. You will see that the concern centers on the timing of the FHEO review. I checked with our FHEO folks here in Philadelphia and they are advising that they are right on track. Can you provide some insight to Joe and me when you have an opportunity? Joe is in WV for the next 3 days. We might be able to catch him in the car at some point, or perhaps Friday?? Rich

Richard M. Ott
Deputy Regional Administrator
Region III, Philadelphia
215-430-6621

From: DeFelice, Joseph J
Sent: Monday, July 10, 2017 1:44 PM
To: Ott, Richard M <richard.m.ott@hud.gov>
Subject: Fwd: Project HOME RAD @ 1315 N 8th St Philadelphia

Joseph J. DeFelice
Regional Administrator
U. S. Department of Housing and Urban Development

From: josephjdefelic (b)(6)
Sent: Monday, July 10, 2017 12:39:41 PM
To: DeFelice, Joseph J
Subject: Fwd: Project HOME RAD @ 1315 N 8th St Philadelphia

Sent from my iPhone

Begin forwarded message:

> **From:** John Taylor <Jtaylor@pahousegop.com>
> **Date:** July 10, 2017 at 10:40:42 AM EDT

AMERICAN OVERSIGHT

To: Joe DeFelice (b)(6)
Subject: Fwd: Project HOME RAD @ 1315 N 8th St Philadelphia

Can you help?

Sent from my Verizon, Samsung Galaxy smartphone

-------- Original message --------
From: "Kelly, Francis E" <FKelly@septa.org>
Date: 7/10/17 8:41 AM (GMT-05:00)
To: John Taylor <Jtaylor@pahousegop.com>
Cc: Marc Collazzo <Mcollazzo@pahousegop.com>
Subject: FW: Project HOME RAD @ 1315 N 8th St Philadelphia

John,
Sister Mary contacted me last week to ask if I could connect Project Home and Joe DeFelice. I asked that they put together an email explaining their request. Below is what they sent me. Do you mind forwarding this to Joe. As you can read they have a timing issue. Thanks.

Fran

From: Janet Stearns [mailto:JanetStearns@projecthome.org]
Sent: Friday, July 07, 2017 10:49 AM
To: Kelly, Francis E
Cc: Joan McConnon
Subject: FW: Project HOME RAD @ 1315 N 8th St Philadelphia
Importance: High

Hi Fran, Project HOME appreciates your help with reaching out to Joe DeFelice, our new HUD Regional Administrator. Please feel free to contact Joan McConnon or me today if there is anything more that we can do or any other information needed.

To: Joseph DeFelice, Administrator, Philadelphia HUD Regional Office

Project HOME has been working with the Philadelphia Housing Authority (PHA) since December 2016 on the Rental Assistance Demonstration (RAD) funding for our 1315 N. 8th Street project. The PHA submitted the FHEO package to HUD on April 12 and the FHEO review is being conducted by the Philadelphia HUD regional office. For the reasons listed below, it is urgent that we find a time to talk with you next week about the status of the FHEO review so that our project can be presented to the HUD RAD committee in July and close in August. We have been hoping to find a time for you to visit Project HOME sometime later this month. Next week, Sister Mary Scullion will be away but because time is of the essence, we hope to find a time that you can talk with us next week, before July 13th as explained below.

Our project is threatened if the FHEO review is not completed in time for the project to go before the HUD RAD committee no later than its meeting on July 27. We need to close on this 4% LIHTC/bond transaction project by the end of August because our extended investor Letter of Intent (LOI) will now expire on August 31st. We have been fortunate that our investors have

AMERICAN OVERSIGHT

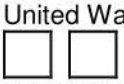
already twice extended the LOI commitment at a very favorable price (the $1.07 price is above current market price).

If the project does not close in August we are at risk of losing our investment commitment (or a possible price reduction from $1.07 to the less than $1.00 current market price, which could create a gap in sources). Our RAD financing plan has been reviewed and ready to go to RAD committee later in July but for completion of the FHEO process. The Pennsylvania Housing Finance Agency (PHFA) Board will review our project on July 13th and vote on the bond/LIHTC authorization. We want to be able to report to the PHFA board on July 13th that the RAD process is on track for an August closing.

Background on the project is below. Further delay could put this critical and broadly supported project at risk:

- SERVING HOMELESS YOUNG ADULTS: The 1315 N. 8th Street project will provide 30 units of LGBTQ friendly housing for young adults ages 18-25 who are homeless or formerly homeless. As you may know, an astoundingly high percentage of the population of homeless individuals are now young adults and over 40% of those homeless young adults identify as LGBTQ. This would be the first housing of this kind in Philadelphia and the support for the project at every level has been unprecedented.
- CITY SUPPORT: The City of Philadelphia has committed $3,500,000 to the project (over the current maximum city grant limit of $2,000,000). We have the strong and active support of Mayor Kenney, the President of the City Council, and many other community leaders, including leaders in the LGBTQ community.
- STATE AND FEDERAL SUPPORT: The Commonwealth of PA has committed $3,000,000 to the project and we have the strong support of the Governor, our US Senators and Representatives.

Janet Stearns
Vice President Real Estate Development & Asset Management
Project HOME
1845 North 23rd Street
Philadelphia, PA 19121
215-235-3110 x5620
United Way Donor Choice #09843



NONE OF US ARE HOME UNTIL ALL OF US ARE HOME ®

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AMERICAN OVERSIGHT

From: Wolfe, Lisa A
Sent: Friday, August 11, 2017 11:40 AM
To: Brown, Jereon M; Iber, Robert G; Nichols, Delton
Cc: DeFelice, Joseph J; Schmidt, Carrie S
Subject: URGENT REAC SCORE RELEASE DATE for Essex Village

Gentlemen – Just a reminder this is what we released yesterday to McEachin's office and the press. Not sure this is what we were talking about today.

Lisa A. Wolfe
Regional Public Affairs Officer
Office of Field Policy and Management
U.S. Department of Housing and Urban Development
The Wanamaker Building, 100 Penn Square East
Philadelphia, PA 19107
Office: (215) 430-6640

From: Wolfe, Lisa A
Sent: Thursday, August 10, 2017 3:56 PM
To: 'Hipolit, Melissa' <MHipolit@wtvr.com>
Subject: RE: FOIA Check In

Melissa -- Following an inspection, REAC's quality assurance department will review the report to verify the inspection is within their protocol. The report is then released to the owner and internally to HUD (this can be anywhere from a few days to two weeks after the inspection). Once the score is released to the owner, the owner has up to 45 days to appeal the score before it is made public.

So, not sure yet.
Lisa

Lisa A. Wolfe
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Philadelphia, PA 19107
Office: (215) 430-6640

From: mhipolit(b)(6)
Sent: Thursday, August 10, 2017 3:32 PM
To: Wolfe, Lisa A <Lisa.A.Wolfe@hud.gov>
Subject: Re: FOIA Check In

AMERICAN OVERSIGHT

Ok great. When can you release the preliminary score? Thx!

Sent from my iPhone

On Aug 10, 2017, at 3:28 PM, Wolfe, Lisa A <Lisa.A.Wolfe@hud.gov> wrote:

> Melissa – I just heard back about the REAC re-inspection. It was held this week—the inspection started on Tuesday, August 8 and was concluded today.
> Lisa
>
> Lisa A. Wolfe
> Regional Public Affairs Officer
> Office of Field Policy and Management
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> The Wanamaker Building, 100 Penn Square East
> Philadelphia, PA 19107
> Office: (215) 430-6640
>
> <image001.png>
>
> **From:** Melissa Hipolit (b)(6)
> **Sent:** Thursday, August 10, 2017 1:39 PM
> **To:** Davis, Anne <anne.davis@hud.gov>
> **Cc:** Wolfe, Lisa A <Lisa.A.Wolfe@hud.gov>
> **Subject:** Re: FOIA Check In
>
> Thank you very much for the update, Anne. I know you've been out of the office.
> I haven't submitted my new FOIA request yet, but I will soon!
> Melissa
>
> On Thu, Aug 10, 2017 at 1:36 PM, Davis, Anne <anne.davis@hud.gov> wrote:
>
> > Hi, Melissa – I only have one FOIA for you right now – the one for the REAC Appeal, Certification/Survey and CDE plan. We have notified the submitter that we will be releasing on August 24, unless they find some way to stop it. So fingers crossed you'll have those documents on the 24th. You won't hear back from the Inspector General about Mr. LaVoy's emails – at least I don't think so. You should hear back from the Executive Secretariat about it. It took us almost the whole 20 days to get together what we could find – so it might just be taking them a while. I'll send them a message to ask about it for you, OK?
> >
> > Your message on Saturday said you were planning to submit another FOIA for emails, but if you did – for some reason, I haven't seen it – so please re-send.
> >
> > Many thanks - Anne
> >
> > <image002.jpg>

AMERICAN OVERSIGHT

Anne Davis, Sr. Management Analyst

US Dept. of Housing & Urban Development

Richmond Field Office

600 E. Broad Street, Richmond, VA 23219

804-822-4802/800-842-2610, ext. 4802

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From: Melissa Hipolit (b)(6)
Sent: Thursday, August 10, 2017 1:28 PM
To: Hipolit, Melissa <MHipolit@wtvr.com>
Cc: Davis, Anne <anne.davis@hud.gov>; Wolfe, Lisa A <Lisa.A.Wolfe@hud.gov>
Subject: Re: FOIA Check In

Hi Anne-

Any news on what's going on with this other FOIA? Thanks! Also, I never heard from the inspector general about the Lavoy emails. At least, I don't think I did.

Melissa

On Sat, Aug 5, 2017 at 12:37 AM, Hipolit, Melissa <MHipolit@wtvr.com> wrote:

> Thanks, Anne. Looking forward to hearing how that turned out!
>
> Just a heads up...I plan to submit another FOIA request for additional emails. I will try to be as clear and detailed as possible in that request.
>
> Lisa-would like to have a phone conversation next week. From what I understand, there will be a new REAC inspection of the property next week. The emails included in the FOIA seem to suggest it was supposed to happen in June and then July. Wondering why it's just happening now?
>
> Also, I spoke with a man who is interested in purchasing the property---Ernst Valery. Are you aware of this?

AMERICAN OVERSIGHT

Finally---did you ever find out if there was ever an investigation by the IG into PK Management or GHC Housing Partners?

THANK YOU!

Melissa

From: Davis, Anne <anne.davis@hud.gov>
Sent: Thursday, August 3, 2017 8:25 AM
To: Melissa Hipolit; Hipolit, Melissa; Wolfe, Lisa A
Subject: RE: FOIA Check In

Hi, Melissa – your email FOIA is in concurrence now – hoping I'll be able to ship it out to you by tomorrow at the latest. The other FOIA is on hold because there were some objections to release of documents have raised by the submitter. They have been given until tomorrow COB to present those objections in a way that will give us reason to withhold the documents. I'll let you know how that turns out. Thanks - Anne

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Anne Davis, Sr. Management Analyst

US Dept. of Housing & Urban Development

Richmond Field Office

600 E. Broad Street, Richmond, VA 23219

804-822-4802/800-842-2610, ext. 4802

From: Melissa Hipolit [(b)(6)]
Sent: Wednesday, August 02, 2017 7:33 PM
To: Davis, Anne <anne.davis@hud.gov>; mhipolit@wtvr.com; Wolfe, Lisa A <Lisa.A.Wolfe@hud.gov>
Subject: FOIA Check In

AMERICAN OVERSIGHT

Hello Anne,

Hope you're having a nice summer!

Just wanted to make sure I hadn't missed any FOIA responses...

What is the status of my two FOIAs?

Thank you!

Melissa

AMERICAN OVERSIGHT

From: Wolfe, Lisa A
Sent: Tuesday, August 15, 2017 1:12 PM
To: Brown, Jereon M; Iber, Robert G; Nichols, Delton
Cc: DeFelice, Joseph J; Schmidt, Carrie S; Ott, Richard M
Subject: URGENT REAC SCORE RELEASE DATE for Essex Village

Jerry/Bob/Delton – I am on the call right now. I am under the impression the SCORE can't be released in the first 45-day period. Did something change? This makes me VERY nervous that we are sending to the Congressional delegation while we are in this initial period. Am I missing something?

Lisa A. Wolfe
Regional Public Affairs Officer
Office of Field Policy and Management
U.S. Department of Housing and Urban Development
The Wanamaker Building, 100 Penn Square East
Philadelphia, PA 19107
Office: (215) 430-6640

From: Wolfe, Lisa A
Sent: Friday, August 11, 2017 11:40 AM
To: Brown, Jereon M <Jereon.M.Brown@hud.gov>; Iber, Robert G <robert.g.iber@hud.gov>; Nichols, Delton <Delton.Nichols@hud.gov>
Cc: DeFelice, Joseph J <Joseph.J.DeFelice@hud.gov>; Schmidt, Carrie S <Carrie.S.Schmidt@hud.gov>
Subject: URGENT REAC SCORE RELEASE DATE for Essex Village
Importance: High

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To: 'Hipolit, Melissa' <MHipolit@wtvr.com>
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AMERICAN OVERSIGHT

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Anne Davis, Sr. Management Analyst

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AMERICAN OVERSIGHT

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Sent: Tuesday, August 15, 2017 3:53 PM
To: Williams, Sheppard V; Wolfe, Lisa A; Edwards, Nika V
Cc: DeFelice, Joseph J; Solivan, Elvis
Subject: FW: Important FOIA Policy Statement
Attachments: Executive Secretariat FOIA Policy Statement - 8-15-2017 - DFW.docx; CFoiaO.DOCX

Van, Please take a look. Rich

From: Williams, Darlene F
Sent: Tuesday, August 15, 2017 3:40 PM
To: FPM_Deputy_Regional_Administrators <FPM_Deputy_Regional_Administrators@hud.gov>
Cc: Hunter, Matthew F <Matthew.F.Hunter@hud.gov>; Bregon, Nelson R <Nelson.R.Bregon@hud.gov>; Franceschini-Petty, Raquel <Raquel.Franceschini-Petty@HUD.GOV>; Scott, Paul A <Paul.A.Scott@hud.gov>; Williams, Darlene F <Darlene.F.Williams@hud.gov>; Forero, Jaime E <Jaime.E.Forero@hud.gov>; Lake, Karen A <Karen.A.Lake@hud.gov>; Lawyer, Michael C <Michael.C.Lawyer@hud.gov>; Kelly, Holly A <Holly.A.Kelly@hud.gov>; Routt, Lora D <Lora.D.Routt@hud.gov>; Glekas, Pamela <Pamela.Glekas@hud.gov>; Webb, Randall <Randall.Webb@hud.gov>
Subject: Important FOIA Policy Statement

IMPORTANT FOIA POLICY STATEMENT – PLEASE SHARE AS APPROPRIATE

ALL FOIAs relating to appointees are to be issued through Headquarters.

It is the Executive Secretariat's Policy that all FOIAs related to appointees be handled in headquarters and responses are reviewed and signed by Helen Foster. Please copy Deborah Snowden, Executive FOIA Branch Chief and Jerry Brown, Deputy Assistant Secretary for Public Affairs as well as Darlene Williams, Senior Policy Advisor to ensure FPM headquarters awareness. These FOIAs will be assigned to HQ.

The same is true for all requests relating to members of Congress and all requests from any media outlet.

Here is the link to the FOIA Improvement Act of 2016.

https://www.justice.gov/oip/oip-summary-foia-improvement-act-2016

See attachments above,

Darlene
X4143

Darlene F. Williams, Ph.D.
Senior Advisor for Policy
Office of Field Policy and Management
U. S. Department of Housing and Urban Development
Washington, D. C. 20410
Office: 202.708-2426
Direct: 202.402.4143
HUD iPhone: 202.251.2867

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Here is the link to the FOIA Improvement Act of 2016 with some additional changes.

https://www.justice.gov/oip/oip-summary-foia-improvement-act-2016

AMERICAN OVERSIGHT

Excerpt from amendments to FOIA signed into law July 2016

(j)(1) Each agency shall designate a Chief FOIA Officer who shall be a senior official of such agency (at the Assistant Secretary or equivalent level).

(2) The Chief FOIA Officer of each agency shall, subject to the authority of the head of the agency –

(A) have agency-wide responsibility for efficient and appropriate compliance with this section;

(B) monitor implementation of this section throughout the agency and keep the head of the agency, the chief legal officer of the agency, and the Attorney General appropriately informed of the agency's performance in implementing this section;

(C) recommend to the head of the agency such adjustments to agency practices, policies, personnel, and funding as may be necessary to improve its implementation of this section;

(D) review and report to the Attorney General, through the head of the agency, at such times and in such formats as the Attorney General may direct, on the agency's performance in implementing this section;

(E) facilitate public understanding of the purposes of the statutory exemptions of this section by including concise descriptions of the exemptions in both the agency's handbook issued under subsection (g), and the agency's annual report on this section, and by providing an overview, where appropriate, of certain general categories of agency records to which those exemptions apply;

(F) offer training to agency staff regarding their responsibilities under this section;

(G) serve as the primary agency liaison with the Office of Government Information Services and the Office of Information Policy; and

(H) designate 1 or more FOIA Public Liaisons.

(3) The Chief FOIA Officer of each agency shall review, not less frequently than annually, all aspects of the administration of this section by the agency to ensure compliance with the requirements of this section, including –

AMERICAN OVERSIGHT

(A) agency regulations;

(B) disclosure of records required under paragraphs (2) and (8) of subsection (a);

(C) assessment of fees and determination of eligibility for fee waivers;

(D) the timely processing of requests for information under this section;

(E) the use of exemptions under subsection (b); and

(F) dispute resolution services with the assistance of the Office of Government Information Services or the FOIA Public Liaison.

AMERICAN OVERSIGHT

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Sent: Tuesday, August 15, 2017 5:58 PM
To: Wolfe, Lisa A; Brown, Jereon M; Iber, Robert G
Cc: DeFelice, Joseph J; Schmidt, Carrie S; Ott, Richard M
Subject: RE: URGENT REAC SCORE RELEASE DATE for Essex Village

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Office: (215) 430-6640

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AMERICAN OVERSIGHT

Philadelphia, PA 19107
Office: (215) 430-6640

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<image001.png>

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> **Sent:** Thursday, August 3, 2017 8:25 AM
> **To:** Melissa Hipolit; Hipolit, Melissa; Wolfe, Lisa A
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To: Davis, Anne <anne.davis@hud.gov>; mhipolit@wtvr.com; Wolfe, Lisa A <Lisa.A.Wolfe@hud.gov>
Subject: FOIA Check In

Hello Anne,

Hope you're having a nice summer!

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To: DeFelice, Joseph J; Solivan, Elvis; Banks, Antoinette P; Downs, Sharon; Lamberg, Catherine D; Legette, Ronnie J; Ott, Richard M; Rader, Brad E; Schmidt, Carrie S; Brown, Brenda J; Punter, Carolyn K; Parker, Judith; Ellis, Lisa C
Cc: Holman, Virginia F; Mares, Steven J; Schmiegelow, Toni D; Paikin, Steven M; Wolfe, Lisa A; Dunn, Tracey; Edwards, Nika V; Anastasi, Carolyn M; SOKOLOW, ARDEN A; Fitch, Ron
Subject: Today's HUD News Briefing

The following items in today's HUD News Briefing are of specific interest to the HUD Richmond Office:

[VA] Portsmouth public housing tenants have been fighting mold for years with little help from PRHA (Norfolk Virginian-Pilot, VA) (8/19/2017 10:17 AM, Ana Ley)
The mold has reached at least eight first-floor homes in the Hamilton Place apartment complex in the last four years, shifting from white to green to black as it creeps along walls, carpets and, finally, furnishings and other belongings. Low-income tenants there say they're sick of scrubbing the stuff out. They want the city's Housing Authority to get rid of it, and now, after questions from The Virginian-Pilot, so does the federal government. "We are inhaling this," said Donna Quinerly, whose apartment off Turnpike Road was so badly infested that last week she tossed out a living room set covered in a sour film. She fears that it's hurting her son, who has been hospitalized twice with severe respiratory problems since February, according to medical records. Quinerly said she first reported the problem about two years ago, and although she's been given credits on her rent and the occasional visit from a maintenance worker, officials with the Portsmouth Redevelopment and Housing Authority didn't offer to move her until Wednesday afternoon - about two hours after The Pilot asked property managers about the problem. At least one former neighbor said she was so fed up, she moved out even though her rent is now twice as expensive at an unsubsidized home in Chesapeake. "I had to go," said Ivory Dupree, 48, who moved out about four years ago after throwing away a mattress. Property manager Natalie Honeyblue refused to speak with The Pilot, referring inquiries to PRHA's main office. "My name or my likeness better not be in any reports in the newspaper," she said before asking a reporter to leave the property's management office Wednesday afternoon. Newly hired PRHA Executive Director Edward Bland declined multiple requests to comment. Some tenants interviewed this week said they've long struggled with mold but haven't reported it out of fear of retaliation. "I don't want to be evicted," said one woman who has thrown out several couches, mattresses and dressers in the past two years. "When you walk in my house, you can smell it. It smells sour, it smells wet, and it smells like mildew," Jones said. She reported the problem a year ago but said property officials never followed up. Lisa Wolfe, a regional spokeswoman for the U.S. Department of Housing and Urban Development, which oversees the PRHA, urged tenants to submit work orders if they spot any problems. Those who have done so
but still haven't gotten help from the local authority should reach out to HUD to file a complaint, she said. On Thursday, Wolfe said she reported the tenants' concerns and noted that the federal agency is looking into the matter. "That's really a shame," Wolfe said when told some tenants are afraid to call their property manager. "I wish we'd known sooner. If we don't know about a problem, we can't do anything about it."

[VA] Giving vets housing Freedom in Wythe (SWVA Today, Wytheville, VA) (8/21/2017 5:10 AM, Mark Sage)
U.S. Rep. Morgan Griffith said he'd heard plenty about Freedom Lane but hadn't seen it. The Wytheville Redevelopment and Housing Authority project to provide homes for veterans "looked good on
paper," Griffith said. Then he said he turned off Peppers Ferry Road and thought "Wow. Not only did they do something good. They did something great." The Republican congressman was one of several dozen in Wytheville on Wednesday to celebrate the ribboncutting of a long-awaited housing complex for those who served the nation. Owned and operated by the Wytheville Redevelopment and Housing Authority, the 24 new apartments off Peppers Ferry have already welcomed 12 new veterans and their families. A road lined with one- and two-bedroom homes, most handicapped accessible, terminates near a clubhouse on the four-acre tract. The ribbon-cutting came a little over a year from when ground was broken for the affordable housing development. Cathy Pattison, who closed out her eight years on the WRHA's seven-member board on Wednesday, pointed out that the project came in under budget and ahead of schedule. Pattison said the idea for affordable veteran housing got started in

AMERICAN OVERSIGHT

2010, when Randy Martin, the WRHA's executive director, said no veteran should be without a home. The idea lay dormant until 2013, when the housing authority bought eight acres of the former Alco property.
Martin said that the purchase was made with the $5 million development in mind. Martin said executing the idea took more than time, though. It required partnerships across the state and county, including HOPE, Veterans Affairs, the Department of Social Services and others. Martin said that more than half of the 24 units have vouchers tied to them to help with rent. Sharon Alexander, the chair of the Wytheville Redevelopment and Housing Authority board, asked in her opening prayer that Freedom Lane be "a place where we see the best of humanity." It was certainly a place Wednesday where Joe DeFelice, the regional administrator for the U.S. Department of Housing and Urban Development, saw the best of Southwest Virginia. On his first trip to the region, he said was falling in love and may not return to his office in Philadelphia.

[VA] Affordable housing shortage leaves hundreds calling hotels along Jeff Davis home (Richmond Times-Dispatch, VA) (8/20/2017 9:49 PM, Vanessa Remmers and Michael O'Connor)
When Angie Smith's daughter was born, she made sure to keep her infant in her arms or a swing. If Arabella stopped moving, the roaches would start crawling all over her. "It was the worst roach problem I've ever seen," Smith said. Smith paid $270 per week to live in Americas Best Value Inn near Jefferson Davis Highway in Chesterfield County for eight months with Arabella and her two other children. The motel room allowed her to get away from her on-again, off-again relationship with her baby's father, and also provided relief from a home mortgage and other bills. In an increasingly impoverished Chesterfield, an affordable housing scarcity, coupled with credit and background requirements for apartments, has led hundreds of people like Smith to settle for months — or years — at motels, many along the Jeff Davis corridor. This past school year, 160 Chesterfield students lived in hotels or motels. Across the state, nearly 3,000 students found shelter the same way.

[VA] Charlottesville, "happiest city in America" — but for whom? (Salon) (8/20/2017 1:47 PM, Emma Eisenberg)
When a city with a white supremacist presence and marginalized black working class is run by genteel "progressives" There was a moment on Saturday, August 12th that happened quickly but changed the course of everything that came after it. Around noon, a small group of white supremacists who had left the center of the protests at Emancipation Park walked down to an affordable housing complex called Friendship Court and, standing at its entrance, hurled racist slurs at black residents. Back at Emancipation Park, word spread among counterprotesters that Charlottesville black residents needed help, and a throng headed south to offer their bodies as support. But by time they got close to the housing complex, an organizer with Anarchist People of Color told them to turn back. The residents had already handled the situation, she told the marchers. As they turned back up fourth street, the first march ran into another group of counter-protesters also under instructions to head to Friendship Court. It was a moment of jubilation — the residents had successfully defended themselves, and the official "Unite the Right" rally had been effectively shut down. The two marches merged, creating a huge congestion of people. But this mood lasted only a few minutes. It was into this rejoicing crowd that 20-year-old James Alex Fields Jr. gunned his car, then backed it up, and gunned it again. It makes a cruel kind of sense that Heather Hyer and the others who were hit by Fields' car had just come from standing in solidarity with residents of this particular public housing complex, for it lies at the very center of the city and at the center of what happened this weekend in more ways than one. "The site itself is in the heart of downtown and the center of the city's Strategic Investment Area," a developer named Frank Grosch with the Piedmont Housing Authority (PHA) told a crowd assembled at the well-heeled Omni Hotel in September of 2015. "And it's an extraordinarily valuable piece of real estate." It was at that same breakfast fundraiser that Grosch announced that the PHA would acquire the 150-unit subsidized apartment complex in 2018 and redevelop it as a mixed-income neighborhood.

[VA] Spratley House, Ashe Manor earn high marks on federal housing inspection (Newport News Daily Press, VA) (8/19/2017 7:48 PM, Reema Amin)
Two public housing complexes designed for the elderly have again passed a federal inspection with mostly flying colors. However, the latest scores for Spratley House, 651 25th St., and Wilbert & Effie Ashe Manor Apartments, 900 36th St., were lower than when both were last inspected in 2014. Both Spratley House and Ashe Manor, inspected last month, have 50 one- and two-unit bed apartments for the elderly. Apartments are designed for people who need special accommodations and have special cords that can be used to call for emergency medical help. Spratley House earned 94 points out of 100, and Ashe Manor got 87 points, according to scores the Daily Press obtained through a Freedom of Information Act request from the Department of Housing and Urban Development, the agency that does these specific physical inspections. A passing score is 60.

[VA] City housing authority board gets update on smoking ban (Lynchburg News & Advance, VA) (8/18/2017 7:45 AM, Sherese Gore)

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The Lynchburg Redevelopment & Housing Authority Board of Commissioners was presented with a timeline Thursday of the upcoming implementation of a nationwide smoking ban on its public housing properties. The board is expected to approve the smoke-free policy in December, with the policy to take effect Jan. 1.The draft smoke-free policy is expected to be developed next month by LRHA staff. A rule issued by the U.S. Department of Housing and Urban Development bans smoking inside public housing units and in outside areas within 25 feet of dwellings and administrative buildings. Designated smoking areas must be outside of the 25-foot zone. The rule was issued Feb. 3, and housing authorities have 18 months to implement smoking ban policies. The Lynchburg Redevelopment & Housing Authority owns four public housing communities with more than 325 families in residence.

[VA] New PRHA leader gives first interview after starting job (WVEC-TV, VA) (8/18/2017 8:00 PM, Laura Geller)
The new leader of the Portsmouth Redevelopment and Housing Authority answered some tough questions about the agency, which is supposed to help some of Portsmouth's most vulnerable citizens. With just about a month on the job, Ed Bland has already visited each of PRHA's communities and met with residents. The answer to one question in our half hour interview with Bland sticks out. It could give residents living in some of the poorest communities in Portsmouth a good idea of what kind of leadership they can now expect. We asked Bland if he would feel comfortable moving his family into one of these communities. Bland replied, "No, I would not and I truly understand that and that's why we're going to work very hard to change." The change is coming after a difficult period for PRHA. There was the federal investigation, which pointed out deficiencies in how the board and administration ran the authority. According to Bland, new homes mean residents feel better about themselves and their lives with PRHA. "I'm hoping that when they really see that we really care, and we do, that they will also partner with the Portsmouth housing authority to make the communities better," he concluded. [Editorial note: VIDEO at source]

[VA] Tim Kaine column: Virginians must respond to this pain by accelerating progress (Richmond Times-Dispatch, VA) (8/21/2017 4:45 AM, Senator Tim Kaine)
Last Saturday, America and the world were confronted with scenes of neo-Nazis, Klansmen, and other white supremacists terrorizing the citizens of Charlottesville. Ostensibly protesting the locally elected government's democratic decision to remove a monument of Robert E. Lee, the ralliers chanted racist, anti-Semitic, homophobic messages having nothing to do with statues or heritage. They came to spew hate. And it was more than just words. Heavily armed "militia" members intimidated local citizens. A mob beat Deandre Harris unconscious. A white supremacist intentionally drove his car into a crowd of people, killing 32-year-old Heather Heyer and injuring dozens of others who came to stand up for love and tolerance. And the ensuing chaos resulted in the deaths of Virginia State Police officers Berke Bates and Jay Cullen as they worked to restore peace. As I attended the memorial services for these brave Virginians, each killed standing up for Virginia values of equality and order, I sought to understand this grievous attack on our commonwealth. And more importantly, I sought to determine how we must respond to it. The events in Charlottesville did not occur in a vacuum. Our commonwealth knows well the pain of racism and division. The arrival of shackled Africans in Virginia in 1619 began the monstrous institution of slavery in our country. Richmond became the capital of an insurgent breakaway nation dedicated to the maintenance of slavery and the principle of white supremacy. And when slavery collapsed, succeeding generations embraced Jim Crow and Massive Resistance rather than living in accord with the principles we hollowly proclaimed to be self-evident.

Here is the link where you may read today's HUD News Briefing in full: http://www.techmis.com/hud/todaysbrief.pdf.

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From: Edwards, Nika V
Sent: Monday, August 21, 2017 9:48 AM
To: Williams, Sheppard V
Cc: DeFelice, Joseph J; Solivan, Elvis
Subject: Fwd: HUD Priority Daily Briefing (8-21-17)
Attachments: HUD Priority Daily Briefing (8-21-17).docx

The request from Maryland's members of Congress concerning Kushner's properties is dominating the news today.

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From: HUD Daily <hud@techmis.com>
Sent: Monday, August 21, 2017 6:46 AM
Subject: HUD Priority Daily Briefing (8-21-17)
To: <tom.lewis@techmis.com>

HUD PRIORITY DAILY BRIEFING

Prepared for the Office of Public Affairs,
U.S. Department of Housing & Urban Development
By TechMIS
www.techmis.com/hud

TO: **U.S. Department of Housing and Urban Development & Staff**
DATE: **Monday, August 21, 2017 7:00 AM ET**

HUD News and Opinion

Ben Carson to Speak at Polson Housing Conference (Flathead Beacon, Kalispell, MT)

HUD secretary Ben Carson to speak in Polson (Kalispell Daily Inter Lake, MT)

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Fear of reassignments, buyouts pushes HUD to more transparent change management (Federal News Radio)

HUD Secretary Ben Carson reveals vandals attacked his Virginia home (HousingWire)

[NY] Arker completes $38M rehab at Staten Island complex (Real Estate Weekly)

[NY] Here is the official resume of the person Trump put in charge of federal housing in New York (Washington Post)

[MD] Democrats demand Kushner-related housing records (CBS News)

[MD] Maryland Democrats request details on Jared Kushner apartment holdings in state (Baltimore Sun, MD)

[MD] U.S. Lawmakers Seek Kushner Company Records on Maryland Apartments (ProPublica)

[VA] Portsmouth public housing tenants have been fighting mold for years with little help from PRHA (Norfolk Virginian-Pilot, VA)

[VA] Giving vets housing Freedom in Wythe (SWVA Today, Wytheville, VA)

[MS] CMHA Police, federal agents raid home of accused nationwide Facebook scammer Zienup Sbeih (WLOX-TV ABC 13, MS)

[LA] Kenner housing authority in limbo after Mayor Zahn asks director to resign, removes remaining board members (New Orleans Advocate, LA)

[LA] Kenner mayor guts housing board, seeks execs resignation (KLFY-TV 10 Lafayette, LA)

[LA] Kenner Mayor dismantles Kenner Housing Authority Board, demands resignation from executive director (WVUE-TV, LA)

[LA] Kenner mayor removes entire Housing Authority Board, calls for Exec. Director's resignation (WWL-TV New Orleans Channel 4, LA)

[LA] Our Views: Louisiana's past could provide a blueprint for how FEMA could restructure disaster aid (Baton Rouge Advocate, LA)

[LA] Task Force approves plan expanding eligibility, increasing awards through La.'s flood assistance program (KPLC-TV Lake Charles, LA)

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[IN] Escaping one of the nation's worst environmental disaster zones (Washington Post)

[IN] East Chicago residents want answers about water at Saturday meeting (Northwest Indiana Times, IN)

[IN] The East Chicago lead crisis, one year later: Some of community groups' critical demands unaddressed (Northwest Indiana Times, IN)

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[IL] Communication chaos in Cairo: Confusion has replaced shock since HUD told 400 people they will have to move. (The Southern, IL)

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[TX] Nirenberg Forms Housing Task Force to Address Affordability, Gentrification (Rivard Report, TX)

[CA] LA's Housing Crisis: Much Worse than You Think (City Watch LA, CA)

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Trump could undermine civil rights progress more than any other president (The Hill)

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[WA] Trump won places drowning in despair. Can he save them? (Seattle Times, WA)

[WA] This week we're sitting down racism and standing up for Seattle mayor (KUOW)

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Editorial Note: This Brief represents summarized content - click on the hyperlink to access full-text articles for these news summaries.

HUD News and Opinion

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Ben Carson to Speak at Polson Housing Conference (Flathead Beacon, Kalispell, MT)
Flathead Beacon
(8/21/2017 4:45 AM, Justin Franz)
Housing secretary will give keynote address at Native American Housing Association meeting

Secretary of Housing and Urban Development Ben Carson will be visit Northwest Montana on Monday.

Carson will be delivering the keynote address at the Native American Housing Association's summer meeting at the KwaTaqNuk Resort in Polson on Aug. 21. According to a press release, Carson will speak about "healthy, affordable housing for tribal communities and eliminating burdensome regulations that inhibit prosperity and self-sufficiency."

Carson, a noted neurosurgeon, was tapped by President Donald Trump to lead the U.S. Department of Housing and Urban Development earlier this year. Carson unsuccessfully ran for the Republican presidential nomination in 2016.

In 2014, Carson spoke at a fundraiser for Stillwater Christian School in Kalispell.

HUD secretary Ben Carson to speak in Polson (Kalispell Daily Inter Lake, MT)
Kalispell Daily Inter Lake
(8/19/2017 7:11 AM, Staff)
On Monday, August 21, U.S. Department of Housing and Urban Development Secretary Ben Carson will be in Polson on Monday, Aug. 21 to deliver keynote remarks at the United Native American Housing Association summer meeting.

The conference at KwaTaqNuk Resort is a gathering of Native American housing authorities from the Great Plains region.

While in Montana, the Carson will also meet with UNAHA leadership, tribal members and visit local communities to learn about the status of affordable housing on tribal lands.

Affordable housing in focus in Polson (Missoula Missoulian, MT)
Missoula Missoulian
(8/20/2017 5:23 AM, Perry Backus)
POLSON — For a bit more than a week, state and federal officials focused their attention on affordable housing in the town of Polson.

Last week, Gov. Steve Bullock joined a ceremonial groundbreaking celebration in front of a new multifamily affordable housing unit that is scheduled to open sometime in December.

On Monday, Aug. 21, U.S. Housing and Urban Development Secretary Ben Carson will deliver a keynote address that a news release said promises to "discuss healthy, affordable housing for tribal community and eliminating burdensome regulations that inhibit prosperity and self-sufficiency."

Carson also plans to speak to members of the United Native American Housing Authority from the Great Plains region and visit local Native American communities to learn firsthand the status of affordable housing on tribal lands.

Carson is scheduled to speak at the KwaTaqNuk Resort in Polson at 3 p.m.

HUD in limbo: Top jobs unconfirmed, key decisions unmade (National Mortgage News)
National Mortgage News
(8/18/2017 12:00 PM, Brian Collins)
WASHINGTON — When Pam Patenaude was nominated by President Trump as the No. 2 at the Department of Housing and Urban Development, she was supposed to help make up for the inexperience of the leader of the agency, the retired neurosurgeon Ben Carson.

But four months later, Patenaude's nomination remains in limbo, as does that of Paul Compton, the pick to be the department's general counsel.

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That has left HUD facing a leadership crisis, with other key roles like the head of the Federal Housing Administration and Ginnie Mae going unfilled by the Trump administration.

"If you are a defender of the mission of HUD, you are going to want HUD to have a No. 2 chief operating officer like Pam as deputy secretary and a general counsel in place so you can give Secretary Carson more staff and more capacity to run the agency," said Bill Killmer, senior vice president for legislative and political affairs at the Mortgage Bankers Association.

While other agencies have also been hamstrung with senior jobs unfilled, the problem is particularly acute at HUD because Carson acknowledges he lacks prior experience. It has left key decisions, including whether to lower Federal Housing Administration premiums, unresolved for long stretches of time while Carson waits for his senior staff to arrive.

It's not clear why the Senate has not acted on Patenaude, a former HUD assistant secretary who is now president of the J. Ronald Terwilliger Foundation for Housing America's Families. Her nomination was approved by the Senate Banking Committee in April. Democrats lack the ability to filibuster nominees, but by Senate tradition, a single lawmaker can sometimes place a hold on a nominee.

Some industry observers pointed to Sens. Elizabeth Warren, D-Mass., and Robert Menendez, D-N.J., as likely holding Patenaude up. Democrats objected to her after she defended President Trump's budget request to slash funding for HUD. (Congress appears to have ignored Trump's request, with the appropriations panels in both chambers approving bills that would fund HUD at its current level.)

A spokesperson for Warren did not return calls seeking comment; a spokesman for Menendez said the New Jersey Democrat was not involved.

"While the senator has certainly expressed concerns about the president's fiscal year 2018 budget request, he does not have a hold on the nominees," the spokesman said.

Edward Mills, a financial policy analyst and managing director at FBR Capital Markets, said the delay in filling crucial housing positions is a "reflection of how far we have come since the financial crisis." The housing market has stabilized and "it shows that housing is not the priority it used to be," Mills said.

To be sure, some officials have been confirmed to jobs at HUD. The Senate voted Aug. 3 to approve more than 70 nominees for various government agencies, including Anna Maria Farias as HUD assistant secretary for Office of Fair Housing and Equal Opportunity and Neal Rackleff as the assistant secretary for the Office of Community Planning and Development.

"We finally have two of our four Senate-confirmed folks on board. ... Still, it would be nice to have our deputy and our general counsel aboard," a HUD spokesman said, referring to Patenaude and Compton.

But other top jobs aren't even in the pipeline. Brian Montgomery, who previously served as FHA commissioner under President George W. Bush, is widely expected to be nominated again for the job. David Kittle, a former chairman of the Mortgage Bankers Association, is said to be Trump's pick for Ginnie Mae.

Despite months of speculation, however, they have not been officially announced. "It is hard to understand why Montgomery and Kittle are being held up," said a source, who spoke on condition of anonymity.

Killmer said that with every new administration, "the clearance process has become more intense and laborious and takes more time. Each nomination has a different rhythm or tempo."

It appears to be taking longer for Montgomery go through the nomination clearance process because of his work in the private sector and possible conflicts of interest as a co-founder and managing director of the Collingwood Group, a mortgage consulting firm.

"I have been waiting for the FHA nomination," Mills at FBR Capital Markets said. "That will be one the most compelling things in relation to the direction where the Trump administration wants to go with its housing policy. It is unclear if the new administration

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wants to shrink FHA or expand it."

If Montgomery is chosen, "there won't be an aggressive reduction," Mills said.

But the new FHA commissioner will be looking for redundancies between areas served by the FHA and those served by Fannie Mae and Freddie Mac. "And seeing if you can reduce that overlap," Mills said.

Also in the mix is the role of the FHA in any future housing finance system.

House Financial Services Committee Chairman Jeb Hensarling, R-Tex., has been trying to limit the activities of the government-sponsored enterprises and the FHA for several years.

Senate Banking Committee Chairman Mike Crapo, R-Idaho, meanwhile, has indicated recently that he wants GSE reform to "include consideration of FHA as well," Killmer said. "So it is not just a House thing."

Fear of reassignments, buyouts pushes HUD to more transparent change management (Federal News Radio)
Federal News Radio
(8/18/2017 11:15 AM, Jason Miller)
For the Department of Housing and Urban Development, the effort to restructure itself is not an exercise in workforce reduction.

HUD political appointees say they understand the real impact on morale moving senior executives or offering buyouts could have on the agency.

David Eagles, the chief operating officer of HUD, said the department has spent a lot of time trying to mitigate any concerns around the current or upcoming personnel and process changes.

"We have been committed to a highly engaged process. What I'm really proud of at HUD is this has really been an employee-up plan. We've gotten a lot of feedback from all levels of HUD, and that includes the field, headquarters, frontline and senior leadership, hundreds of recommendations and we've distilled those into some good ideas," Eagles said, in an exclusive interview with Federal News Radio. "What I'm excited about is people understand that we've got to be very focused on, and this is a governmentwide issue, on empowering people to be successful who for years and for decades and decades have had new rules and regulations and new ideas just pile on top of federal agencies and every year it gets more hamstrung to be able to do what you need to do to be effective."

Eagles said HUD's leadership has reached out to employees through emails, online surveys and meet-and-greets over the last few months. He said the goal was two-fold: first, to hear from employees about what could be changed over the short and long term, such as new lighting in offices or a new coat of paint to brighten the walls; second, to develop the agency's plan to restructure, reform and reorganize as required by President Donald Trump.

Eagles said he expects the Office of Management and Budget to approve HUD's reorganization plan by mid-September. He said because the plan still was considered pre-decisional, he couldn't talk much about it.

"No idea was too big or too small and we've received hundreds of ideas from that process," Eagles said. "There are three levels that you have to be focused on: The frontline, which is clearly the most important and we've engaged them through those forums and conversations. At the second level is what I'll call the middle management layer. These are the couple of hundred folks that drive morale. They are probably responsible for 80 percent of the morale. They get a lot the work done and are very important for us as well."

Eagles said the third bucket is senior leadership that can unify a host of White House initiatives such as the executive order to reduce regulations, the fiscal 2018 budget request and performance management.

Eagles readily admitted many ideas coming from employees and from senior leadership aren't new or different. He said the biggest change is the fact this restructuring effort is happening at the beginning of an administration versus toward the end.

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He said HUD will develop a 12-to-18 month plan with specific metrics that employees, citizens, government auditors and lawmakers can track on a public dashboard, and then reassess progress and adjust as appropriate.

[Editorial note: consult source link for further reading]

HUD Secretary Ben Carson reveals vandals attacked his Virginia home (HousingWire)
HousingWire
(8/21/2017 4:45 AM, Kelsey Ramirez)
Responds to hate-incidents in Charlottesville

Ben Carson, U.S. Department of Housing and Urban Development secretary revealed Wednesday his Virginia home was vandalized.

After the violence in Charlottesville, Virginia, Carson posted his response to his Facebook account, revealing hate crimes he experienced himself.

In his post, Carson revealed his Virginia home was vandalized with anti-Trump rhetoric, but that his neighbors stepped up to help.

“More recently our home in Virginia along with that of a neighbor was vandalized by people who also wrote hateful rhetoric about President Trump,” he wrote. “We were out of town, but other kind, embarrassed neighbors cleaned up most of the mess before we returned.”

The HUD secretary also took the moment to give a second instance in which a neighbor put up a confederate flag, but that in these situations, it is important to take the high road.

“In both instances, less than kind behavior was met by people taking the high road,” Carson wrote. “We could all learn from these examples. Hatred and bigotry unfortunately still exists in our country and we must all continue to fight it, but let’s use the right tools.

[NY] Arker completes $38M rehab at Staten Island complex (Real Estate Weekly)
Real Estate Weekly
(8/18/2017 4:31 PM, Staff)
The Arker Companies has completed a $38 million rehabilitation and preservation project at Elbee Gardens, a 178-unit affordable housing development at 1950 Clove Road in the Grasmere neighborhood of Staten Island. Situated on nearly eight-acres of land, Elbee Gardens is a six-story elevator building that was initially financed as a HUD 236 project and constructed in the early 1970s. The project had not received any significant capital improvements since it was first rented up in 1973. HPD also provided four percent Low-Income Housing Tax Credits, resulting in approximately $14 million in tax credit equity. The financing incorporates a permanent day one structure with credit enhancement from Freddie Mac.

Wells Fargo is the tax credit investor and limited partner for the project. Officials from the New York City Housing Development Corporation, HPD and the US Department of Housing and Urban Development joined The Arker Companies and project partners to celebrate the completiton of the project. "Preserving and improving our existing affordable housing stock is a key strategy in meeting New York’s housing needs" said Lynne Patton, HUD Regional Administrator for New York and New Jersey. "The extensive renovations at Elbee Gardens will keep this housing viable and keep the Grasmere community thriving for the next generation of New Yorkers."

[NY] Here is the official resume of the person Trump put in charge of federal housing in New York (Washington Post)
Washington Post
(8/18/2017 8:54 AM, Tracy Jan)
The person President Trump tapped this summer to oversee one of the largest regions under the Department of Housing & Urban Development is a longtime Trump family employee with no experience in housing, according to the one-page résumé Lynne Patton submitted as part of the transition.

Patton began working for Trump’s son Eric in 2009 as the vice president of his foundation and as his primary aide. She oversaw all aspects of his business, charity and personal obligations. That included his home and spousal responsibilities as well as

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coordinating events. She was promoted in 2012 to be the Trump family's senior aide and chief of staff, serving as the principal contact between the family members and all corporate partners, heads of state and high-end donors. Specifically, she worked for the Trump children, Donald Jr., Tiffany, Ivanka and Eric and his wife, Lara. During Donald Trump's presidential campaign, Patton worked as his senior adviser and family liaison, focusing on minority engagement. She was also a prime-time speaker at the 2016 Republican National Convention.

In June, HUD Secretary Ben Carson, an acclaimed neurosurgeon with no expertise in housing policy either, charged Patton with running the agency's regional office overseeing New York and New Jersey. Her appointment stirred controversy because of her lack of experience and the fact that Trump has a 4 percent stake in a Brooklyn development, Starrett City, that is the nation's largest subsidized housing complex.

Patton is one of 10 regional administrators for HUD, an agency that has a $48.7 billion budget this year. Her position pays $161,900 a year.

"The administration prioritizes hiring family friends, employees and people who have expressed loyalty to the president, raising real questions about why the president wants her there," said Austin Evers, a former State Department attorney under President Barack Obama who now heads the government watchdog group American Oversight. "This underscores that this administration does not prioritize qualifications at all, including for this very important job which oversees billions of dollars of taxpayer money."

Patton told the Post in an email that as regional administrator, she serves as the primary liaison for local agencies and city officials as it pertains to housing issues before the Trump administration — a job she says she is uniquely positioned for given her long history as "gatekeeper" to the Trumps. "I am not determining fixed-rate mortgage loan rates. Nor do I have any oversight or undue influence as to individual grant distribution or project funding," Patton wrote.

Patton has officially recused herself from any decisions involving the Starrett City housing development, signing a "conflict of interest disqualification" memorandum on July 12.

American Oversight, formed by a group of lawyers after Trump's inauguration to monitor the administration's ethics and expose any potential conflicts of interest, obtained Patton's official résumé through a Freedom of Information Act request of the résumés of political appointees across various federal agencies.

[MD] Democrats demand Kushner-related housing records (CBS News)
CBS
(8/19/2017 2:05 PM, Kathryn Watson)
Maryland Democrats are demanding a slew of records from Kushner Companies LLC after reports that its subsidiaries' apartment complexes receiving public housing payments are getting judges to order the arrest of delinquent renters and making rent payments unnecessarily difficult for tenants.

President Trump's son-in-law and senior adviser Jared Kushner stepped down as CEO of Kushner Companies when he joined the White House, but retains a significant financial stake in the business. The firm has received $6.1 million in federal rental subsidies through the Department of Housing and Urban Development (HUD) for three apartment complexes in Maryland since January 2015, according to a recent Baltimore Sun report.

Those subsidies help tenants pay their rent. But the Sun reported Kushner Companies is "the most aggressive [firm] in Maryland" in using a debt collection tactic that urges judges to arrest people who fail to appear in court for unpaid rent, and has sought the civil arrest of more than 100 former tenants. The New York Times and ProPublica also recently reported Kushner Companies doesn't allow residents to pay rent with money orders, requiring individuals and families without checking accounts to visit a local Walmart or cash express company and pay $3.50 for every transaction.

"If these reports are accurate, they raise very serious and troubling concerns about whether Kushner Companies and its subsidiaries are complying with HUD's housing quality standards to ensure the safety and health of their own tenants," Maryland Democratic Sens. Ben Cardin and Chris Van Hollen, and four other Maryland Democrats in the House, wrote to Kushner Companies on Friday.

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[MD] Maryland Democrats request details on Jared Kushner apartment holdings in state (Baltimore Sun, MD)
Baltimore Sun
(8/18/2017 2:43 PM, Doug Donovan)
Congressional Democrats from Maryland are asking for thousands of pages of documents to review the business practices of the apartment rental company owned by Jared Kushner, son-in-law and senior adviser to President Donald Trump. In a letter Friday, Sens. Ben Cardin and Chris Van Hollen and Reps. Elijah E. Cummings, C.A. Dutch Ruppersberger, John Sarbanes and Anthony Brown told Kushner's firm that it must abide by U.S. Department of Housing and Urban Development regulations because its tenants receive federal rental subsidies through the Housing Choice voucher program. The Kushner Cos. own 17 apartment complexes in Maryland, most of them in Baltimore County. The lawmakers, who represent areas with Kushner properties, want documents that detail the New York-based company's voucher contracts with HUD, inspection reports, lawsuits filed by the firm against former tenants and information about any potential conflicts of interest for Kushner.

The Baltimore Sun posted a story online this week detailing the firm's legal efforts to collect unpaid rent from former tenants, including requesting body attachments, the controversial practice in which judges order the arrest of civil defendants for allegedly failing to appear in court. The Sun has reported that the Kushner Cos. have filed 1,240 civil lawsuits against former tenants in Maryland for unpaid debts, actions that have included requests to have renters arrested. The Sun has reported that three of the company's 17 apartment complexes in Maryland have received $6.1 million in HUD Housing Choice voucher payments on behalf of 268 tenants. The White House told the Sun in February that Kushner would not participate in any policy decisions related to the voucher program to avoid the potential for conflicts of interest.

[Editorial note: consult source link for additional information]

[MD] U.S. Lawmakers Seek Kushner Company Records on Maryland Apartments (ProPublica)
ProPublica
(8/18/2017 8:06 PM, Alec MacGillis)
Democrats from the state's congressional delegation say articles by ProPublica, The New York Times Magazine and The Baltimore Sun raise 'very serious and troubling concerns' about whether Kushner's businesses comply with federal housing standards.

Maryland's two U.S. senators and four of its U.S. House representatives, all Democrats, sent a letter today to the large real-estate company owned by the family of Jared Kushner, President Donald Trump's son-in-law and senior adviser, demanding information about the company's management of 17 apartment complexes it owns in the state.

The letter to Kushner Companies came in response to a May 23 article co-published by ProPublica and The New York Times Magazine investigating management practices at the rental complexes, most of which are in the suburbs of Baltimore, as well as an article this week in The Baltimore Sun that revealed additional details.

The original story described the highly aggressive legal tactics that Kushner Companies has used to pursue tenants who owed back rent or had left their leases early — even tenants who left the complexes well before the company bought them in 2012 and the years following. In many of the hundreds of cases brought by the company, it pursued tenants in court for years, with late fees and court fees expanding the claims to amounts far above what was initially owed.

The article reported several instances in which the company sought payment even when tenants were able to provide proof that they had followed the terms of the lease. The article also described the shoddy upkeep of many of the complexes' roughly 9,000 units, where problems such as ceiling leaks, mice and mold are rampant.

The Sun article this week reported that in 105 instances, the company went so far as to seek the civil arrests of tenants who failed to appear in court to address allegations of unpaid debt — more than any other landlord in the state over the same period. Court records show that 20 former Kushner tenants were in fact detained, the paper reported. The paper also disclosed just how dependent the company's complexes are on federal housing vouchers for rental revenue. While many of the complexes' tenants pay their own rent, the paper determined that at three of the complexes alone, the company has received $6.1 million in federal rental subsidies since Jan. 1, 2015.

In their letter, Maryland Sens. Chris Van Hollen and Ben Cardin and the four congressmen — Elijah Cummings (the ranking

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Democratic on the House Government Oversight Committee), Dutch Ruppersberger, John Sarbanes and Anthony Brown — note that the company's reliance on subsidies from the Housing Choice program (Section 8) obliges it to follow Department of Housing and Urban Development rules. Under Housing Choice, each "dwelling unit must pass the program's housing quality standards and be maintained up to those standards as long as the owner receives housing assistance payments." The rules specify that each "dwelling unit and its equipment must be in sanitary condition" and "must be free of vermin and rodent infestation."

[VA] Portsmouth public housing tenants have been fighting mold for years with little help from PRHA (Norfolk Virginian-Pilot, VA)
Norfolk Virginian-Pilot
(8/19/2017 10:17 AM, Ana Ley)
The mold has reached at least eight first-floor homes in the Hamilton Place apartment complex in the last four years, shifting from white to green to black as it creeps along walls, carpets and, finally, furnishings and other belongings.

Low-income tenants there say they're sick of scrubbing the stuff out. They want the city's Housing Authority to get rid of it, and now, after questions from The Virginian-Pilot, so does the federal government.

"We are inhaling this," said Donna Quinerly, whose apartment off Turnpike Road was so badly infested that last week she tossed out a living room set covered in a sour film.

She fears that it's hurting her son, who has been hospitalized twice with severe respiratory problems since February, according to medical records.

Quinerly said she first reported the problem about two years ago, and although she's been given credits on her rent and the occasional visit from a maintenance worker, officials with the Portsmouth Redevelopment and Housing Authority didn't offer to move her until Wednesday afternoon - about two hours after The Pilot asked property managers about the problem.

At least one former neighbor said she was so fed up, she moved out even though her rent is now twice as expensive at an unsubsidized home in Chesapeake. "I had to go," said Ivory Dupree, 48, who moved out about four years ago after throwing away a mattress.

Property manager Natalie Honeyblue refused to speak with The Pilot, referring inquiries to PRHA's main office. "My name or my likeness better not be in any reports in the newspaper," she said before asking a reporter to leave the property's management office Wednesday afternoon.

Newly hired PRHA Executive Director Edward Bland declined multiple requests to comment.

Some tenants interviewed this week said they've long struggled with mold but haven't reported it out of fear of retaliation. "I don't want to be evicted," said one woman who has thrown out several couches, mattresses and dressers in the past two years. "When you walk in my house, you can smell it. It smells sour, it smells wet, and it smells like mildew," Jones said. She reported the problem a year ago but said property officials never followed up.

Lisa Wolfe, a regional spokeswoman for the U.S. Department of Housing and Urban Development, which oversees the PRHA, urged tenants to submit work orders if they spot any problems. Those who have done so but still haven't gotten help from the local authority should reach out to HUD to file a complaint, she said.

On Thursday, Wolfe said she reported the tenants' concerns and noted that the federal agency is looking into the matter. "That's really a shame," Wolfe said when told some tenants are afraid to call their property manager. "I wish we'd known sooner. If we don't know about a problem, we can't do anything about it."

[VA] Giving vets housing Freedom in Wythe (SWVA Today, Wytheville, VA)
SWVA
(8/21/2017 5:10 AM, Mark Sage)
U.S. Rep. Morgan Griffith said he'd heard plenty about Freedom Lane but hadn't seen it.

The Wytheville Redevelopment and Housing Authority project to provide homes for veterans "looked good on paper," Griffith said.

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Then he said he turned off Peppers Ferry Road and thought "Wow. Not only did they do something good. They did something great."

The Republican congressman was one of several dozen in Wytheville on Wednesday to celebrate the ribbon-cutting of a long-awaited housing complex for those who served the nation.

Owned and operated by the Wytheville Redevelopment and Housing Authority, the 24 new apartments off Peppers Ferry have already welcomed 12 new veterans and their families.

A road lined with one- and two-bedroom homes, most handicapped accessible, terminates near a clubhouse on the four-acre tract.

The ribbon-cutting came a little over a year from when ground was broken for the affordable housing development. Cathy Pattison, who closed out her eight years on the WRHA's seven-member board on Wednesday, pointed out that the project came in under budget and ahead of schedule.

Pattison said the idea for affordable veteran housing got started in 2010, when Randy Martin, the WRHA's executive director, said no veteran should be without a home. The idea lay dormant until 2013, when the housing authority bought eight acres of the former Alco property.

Martin said that the purchase was made with the $5 million development in mind.

Martin said executing the idea took more than time, though. It required partnerships across the state and county, including HOPE, Veterans Affairs, the Department of Social Services and others.

Martin said that more than half of the 24 units have vouchers tied to them to help with rent.

Sharon Alexander, the chair of the Wytheville Redevelopment and Housing Authority board, asked in her opening prayer that Freedom Lane be "a place where we see the best of humanity."

It was certainly a place Wednesday where Joe DeFelice, the regional administrator for the U.S. Department of Housing and Urban Development, saw the best of Southwest Virginia. On his first trip to the region, he said was falling in love and may not return to his office in Philadelphia.

[MS] CMHA Police, federal agents raid home of accused nationwide Facebook scammer Zienup Sbeih (WLOX-TV ABC 13, MS)
WLOX-TV ABC 13
(8/19/2017 7:48 PM, Carl Monday)
CLEVELAND, OH (WOIO) - The woman accused in a nationwide Facebook scam operation is in more hot water.

Officers with the Cuyahoga Metropolitan Housing Authority Police Department and an agent with the U.S. Office of Inspector General Department of Housing and Urban Development were at Zienup Sbeih's home in the Villages of Carver Park off of East 45th Street and Quincy Friday afternoon.

Officers executed a county search warrant, removing documents including bank transactions, stuffed animals and other toys possibly used in Zienup Sbeih's alleged online scams.

"This is based on an investigation on story you made, regarding Zienup Sbeih," said CMHA Police Chief Andres Gonzalez.

[Editorial note: VIDEO at source].

[LA] Kenner housing authority in limbo after Mayor Zahn asks director to resign, removes remaining board members (New Orleans Advocate, LA)
New Orleans Advocate
(8/21/2017 5:10 AM, Faimon A. Roberts)

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Kenner Mayor Ben Zahn on Friday called on the director of the city's housing authority to resign and removed the agency's two remaining board members, effectively casting the agency into limbo until a new board can be appointed.

Last month, Zahn started an investigation into the agency after receiving allegations of mismanagement from resigning board member Connie Montgomery. Montgomery accused Marc Starling, who was named executive director last year, of hiring cronies to work at the agency and also of bullying behavior.

Starling accused Montgomery of being disruptive and uncooperative in a separate letter to Zahn.

Montgomery's resignation left the five-member board with just two members, short of the three-member quorum needed to take any action.

Zahn said Friday he was removing those two board members "for cause" and that he would replace them with new members "in the very near future."

He pointed to some of the things that Montgomery cited in her letter, such as issues with procurement and the cancellation of some contracts with vendors, which Zahn said were done "without due cause."

A city investigation "found numerous instances of potential ethical and procedural violations, which at the very least give an overwhelming sense of impropriety at the Kenner Housing Authority," Zahn said in a statement.

Zahn also cited Starling's resumé, which showed a graduate degree in urban development from Belford University, an unaccredited, now-defunct institution that had no physical address. Zahn also said that Starling had left two previous leadership posts at the U.S. Housing and Urban Development Department under allegations of misconduct.

[LA] Kenner mayor guts housing board, seeks execs resignation (KLFY-TV 10 Lafayette, LA)
KLFY-TV 10 Lafayette
(8/19/2017 2:21 PM, Chevel Johnson, Associated Press)
NEW ORLEANS (AP) — A suburban New Orleans mayor has gutted the Kenner Housing Authority's five-member board and called for the resignation of the agency's executive director.

Mayor Ben Zahn called for an investigation after one of the agency's board members, Connie Montgomery, resigned. She sent Zahn a letter dated July 5 claiming actions taken by Executive Director Marc Starling, Board Chairwoman Faye Mathews, and Board Attorney Don Richard had violated the Housing Authority's procurement policy, Louisiana civil service rules and state statutes and bylaws of the authority.

Montgomery's resignation left the board with just two members, short of the three-member quorum needed to take any action.

Zahn said among the reasons for his decision Friday was Starling's cancellation of a multi-vendor contract without due cause and questionable credits on his resume.

[LA] Kenner Mayor dismantles Kenner Housing Authority Board, demands resignation from executive director (WVUE-TV, LA)
WVUE-TV
(8/18/2017 6:56 PM, Staff)
Kenner Mayor Ben Zahn completely removed all members of the Kenner Housing Authority Board and calls for the immediate resignation of Executive Director Marc Starling. In a news release, Zahn says he was alarmed to learn Starling's resume shows, "graduate work from a fictitious college called Belford University with no physical location, culminating with his receipt of a Master's Degree in Urban Development, as well as his departure from two previous HUD leadership posts." Kenner officials say Starling also voluntarily vacated a HUD Executive Director position in Rhode Island amid allegations of mismanagement, and he was removed from a similar post in Florida by federal investigators. Kenner launched an investigation into the Housing Authority Board after a board member, Connie Montgomery, resigned.

She sent the mayor a letter dated July 5 claiming actions taken by Starling, Board Chairperson Faye Mathews, and Board Attorney Don Richard had violated the Housing Authority's procurement policy, Louisiana civil service rules and state statutes

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and bylaws of the authority. At the time, Zahn called on the FBI, the U.S. Attorney, the Jefferson Parish District Attorney and the city's internal auditor, among others to investigate the allegations made in Montgomery's letter. "Our internal investigation found numerous instances of potential ethical and procedural violations, which at the very least give an overwhelming sense of impropriety at the Kenner Housing Authority," Zahn said. "This will not be tolerated, especially given the mission of this very important organization."

[LA] Kenner mayor removes entire Housing Authority Board, calls for Exec. Director's resignation (WWL-TV New Orleans Channel 4, LA)
WWL-TV New Orleans Channel 4
(8/18/2017 11:32 PM, WWL-TV)
KENNER - Mayor Ben Zahn removed the entire Kenner Housing Authority Board from their positions and has called for the resignation of the department's Executive Director.

According to a statement from the City of Kenner, Executive Director Mar Starling's resume showed graduate work from a fictitious college called "Belford University," culminating with his receipt of a Master's Degree in Urban Development. The resume also showed that Starling left two previous HUD leadership positions around the country, but in reality he vacated one position amid allegations of mismanagement and was removed from another by federal investigators.

Mayor Zahn called for an investigation into the Kenner Housing Authority after one of its board members, Connie Montgomery, resigned. Her resignation left the board with only two members, making it unable to take any official action.

"Our internal investigation found numerous instances of potential ethical and procedural violations, which at the very least give an overwhelming sense of impropriety at the Kenner Housing Authority. This will not be tolerated, especially given the mission of this very important organization," Zahn said.

The release said the mayor plans to replace to board members in the "Very near future" and bring in a third-party contractor to train and counsel the incoming board.

[LA] Our Views: Louisiana's past could provide a blueprint for how FEMA could restructure disaster aid (Baton Rouge Advocate, LA)
Baton Rouge Advocate
(8/19/2017 10:32 AM, Advocate Editorial)
Writing checks, the wags say, is what the United States government does best.

In a meeting marking the beginning of hurricane season, President Donald Trump met with members of the Cabinet and others. He said aid would not be held up in the event of a disaster. "We do it quickly. We do it effectively," Trump said. "We are very strong with respect to FEMA. FEMA is something I've been very much involved in already."

While a disaster is by nature a chaotic situation, we think there are lessons that the president and Congress could learn from Louisiana, where we've had a lot more experience than even a New York City developer at the time of Superstorm Sandy in 2012, who now happens to be president of the United States.

The Federal Emergency Management Agency is not perfect, but since the catastrophically poor response to hurricanes Katrina and Rita in 2005, presidents Barack Obama and Trump have appointed experienced administrators to this critical job.

Can it do better still? We think Louisiana folks could give valuable lessons. After the disastrous floods in the greater Baton Rouge area, too many people could not get access to FEMA soon enough. To quote a favorite line of the congressman representing the capital city region, Garret Graves, "The federal government has a customer service problem." Graves has helped to do something about it, pushing legislation to make databases accessible directly in an emergency, instead of requiring people to wait on the telephone for FEMA agents or contractors. That small but welcome step should only be the first way in which the U.S. government reassesses its response to natural disasters.

Maybe FEMA should have more authority, rather than less. Today, hurricane response is in FEMA's corner, but long-term recovery aid - as Louisiana has found out again this year - is by law doled out in packets by a dysfunctional budget process in Congress.

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The checks then come via the U.S. Department of Housing and Urban Development, through block grant programs. We don't knock anybody, but we cannot help but wonder that the long process of rulemaking and regulation-writing by HUD stands in the way of the president's boast about efficiently writing checks.

The goal is to use block grant funds correctly and without waste or corruption. The reality is that state and local officials face a new bureaucracy that reinvents the wheel, one of the reasons most cited for delays in aid after the 2016 flooding.

Louisiana's members of Congress and Gov. John Bel Edwards have spoken directly to new HUD Secretary Ben Carson, who visited New Orleans and Baton Rouge to observe the problems and opportunities here first hand.

These issues are complex. We don't need a new federal bureaucracy midway between FEMA and HUD. The taxpayer should be protected against fraudulent claims. But surely the events over the last dozen years in Louisiana should lead Congress to restructure how disaster aid is delivered, so that the checks come in a timely fashion for communities.

[LA] Task Force approves plan expanding eligibility, increasing awards through La.'s flood assistance program (KPLC-TV Lake Charles, LA)
KPLC-TV
(8/18/2017 12:56 PM, Kevin Frey)
The Restore Louisiana Task Force has given the thumbs up to a plan that would expand the number of flood victims eligible for awards. Homeowners with flood insurance and remaining unmet needs after insurance payouts could now be eligible for an award. This means about 12,000 homeowners who have already completed the survey could now have access to funding. Homeowners that still have repairs to do can have their costs fully covered. Currently, for homeowners with incomes of more than 120 percent of the Area Median Income, the program only pays 50 percent of repair costs.

Homeowners with completed repairs can get be reimbursed by 50 percent, which is up from 25 percent before. Some changes will require HUD approval, which could take a few days. Pat Forbes, the executive director of the Office of Community Development, called the changes "Huge." "It eliminates the risk that we're going to have those neighborhoods with blight in them because people couldn't put the rest of the money together," he said.

[LA] More Louisiana homeowners eligible for flood recovery aid (U.S. News & World Report)
U.S. News & World Report
(8/19/2017 2:11 AM, Associated Press)
DENHAM SPRINGS, La. - Louisiana's flood recovery board agreed Friday to Gov. John Bel Edwards' plan to widen eligibility for a homeowner aid program by including those whose flood insurance proceeds didn't cover their rebuilding costs.

Grant amounts for some homeowners without flood insurance who already had been eligible for limited rebuilding aid also will be boosted, under program changes unanimously backed by the Restore Louisiana Task Force. The $1.3 billion homeowner aid program was created with federal recovery dollars to help those with damage from the March and August 2016 floods. Of those with flood insurance, only elderly and disabled, low- to moderate-income homeowners had been eligible for the program.

Edwards' administration determined it can broaden eligibility based on applications received so far. "It's clear that there should be enough funds to meet additional unmet needs of affected households," Pat Forbes, executive director of the state's recovery agency, said in a statement. About $16 million in grants have been awarded to more than 550 homeowners so far. More than 40,000 people have taken the survey that is the first step to determining eligibility.

The Edwards administration has been trying to encourage more people to fill it out, knowing that about 100,000 homes were estimated to have been damaged by the floods.

Some of the adjustments approved Friday will require approval from the U.S. Department of Housing and Urban Development, which oversees the federal recovery block grant money. Edwards' office expects to easily get the necessary support.

[IN] Escaping one of the nation's worst environmental disaster zones (Washington Post)
Washington Post
(8/20/2017 7:29 PM, Katie Mettler)

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In April, EPA Administrator Scott Pruitt declared during a visit to East Chicago that places like West Calumet would be his top priority. During a 90-second statement at a news conference, he said he had come to “restore confidence” that the EPA was “going to get it right.”

Officials should “assess and make decisions and put the community first,” he said, adding that he was “taken” by his conversation with a few residents during the spring visit.

“The emotion, the passion was just telling,” Pruitt said.

Later, in an interview with The Washington Post, Pruitt criticized previous administrations for moving slowly and distributing fact sheets and warning signs. “How about cleaning it up? Pruitt said. “How about cleaning it up?”

At the end of July, Pruitt’s Superfund Task Force recommended creating a “top 10 list” of sites to prioritize. The administrator did not specify which sites, but mentioned East Chicago to reporters at EPA headquarters and called residents’ despair “heartbreaking.”

Ben Carson, secretary of Housing and Urban Development, which oversees the local housing authority, paid a visit this month. He acknowledged that West Calumet residents had been “inconvenienced” but said their relocations were “done in a good way.”

Of the hundreds of families who were ordered out of West Calumet last summer, Turner’s was one of the last to leave, dodging letters from housing officials threatening to ship her across state lines to Chicago. That was the city she fled a decade ago, where moms fear not dirt but bullets. She wanted to whisk her kids to safer ground but just couldn’t find any.

[IN] East Chicago residents want answers about water at Saturday meeting (Northwest Indiana Times, IN)
Northwest Indiana Times
(8/19/2017 4:52 AM, Sarah Reese)
EAST CHICAGO — Residents will be listening Saturday for an answer to a simple question: Is the city’s water safe to drink?

Indiana Department of Environmental Management Drinking Water Branch Chief Mary Hollingsworth will give a presentation, and Commissioner Bruno Piggott will be in attendance at the U.S. Environmental Protection Agency’s monthly meeting, an IDEM spokesman said.

Residents were frustrated last month when EPA Region 5 Groundwater and Drinking Water Division Regulations Manager Miguel Del Toral did not attend. EPA officials said he would instead appear this month with his counterparts from IDEM.

East Chicago did not respond by press time to questions about whether any city officials planned to attend the meeting, which is set for 10 a.m. at the old Carrie Gosch School in West Calumet.

It’s been seven months since Del Toral recommended residents citywide assume they have lead service lines and use water filters, and residents are fed up with “inaction and lack of communication” on the part of government agencies, said Thomas Frank, a member of the Community Strategy Group.

“We’ve been articulating our demands for seven months and there hasn’t been any answer,” Frank said. “So, what we’re going to be putting forward is our plan to try to protect our own water and try to address the issues in absence of any government solutions at this point."

The Community Strategy Group is working to identify funding to conduct third-party water testing, he said.

Residents have asked to be included on the agenda, but had not received any confirmation from EPA as of late Thursday morning, said Anjali Waikar, attorney for the Natural Resources Defense Council.

EPA found elevated lead levels last fall at 18 of 43 homes in the USS Lead Superfund site as part of a study related to its work there. The agency later said the problem was likely to be systemwide.

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[IN] The East Chicago lead crisis, one year later: Some of community groups' critical demands unaddressed (Northwest Indiana Times, IN)
Northwest Indiana Times
(8/21/2017 5:10 AM, Lauren Cross)
Updated Aug 19, 2017

After a chaotic and rushed relocation for the 1,000-plus West Calumet residents, the Community Strategy Group in a letter to HUD Secretary Ben Carson is now asking the U.S. Department of Housing and Urban Development to create an East Chicago Recovery Fund to support, in part:

A second move program option, which would allow former residents and the approximately 40 voucher holders living elsewhere in the Superfund site to move again "without the time constraints and barriers created by operational deficiencies." The program would include housing counseling and fund the cost of relocation. They are also seeking HUD to condition federally funded replacement housing so that residents get first priority rights to move back if they wish.

Risk assessments at all homes in which West Calumet residents now reside because of the previous years of exposure to lead and arsenic.

Relocation costs program to support former residents and cover incidental costs of moving, such as new school uniforms.

A homeowner/rental property relief program that could offer grants and no-to-low-interest loans to eligible households in the Superfund site to remediate their homes, in part, to address basement flooding. Rental properties would also be eligible.

A HUD's Departmental Enforcement Center broad review of East Chicago Housing Authority's programs, statements about the presence of lead abatement in public housing, and other actions and omissions and develop a plan of action to remedy potential violations.

HUD's Office of Inspector General investigation into the East Chicago Housing Authority's conduct of staff during the relocation process and statements regarding the presence of lead paint in units.

[Editorial note: consult source for full details].

[IL] Communication chaos in Cairo: Confusion has replaced shock since HUD told 400 people they will have to move. (The Southern, IL)
The Southern
(8/21/2017 5:10 AM, Molly Parker)
CAIRO — It's been four months since HUD officials announced that about 400 residents would have to move out of their failing housing complexes in Cairo and relocate to other communities.

While some of the shock has worn off since the announcement, confusion and uncertainty have taken its place.

Coretta Cornelius, a McBride Place resident, said it's hard to get a clear answer about what options are available for the public housing residents whose complexes are slated for demolition and want to remain in the city.

"There's no reason why we should be hanging with this stuff over our heads after four months," said Cornelius, who shares her apartment with her 4-year-old daughter and is hoping to be able to stay in Cairo. "They need to clear it up. It's been four months."

On April 10, HUD officials called residents of Elmwood and McBride to a meeting to tell them that the complexes they call home are slated for eventual demolition, and that they would be provided relocation vouchers and assistance with finding other homes — though mostly outside of Cairo. After repeated calls that he visit the historical city before going through with a plan that could threaten its existence, HUD Secretary Ben Carson visited Cairo on Aug. 8, just shy of four months from the day that his staff delivered what many residents of the city perceived as a one-two punch: the buildings will be leveled because they were too far gone to save, and HUD does not have plans to rebuild public housing in Cairo.

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At a town hall style meeting at the Cairo Junior/Senior High School, Carson told residents that after driving around the city with Mayor Tyrone Coleman, it was clear that the city faced steep challenges. But he told residents, to resounding applause, "I think by the grace of God it's possible to save this place."

While visiting Cairo, Carson also said he recommitted his staff to continuing to work with the city to see if more options could be secured for people who want to remain in Cairo.

HUD: Residents encouraged to move before winter

HUD spokesman Jereon Brown said that the federal housing agency is exploring additional options as a result of Carson's visit and a brainstorming session with community leaders. Still, he said that residents are still being encouraged to move — and to do so before cold weather arrives in a matter of months. Regardless of what others may have read into the hopeful message by Carson, or what people are hearing from other local and federal elected leaders, Brown said that HUD's overarching plan has not changed.

"Unfortunately, we can't control the message from anyone else," Brown said. "We've done this before so we realize that lives and futures can be affected by the decision. Ultimately it comes down to who they believe."

Brown said one of the reasons they are encouraging families to move before winter is because the Alexander County Housing Authority, which is being run by HUD administrators in receivership, may not have the funds to repair or replace the aging boilers that heat the developments if they fail. He noted that residents were told in April they no longer had to pay rent — and many had stopped paying months prior to that in protest of their housing conditions and alleged mismanagement by past housing authority managers. This lack of payment to the ACHA further aggravates the deteriorated financial condition of the housing authority.

"We're working on some financial models, weighing options, comparing footprints, but for now, repairing boilers, if extensive work is required, is not financially feasible," he said.

For a number of years, residents have complained of inadequate heating systems forcing them to heat their homes with their ovens, which is extremely dangerous in any situation and especially where people live in such close quarters.

It was no different this past winter, even though by that point, HUD had been in control of the ACHA's operations for close to a year. Brown said the issue for this winter is that funds are limited and HUD administrators overseeing the local housing authority are trying to prioritize limited funds to improve the developments that can be salvaged.

"I'm not sure that it makes logical sense to repair units slated eventually for demolition when we have other units in better condition that are also in desperate need of maintenance," Brown said. "The newer units will be around longer so it actually makes more sense to repair those. That may not be seen as a compassionate answer, but it will help the seniors residing in those (other) complexes."

[IL] East St. Louis on track to regain local control of its housing authority (Belleville News-Democrat, IL)
Belleville News-Democrat
(8/19/2017 4:47 AM, Carolyn P. Smith)
A federal housing official said once again Thursday that the East St. Louis Housing Authority would be returned to local control, but no timetable was announced.

Bill Tamburrino, director of the U.S. Department of Housing and Urban Development office in Baltimore, Maryland, said, "I anticipate the transition back to local control, but we have not yet executed the transition agreement."

He said the target transition date is Aug. 31.

Tamburrino spoke during a meeting of the local housing authority. He said the agreement, once executed, would make them board members instead of advisory candidates. "They have to meet all of the requirements to be sworn in according to state laws," Tamburrino said. And, if everything happens in a timely manner the new five-member board could conduct the city's next housing authority meeting on Sept. 21, Tamburrino said.

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Neither East St. Louis Mayor Emeka Jackson-Hicks nor Mildred Motley, executive director of the East St. Louis Housing Authority, could be reached for comment.

In 1985, HUD determined that the East St. Louis Housing Authority had substantially failed to meet its obligation as required by law. So, HUD took over the East St. Louis Housing Authority, its projects and programs, as allowed by law. Since that time, the East St. Louis Housing Authority has been under HUD control.

Later, there were failed efforts to put the housing authority under the control of the St. Clair County Housing Authority.

In 2015, East St. Louis filed suit seeking to have control returned to the city, but a federal judge ruled the courts have no authority to rule on the matter.

"We worked on it in 2013 and it didn't work out then. Now, I am glad to see it coming back to the city of East St. Louis," former mayor Alvin Parks Jr. said.

[MI] HUD Director goes on $336,000 shopping spree with low-income housing funds (Judicial Watch)
Judicial Watch
(8/18/2017 1:03 PM, Staff)
HUD's inspector general has also testified before Congress about the severe mismanagement at offshoots functioning independently-yet federally funded-in states across the country that have fleeced taxpayers out of hundreds of millions of dollars. He testified that his office discovered more than $200 million in questionable spending at local public housing agencies since 2012. Clearly, this is part of a much broader epidemic at HUD. A Michigan-area newspaper editorial blasts the agency for failing to protect taxpayer dollars and low-income families that need help. The piece cites other recent cases in which public employees stole from HUD's Section 8 program, including a 52-person ring in Ohio and schemes in Texas, Louisiana, Arkansas, Colorado and Massachusetts. "It should be more difficult for housing commission directors to write checks to themselves," the editorial states. "And the U.S. Department of Housing and Urban Development should be keeping closer watch over its Section 8 voucher program." Hopefully President Trump's new HUD secretary, Ben Carson, will clean some house at the fraud-infested agency. We don't' need a newspaper editorial to tell us that "HUD clearly has a gap in its fiduciary responsibility."

[CA] Richmond mayor wants to scrap city's public Housing Authority (San Francisco Chronicle, CA)
San Francisco Chronicle
(8/19/2017 4:49 AM, Kimberly Veklerov)
Richmond Mayor Tom Butt is proposing the dismantling of the city's Housing Authority, saying that diminishing funds from the U.S. Department of Housing and Urban Development make the agency's continued operations untenable.

Butt said dissolving the Richmond Housing Authority would not eliminate existing public housing, but would essentially divorce the city from financial responsibility over the subsidized homes. He said the city has spent millions to maintain the properties because HUD has not provided its fair share for upkeep.

In calling for the authority's elimination Friday, Butt requested that the authority first investigate the inadequacy of its federal funding levels. On his proposed witness list, the mayor floated a number of figures who he said could be subpoenaed to testify under California law, including HUD Secretary Ben Carson.

Butt said HUD is "obsessed" with faulting local housing authorities and has chosen to pick on a handful of them, including Richmond's. In his draft resolution, the mayor — who chairs the body that governs the city's Housing Authority — pointed to a series of recent complaints from HUD, including the authority's lack of independence from the city that has resulted in a multimillion-dollar debt owed by the authority to Richmond's general fund.

"HUD has tried to paint a picture nationwide that they are out there providing all the money and tools and administrative context, and the local agencies just aren't getting it done," Butt said. "That's sort of the perception they'll try to sell to you, and I don't think that's accurate."

HUD representatives didn't immediately respond to requests for comment Friday.

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The Richmond Housing Authority operates half a dozen public housing projects and administers the Section 8 voucher program for low-income residents.

A pair of audits by HUD investigators last year reprimanded the city authority for improperly spending $2.2 million in federal funds, submitting false documentation to the department and writing off rents owed by tenants.

The bottom line, Butt said, is that the city authority is not getting the funding it needs to operate and meet HUD's performance standards and regulations, which he called arbitrary.

Butt said that if his fellow Housing Authority commissioners agree to dissolve the agency, the city would work to maintain the existing public housing stock, but transfer it to another entity, such as the Contra Costa County Housing Authority, HUD, a nonprofit or a private developer.

"These housing authorities are just being starved," Butt said. "It's not sustainable. It's not working. We've got to find a way out."

[CA] San Bernardino City Council to decide: Does spending federal money on homeless help? (San Bernardino County Sun, CA)
San Bernardino County Sun
(8/19/2017 4:47 AM, Ryan Hagen)
SAN BERNARDINO - A meeting Monday will decide whether the city will spend $880,000 of federal money on a plan to help homeless people here or return the money out of fears that it will ultimately attract more homeless people to the city and burden taxpayers.

The meeting, scheduled for 6 p.m. in the board room at 201 North E St., continues a City Council meeting Wednesday where council members said they wouldn't approve the plan until they got more answers. The thrust of their questions: Will this project attract more homeless people to San Bernardino, burdening residents and discouraging business? "After meeting with constituents, there were a number of concerns raised," said Councilman Henry Nickel. "There remain concerns that as we build more facilities that accommodate these type of individuals, that it does attract more of those types of individuals to our community. It serves as a magnet to attract these type of individuals that seek services."

The City Council has already approved the project itself, which is to convert 21 apartments on Golden Avenue near Highland Avenue into 38 permanent housing units for homeless and low-income individuals, along with supportive services such as job placement and mental health counseling. This $880,000 would be used as a loan to help the developer acquire the property.

The nonprofit in charge of the project, Inland Empire Housing First Programs - Step Up, has projects in other cities and would house homeless people from those cities there, Kim Albers, the organization's vice president, said during the meeting. "So I don't think in any way this particular project could serve as a magnet," Albers said, adding that outreach would focus on the area immediately around the project. Councilman Jim Mulvihill added that the program is intensive and longterm - not an overnight shelter - making it unlikely to result in any new people on the streets, he said.

Nickel as well as Councilman John Valdivia and Councilwoman Bessine Richard expressed concern that San Bernardino was taking on the burden of other cities' homeless populations, attracting more homeless and focusing resources on that issue instead of attracting business. That led Richard to suggest continuing the discussion later.

The city faces a relatively tight deadline: The federal HOME funds must be spent by Aug. 31, or they will be reclaimed by the U.S. Department of Housing and Urban Development for use in other parts of the country, according to city staff.

A persistent concern among many in San Bernardino - as well as other cities like Redlands, where the number of homeless people counted rose this year - is that offering services to homeless people will draw people from other communities. That's why the county intends to go to every city with a double-digit number of homeless people to bring them into the program and create a level playing field, the county's homelessness czar, Philip Mangano, told the San Bernardino City Council in April.

Hurricane Sandy

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[NJ] HUD, NJ Wrestle Over $1M In Sandy Recovery (KYW-TV, PA)
KYW-TV
(8/18/2017 12:01 PM, By David Madden)
The feds want about a million dollars from the state of New Jersey. At issue, loans given to some victims of Hurricane Sandy that auditors suggest were not eligible. New Jersey would beg to differ. It comes down to money, with the HUD Inspector General's office saying as many as 39 applicants exceeded income guidelines. Lisa Ryan with New Jersey's Department of Community Affairs responds by saying the auditors are in error. "We do admit that there were applicant income exceedances in Atlantic County due to a clerical error," Ryan told KYW Newsradio, "But we also believe that most of those exceedances were extremely small.

For example, one applicant exceeded the income limit by only 91 dollars." "We believe that a lot of these income exceedances, they don't detract from the program's overall purpose which was to provide home buyer assistance to people who were affected by Sandy who otherwise would have been not able to purchase a home," she added. The state has filed a formal response with HUD, which makes the final call. Ryan says the state hopes to work out the issue in a way that "advances Sandy recovery in New Jersey in a positive fashion."

[Editorial note: VIDEO at source]

Ginnie Mae

With No Ginnie Mae President on Board, Annual Summit Moved to January 2018 (Inside Mortgage Finance)
Inside Mortgage Finance
(8/18/2017 12:51 PM, George Brooks)
Ginnie Mae – which hasn't had a confirmed president since inauguration day – will not hold its annual summit this fall, pushing the usually well-attended pow-wow to January 2018. A Ginnie spokesman told Inside FHA/VA Lending a new administration and staff departures have caused organizers to reconsider their plans.

The Trump administration has yet to announce a nominee for the top job at Ginnie Mae since former president Ted Tozer left in January. Industry veteran David Kittle, who has held top posts at the Mortgage Bankers Association, is rumored to be the first choice for the job, but there has been no official announcement or nomination. Michael Bright, a former PennyMac executive who joined the agency a few months back as executive vice president and chief operating officer, is acting president of the agency, whose guarantees back $1.8 trillion of MBS.

Home Ownership

Bank of America to Pay $6 Million to Bankrupt Couple Evicted From Home (Wall Street Journal)
Wall Street Journal
(8/18/2017 10:24 AM, Katy Stech)
Erik and Renee Sundquist agree to a settlement in the eight-year-long mortgage dispute

Bank of America Corp. has agreed to pay more than $6 million to a California couple who a federal judge said had been harassed and illegally foreclosed on by the bank's mortgage unit, ending an eight-year-long dispute.

The proposed settlement between the bank and Erik and Renee Sundquist would enable them "to end a long personal and legal nightmare that has impacted every facet of their and their sons' lives," according to court papers the couple filed to request that their 2014 lawsuit against the bank be dropped.

The deal calls for Bank of America to pay a fraction of the fine of more than $46 million ordered by Judge Christopher Klein in March. In his ruling, the judge said the bank's mortgage modification process and mistaken foreclosure on the Sundquists' home in Lincoln, Calif., left them in "a state of battle-fatigued demoralization."

The exact amount that the bank will pay the Sundquists is confidential, according to documents filed Tuesday in U.S. Bankruptcy Court in Sacramento. The earlier order called for the bank to pay the couple nearly $6.1 million in damages.

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[LA] Louisiana seeks to expand flood recovery programs for homeowners (Baton Rouge Advocate, LA)
Baton Rouge Advocate
(8/18/2017 2:55 PM, Elizabeth Crisp)
As the state works to ramp up its flood recovery programs, some homeowners still seeking assistance a year after the historic floods told a panel tasked with overseeing efforts that they are growing frustrated with the process.

One by one, more than a dozen homeowners told the Restore Louisiana Task Force on Friday of inspection mix ups, delayed communications, confusion over qualifications and other issues.

Members of the task force diligently took notes and vowed to help work out the kinks in the process. Officials from Gov. John Bel Edwards' administration followed up one-on-one with people in the crowd.

"This will never be fast enough for any of us," said Pat Forbes, director of the Office of Community Development.

The Restore Louisiana Task Force's meeting Friday took place in Denham Springs – one of the areas hardest hit by the August downpour. Officials estimate that nearly half of the Denham Springs area homeowners who had FEMA-verified loss in the flood haven't yet taken the initial step of filling out an introductory survey to get into the pipeline for assistance, about 7,500 households.

Statewide, about 41,000 of the more than 90,000 homeowners who have losses verified by FEMA have filled out the survey at Statewide, about 41,000 of the more than 90,000 homeowners who have losses verified by FEMA have filled out the survey at restore.la.gov.

The task force on Friday agreed to ask for the U.S. Department of Housing and Urban Development's approval to open up the homeowner recovery program to those who had flood insurance who were previously excluded. They expect it could impact some 12,000 homeowners, who will be notified if they have taken the survey.

Forbes said HUD's approval should be granted quickly.

Affordable Housing

[TX] Nirenberg announces creation of major housing task force, lays out vision for city (San Antonio Express-News, TX)
MySanAntonio
(8/18/2017 4:59 PM, Josh Baugh)
Mayor Ron Nirenberg on Friday laid out his vision for San Antonio's future in a wide-ranging speech in which he declared that "San Antonio is open for business," and that officials must work diligently and quickly to address both a massive shortage in affordable housing and gentrification. The mayor made his remarks at a North San Antonio Chamber of Commerce luncheon downtown. During a post-address news conference, responding to an inquiry about his making a major policy speech at a luncheon that wasn't the annual State of the City address, Nirenberg said he wanted to outline his vision and plans and hopes to offer major headway on his priority initiatives by the time he gives the annual address in the spring. The mayor delivered prepared remarks he read from teleprompters - rarely ad-libbing - and covered topics such as transportation, crime, economic development and gentrification in the 24-minute speech.

He also announced that he's formed a new task force charged with developing a comprehensive housing policy for San Antonio, one that will address the lack of affordable housing and gentrification issues here. The Mayor's Housing Policy Task Force will be led by Lourdes Castro-Ramirez, the former CEO of the San Antonio Housing Authority who went on to become the principal deputy assistant secretary of the U.S. Department of Housing and Urban Development, under then Secretary Julian Castro. San Antonio is facing a major housing crisis, Nirenberg said, one that can no longer be ignored. In the ensuing two decades, the city will need more than 500,000 new multifamily and single-family residences to accommodate the expected surge in population. A city-funded analysis shows that there's currently a need for 142,000 affordable housing units and Census data show nearly 20 percent of San Antonians are living in poverty, he said. The task force will develop policy recommendations, working in concert with city and nonprofit staffers.

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[TX] Nirenberg Forms Housing Task Force to Address Affordability, Gentrification (Rivard Report, TX)
Rivard Report
(8/18/2017 6:02 PM, Jeffrey Sullivan)
Mayor Ron Nirenberg announced Friday the formation of a task force to develop a "comprehensive, compassionate" housing strategy for the city to deal with growth and rising median home prices.

"This is developing a new framework of policy that will deal with affordability issues, and directly address gentrification and displacement as a priority," Nirenberg said following his speech at the North San Antonio Chamber of Commerce's 2017 Mayor's Vision for San Antonio event downtown.

The Mayor's Housing Policy Task Force will be led by former U.S. Department of Housing and Urban Development Principal Deputy Assistant Secretary Lourdes Castro-Ramirez. Other members include former City Councilwoman María Berriozábal; Gene Dawson Jr., owner of Pape-Dawson Engineering; Jim Bailey, Alamo Architects associate principal; and Noah Garcia, Vantage Bank senior vice president.

"They will be charged with assuring that San Antonio maintains its competitive advantage in housing affordability while we grow in a sustainable way," Nirenberg said to a room filled with some of the city's business and government leaders. Nirenberg said the task force is necessary to help ensure that the city gets the 500,000 new housing units needed to accommodate expected growth over the next 20 years, and to make sure that people aren't priced out of the neighborhoods in which they grew up. The mayor also noted that the city is facing an affordable housing shortage and needs 142,000 new affordable housing units.

[CA] LA's Housing Crisis: Much Worse than You Think (City Watch LA, CA)
City Watch LA
(8/17/2017 4:40 PM, Dick Platkin)
Driving through Skid Row, witnessing homeless encampments near luxury apartment complexes, encountering people living in their cars, hearing stories about long commutes to the Antelope Valley for cheaper housing, or reading the latest data of soaring housing prices and rents lets you know that LA is in the midst of a severe housing crisis. This is not news, but the latest report from the U.S. Department and Housing and Urban Development documents that it is much worse than you thought. Los Angeles and New York top the list of U.S. cities in which residents either live in substandard housing or have a heavy a rent burden. Los Angeles has 1 million very poor households, 57 percent of which spend more than half their income on housing, much of which is substandard. LA's homeless population grew by 23 percent last year, and one of the chief causes was rising rents.

Most of us cannot see it, but according to Los Angeles Mayor Eric Garcetti, it is there, and it can be found in his June 30, 2017, Quarterly Status Report on Directive 13: Support for Affordable Housing. The Mayor's goal is to build 15,000 new affordable units between 2013 and 2021, or approximately 2000 units per year. To date, Los Angeles has built slightly less than 6,000 new affordable units, but this total includes preserved affordable units and first-time homebuyer loans. If those are excluded from the Mayor's list, the total of actual new affordable units constructed in Los Angeles since 2013 is around 4,000. This figure is less than the number of rent stabilized units removed from the market each year through evictions, such as 1370 units lost in 2016.

Fair Housing

Trump could undermine civil rights progress more than any other president (The Hill)
The Hill
(8/18/2017 3:41 PM, Maya Rupert and Cashauna Hill)
After barely eight months in office, President Trump has secured his legacy: If left unchecked, he will undermine civil rights progress in this country more than any president in modern history. This week has shown previews of this dangerous agenda. Since beginning his campaign, Trump has fanned the flames of racism, bigotry, and xenophobia - from calling Mexicans rapists, making a border wall one of his central campaign promises, implementing a Muslim travel ban, and using dog-whistle politics to talk in veiled terms about black communities. Despite a number of challenges to some of his more high-profile attacks on communities of color, Trump has effectively used executive action to significantly roll back civil rights enforcement in this country. This month, the U.S. Department of Justice announced it would investigate and potentially sue universities over affirmative action policies in admissions.

Prior to that, the DOJ's briefing came on the heels of the president announcing - via Twitter - that he would ban transgender

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service members from serving in any capacity in the U.S. military. These high-profile announcements have come amidst of several less-reported but troubling civil rights developments, including announcements that the Department of Housing and Urban Development is dropping a crucial case on exclusionary housing policies; the administration plans to significantly limit the offices of civil rights at several agencies.

Just this week, amidst Trump's comments that have further emboldened white supremacists who see an opportunity in his presidency, HUD dealt another huge blow to fair housing when they announced the suspension of a rule that helps low-income families move to lower poverty communities. Without this rule, low-income families - often families of color - will continue to be segregated into lower opportunity communities, and it will be more difficult to achieve integrated neighborhoods.

Homelessness

[DC] Homeless LGBT youth find a place to call their own in D.C. (Washington Post)
Washington Post
(8/19/2017 7:43 PM, Madhumita Murgia)
In a blue rowhouse in the District's Eastern Market, Tiara is wiggling her hips and singing along throatily with 21 other black youths. Their voices are velvet. Tiara, in her rainbow-striped top, press-on blue nails and yellow sneakers is dressed down for the occasion; her friends dazzle in red wigs, sparkly eyeliner, crop tops and leather miniskirts. As the keyboardist pounds out the melody, arms are raised, heads thrown back and all the voices come together in a crescendo.

The group is Breaking Ground, a local theater collective for LGBT youths of color; they are rehearsing for their next performance in September, a musical extravaganza chronicling their varied life stories. Hers, Tiara knows, is unusual even among this eclectic group. But for now, she is just reveling in the luxury of being herself.

Like so many young transgender people in the city, Tiara is not a D.C. local. She was drawn in because of the city's progressive laws, vibrant LGBT community and social support for people like her. She's living in a newly opened transitional housing apartment off Benning Road in northeast D.C., run by the LGBT nonprofit Supporting and Mentoring Youth Advocates and Leaders (SMYAL). The building opened its doors to eight homeless youths in January, trying to plug a vast gap in the city's resources for young LGBT people without housing; Tiara, in her early 20s, was the first resident to move in. Next summer, she will have to move out and find her own way.

This apartment is not much like home, she often marvels. The ghetto in Harare, Zimbabwe, where she lived until last year is home also to the Chipangano, the ruthless youth militia linked to President Robert Mugabe. She worked discreetly as an LGBT youth activist, but no one outside her family knew she wanted to live as a woman, or even that she was gay. She went by her male name, Traimo. Every time she dabbed on face powder or wore a tight top in public, she felt like she was participating in a small revolution. Her first thoughts when she woke up every morning were, "Am I going to come home alive today?"

[OK] Initiative to end chronic and veteran homelessness still going strong (Tulsa World, OK)
Tulsa World
(8/19/2017 5:12 AM, Mike Averill)
Housing 641 veterans and 187 chronically homeless people already exceeds original targets

An initiative to end chronic and veteran homelessness has far exceeded its initial numeric goals in terms of housing.

Reaching the goal of functional zero, meaning the number of homeless and sheltered is not greater than the monthly housing rate, is still a ways off.

The path to getting to functional zero is taking shape as agencies are working together to create a new intake system to ensure those needing services the most are getting the help they need. Since 2015, 641 veterans and 187 chronically homeless individuals have been housed through the A Way Home for Tulsa and the Zero:2016 initiative. Zero:2016 is a national initiative to end veteran and chronic homelessness that is spearheaded locally by a consortium of 23 agencies named A Way Home for Tulsa.

Chronic homelessness is defined by the U.S. Department of Housing and Urban Development as someone who has been

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continuously homeless for one full year or four times within the past three years and has a disability. The original goal was to end veteran and chronic homelessness by housing 290 veterans by the end of 2015 and 89 chronically homeless by the end of 2016. "The positive is we're housing individuals," said Mack Haltom, associate director of the Tulsa Day Center for the Homeless. "We're also still dealing with inflow."

As of Friday morning, the names of 207 veterans and 106 chronically homeless were on a list of current homeless that was created as part of the initiative.

[UT] Utah teacher wants wedding gifts sent to homeless, not her (Washington Post)
Washington Post
(8/21/2017 4:45 AM, Associated Press)
SALT LAKE CITY — A Utah high school teacher is getting married next month. But instead of registering for a blender or stemware, she's asking for shoes and backpacks to give homeless children at her school.

Copper Hills High School teacher Rickee Stewart said she was shocked when she found out more than 100 homeless students attend her school. She learned about the homeless students after the school set up a food pantry.

"One of my students walked up very quietly and said, 'So, my mom wants to know how I can actually get some of that food,' " Stewart said. "It's very real."

This realization prompted Stewart to tell her wedding guests they can donate to her homeless student project in lieu of gifts, KSL-TV reported Thursday.

[CA] Sacramento County can't arrest its way out of homelessness (Sacramento Bee, CA)
Sacramento Bee
(8/18/2017 3:36 PM, Bob Erlenbusch)
The 2017 Homeless Count for Sacramento County documented a dramatic increase in the number of homeless people, rising from 2,822 in 2015 to 3,665 in 2017, of which 56 percent are unsheltered. That's 2,000 neighbors in Sacramento County, through no fault of their own, forced to live outside, including along the American River Parkway.

The county Board of Supervisors should move with a sense of urgency to expand the number of emergency shelter beds and should be prioritizing additional funds to a woefully underfunded system of mental health and addiction services for homeless people to leverage the $32 million in "Whole Person Care" funding the city has received.

Instead, in late August, the board will consider spending an additional $3 million to $5 million on its "Whack-a-mole" strategy to increase law enforcement along the parkway to hand out camping citations to people who have nowhere else to go.

Supervisors should forget playing 'whack-a-mole' on the parkway. Instead, expand shelter beds, prioritize homeless people for mental health care and housing and work with the city on Whole Person Care. The supervisors recently authorized an additional $6.2 million on four new homeless initiatives, one of which was for a full-service, 24-hour dormitory-style shelter for up to 75 people. The sad reality is this center will not open until mid-2018 and only meets 3 percent of the need. There is no sense of urgency or scale and no coordination with the city's initiatives.

Despite the supervisors' claims that they can't arrest their way out of homelessness, their budget priorities tell a different story. Overall, the county spends $40 million annually on homelessness, of which only $6 million is county general fund. Law enforcement already accounts for 67 percent of this $6 million; the planned increase for parkway enforcement would weight the county's strategy even more toward arrests.

How would the Sacramento Regional Coalition to End Homelessness spend an additional $5 million? Triple the number of full-service rehousing shelters, housing 225 people; or employ 100 homeless people at $50,000 each, effectively giving them the means to house themselves.

They could be deployed to help with debris removal and navigation to community resources, among other needed functions. We would leverage city funds by prioritizing homeless people for care at county-run mental health and addiction programs and for county-controlled housing vouchers.

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We urge the board to support effective shelter and employment.

Public and Indian Housing (PIH)

[CT] New Haven's Church Street South quiet, but families remain (New Haven Register, CT)
New Haven Register
(8/21/2017 12:03 AM, Mary O'Leary)
Slow going for remaining families at Church Street South

NEW HAVEN >> Where once there were 283 families, there are now 16.

The deteriorated 48-year-old crumbling Church Street South complex is eerily quiet these days as relocation specialist Jocelyne Barsczewski, an employee of the Housing Authority of New Haven, continues to counsel the remaining tenants on the site who need to find new homes.

The first Section 8 vouchers from the U.S. Department of Housing and Urban Development were passed out to tenants who wanted them in May 2016, but it could still be months before the few remaining tenants leave.

"We are right there in the home stretch," Barsczewski recently told tenants at a meeting at the complex.

Barsczewski said there are 11 families left at the cavernous complex with vouchers that will allow them to move anywhere HUD finds the apartment acceptable and the landlord agrees to accept a rental cap.

[PA] Philadelphia Housing Authority Holds Conference On Changing Policies (KYW-TV, PA)
KYW-TV
(8/18/2017 5:16 PM, By Pat Loeb)
Public housing residents and employees from around the country are gathered in Philadelphia for a conference on how to cope with changing policies under the Trump administration. The conference offers workshops on creative use of limited resources and self-sufficiency through education and small businesses.

The host, Philadelphia Housing Authority Chief Kelvin Jeremiah, says it's about empowering residents who face sharp cuts in government help. "The reductions that are proposed would be devastating, impacting the most vulnerable people: seniors, disabled, homeless, and people at the bottom of the economic ladder. And they should be participating in the process of determining what happens to them," Jeremiah said. PHA resident-board member Asia Coney says tenants understand, and are seeking new opportunities, but she also hopes they'll leave committed to preserving what's left. "Public housing is a need that folks will always have," she said.

[VA] Charlottesville, "happiest city in America" — but for whom? (Salon)
Salon
(8/20/2017 1:47 PM, Emma Eisenberg)
When a city with a white supremacist presence and marginalized black working class is run by genteel "progressives"

There was a moment on Saturday, August 12th that happened quickly but changed the course of everything that came after it. Around noon, a small group of white supremacists who had left the center of the protests at Emancipation Park walked down to an affordable housing complex called Friendship Court and, standing at its entrance, hurled racist slurs at black residents. Back at Emancipation Park, word spread among counter-protesters that Charlottesville black residents needed help, and a throng headed south to offer their bodies as support. But by time they got close to the housing complex, an organizer with Anarchist People of Color told them to turn back. The residents had already handled the situation, she told the marchers.

As they turned back up fourth street, the first march ran into another group of counter-protesters also under instructions to head to Friendship Court. It was a moment of jubilation — the residents had successfully defended themselves, and the official "Unite the Right" rally had been effectively shut down. The two marches merged, creating a huge congestion of people. But this mood lasted only a few minutes. It was into this rejoicing crowd that 20-year-old James Alex Fields Jr. gunned his car, then backed it

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up, and gunned it again.

It makes a cruel kind of sense that Heather Hyer and the others who were hit by Fields' car had just come from standing in solidarity with residents of this particular public housing complex, for it lies at the very center of the city and at the center of what happened this weekend in more ways than one.

"The site itself is in the heart of downtown and the center of the city's Strategic Investment Area," a developer named Frank Grosch with the Piedmont Housing Authority (PHA) told a crowd assembled at the well-heeled Omni Hotel in September of 2015. "And it's an extraordinarily valuable piece of real estate." It was at that same breakfast fundraiser that Grosch announced that the PHA would acquire the 150-unit subsidized apartment complex in 2018 and redevelop it as a mixed-income neighborhood.

Sustainability

The Trump administration just disbanded a federal advisory committee on climate change (Washington Post)
Washington Post
(8/20/2017 11:50 PM, Juliet Eilperin)
The Trump administration has decided to disband the federal advisory panel for the National Climate Assessment, a group aimed at helping policymakers and private-sector officials incorporate the government's climate analysis into long-term planning.

The charter for the 15-person Advisory Committee for the Sustained National Climate Assessment — which includes academics as well as local officials and corporate representatives — expires Sunday. On Friday, the National Oceanic and Atmospheric Administration's acting administrator, Ben Friedman, informed the committee's chair that the agency would not renew the panel.

The National Climate Assessment is supposed to be issued every four years but has come out only three times since passage of the 1990 law calling for such analysis. The next one, due for release in 2018, already has become a contentious issue for the Trump administration.

Administration officials are currently reviewing a scientific report that is key to the final document. Known as the Climate Science Special Report, it was produced by scientists from 13 different federal agencies and estimates that human activities were responsible for an increase in global temperatures of 1.1 to 1.3 degrees Fahrenheit from 1951 to 2010.

National News

Fleecing America's builders (The Center for Public Integrity)
The Center for Public Integrity
(8/21/2017 5:45 AM, Maryam Jameel)
How workers on government construction jobs are victimized by contractors that stand little chance of being caught

Poor track record of oversight

Government subcontractors underpay their employees any number of ways, Labor Department records show. Some companies misclassify workers, claiming they belong to a lower-paying trade, as the Labor Department found with the GSA asbestos-removers. Others have been caught striking employees from payroll records entirely. Still others cut workers' hours on paper to make it appear that the wages paid reflected actual time worked.

In one case, air-conditioner installers on a job financed in part by the U.S. Department of Housing and Urban Development were routinely given paychecks reflecting the $50.70 per hour to which they were entitled under Davis-Bacon. They were forced to cash the checks and return about half the money to their employer, Igloo HVAC LLC, the Labor Department alleged. Payroll records submitted to HUD reflected none of this.

The Labor Department settled the case with Igloo HVAC, which paid more than $80,000 in back wages to five workers. Roberto Flores, the company's owner, declined to comment, citing the settlement agreement. A HUD spokesman said that while the agency reviews payroll records submitted for projects it finances, it can't always verify the accuracy of those records.

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Wage theft in federal contracting has taken on new urgency as the Trump administration proposes a “great rebuilding of our country,” a $1 trillion increase in public infrastructure investment over the next 10 years.

The Complex Relationship Between Innovation and Economic Segregation (The Atlantic CityLab)
The Atlantic CityLab
(8/21/2017 5:45 AM, Richard Florida)
It’s not just the tech industry that’s responsible for America’s stratifying cities.

Not too long ago, cities were bending over backward to attract high-tech companies, which they saw as offering good, high paying jobs. City after city developed programs designed to turn them into the “next Silicon Valley.”

But now, from the backlash against Airbnb and Uber to protests over high-tech companies and their shuttle busses, high-tech companies are increasingly seen more as villains than saviors, to blame for making cities less affordable and for the growing gap between the rich and the poor. Indeed, America’s leading high-tech centers—the Bay Area, Boston, New York, Washington D.C., Austin, San Diego, and Raleigh all rank highly on various measures of wage and income inequality.

But to what degree do high-tech industry and economic segregation go together?

A new study by me and my colleague, Charlotta Mellander, takes a deep dive into this issue. Our analysis covers the majority of America’s 350-plus metros. Within them, we measure innovation both in terms of patents (the most commonly used measure of innovation by economists) and the concentration of high-tech industry. We measure economic segregation through several models based on income, education, and occupation, as well as a combined measure of overall economic segregation based on all three.

Treasury Secretary Mnuchin Rejects Calls to Resign, Defends President Trump (Wall Street Journal)
Wall Street Journal
(8/21/2017 4:45 AM, Nick Timiraos)
‘Some of these issues are far more complicated than we are led to believe by the mass media,’ Treasury chief says

Treasury Secretary Steven Mnuchin rejected calls for him to resign in protest of President Donald Trump’s response to violence at a white-nationalist rally in Charlottesville, Va., last weekend, and defended the president in a statement Saturday evening.

Mr. Mnuchin condemned the “actions of those filled with hate and with the intent to harm others.”

“While I find it hard to believe I should have to defend myself on this, or the president, I feel compelled to let you know that the president in no way, shape or form believes that neo-Nazi and other hate groups who endorse violence are equivalent to groups that demonstrate in peaceful and lawful ways,” Mr. Mnuchin said.

About 300 of Mr. Mnuchin’s classmates from the Yale University undergraduate class of 1985 posted a letter online Friday asking Mr. Mnuchin to resign in protest of Mr. Trump’s comments.

“It is your moral obligation,” they said. “We know you are better than this, and we are counting on you to do the right thing.”

[NY] The war inside Trump Village (Crain’s New York Business, NY)
Crain’s New York Business
(8/21/2017 5:45 AM, Aaron Elstein)
Residents are at one another’s throats as once-affordable apartments built by Donald Trump’s father soar in value

Justice Department charges

Nonetheless, in 2015 the U.S. Justice Department charged Oberman and the co-op with unlawfully attempting to evict residents, citing a "pattern or practice of discrimination against residents." The feds said Oberman allegedly began eviction proceedings against a resident who had a dog in violation of building rules at the time. It turned out the dog owner was a veteran of combat in Afghanistan who under federal law had the right to own a pet—a shih tzu named Mickey—to help cope with post-traumatic stress

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disorder. Prosecutors also accused Oberman and Trump Village of threatening to evict three other dog-owning residents, denying them preferred parking spaces and retaliating against one by removing the person from the co-op board.

The case came after the U.S. Department of Housing and Urban Development charged Oberman and Trump Village in 2015 with freezing people on the waiting list for parking spaces and leapfrogging at least one person to the top of the line.

Oberman, who stepped aside as co-op board president in 2015, said Trump Village is now pet-friendly and the Justice Department case was settled confidentially in July.

In the meantime Oberman faces other legal challenges. As part of the strategy to market Trump Village apartments to families, a photo showing him with his wife and young child was put on the co-op's marketing materials at the same time he was running for City Council. In May the Campaign Finance Board staff determined that Oberman illegally used co-op cash to promote his unsuccessful campaign, according to records obtained by Crain's under the Freedom of Information Law. He and his campaign face up to $25,000 in penalties and restitution, although a lawyer for Oberman, Laurence Laufer, said he believes the case will be

dismissed without financial penalties at an administrative hearing scheduled for Aug. 21. In 2014 the city fined Oberman $7,500 after saying he used his TLC workplace phone to raise money for his campaign.

[VA] Tim Kaine column: Virginians must respond to this pain by accelerating progress (Richmond Times-Dispatch, VA)
Richmond Times-Dispatch
(8/21/2017 4:45 AM, Senator Tim Kaine)
Last Saturday, America and the world were confronted with scenes of neo-Nazis, Klansmen, and other white supremacists terrorizing the citizens of Charlottesville. Ostensibly protesting the locally elected government's democratic decision to remove a monument of Robert E. Lee, the ralliers chanted racist, anti-Semitic, homophobic messages having nothing to do with statues or heritage. They came to spew hate.

And it was more than just words. Heavily armed "militia" members intimidated local citizens. A mob beat Deandre Harris unconscious. A white supremacist intentionally drove his car into a crowd of people, killing 32-year-old Heather Heyer and injuring dozens of others who came to stand up for love and tolerance. And the ensuing chaos resulted in the deaths of Virginia State Police officers Berke Bates and Jay Cullen as they worked to restore peace.

As I attended the memorial services for these brave Virginians, each killed standing up for Virginia values of equality and order, I sought to understand this grievous attack on our commonwealth. And more importantly, I sought to determine how we must respond to it.

The events in Charlottesville did not occur in a vacuum. Our commonwealth knows well the pain of racism and division. The arrival of shackled Africans in Virginia in 1619 began the monstrous institution of slavery in our country. Richmond became the capital of an insurgent breakaway nation dedicated to the maintenance of slavery and the principle of white supremacy. And when slavery collapsed, succeeding generations embraced Jim Crow and Massive Resistance rather than living in accord with the principles we hollowly proclaimed to be
self-evident.

[WA] Trump won places drowning in despair. Can he save them? (Seattle Times, WA)
Seattle Times
(8/18/2017 2:29 PM, Claire Galofaro, AP)
In Grays Harbor County, Wash., the collapsed logging economy has been replaced by despair, homelessness, drugs and alcohol. Some Trump voters here maintain confidence in him; others are afraid.

ABERDEEN, Wash. (AP) — One-hundred-fifty baskets of pink petunias hang from the light posts all over this city, watered regularly by residents trying to make their community feel alive again. A local artist spends his afternoons high in a bucket truck, painting a block-long mural of a little girl blowing bubbles, each circle the scene of an imagined, hopeful future.

But in the present, vacant buildings dominate blocks. A van, stuffed so full of blankets and boxes they are spilling from the windows, pulls to the curb outside Stacie Blodgett's antiques shop.

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“Look inside of it,” she says. “I bet you he’s living in it.”

Around the corner, a crowded tent city of the desperate and addicted has taken over the riverbank, makeshift memorials to too many dead too young jutting up intermittently from the mud.

America, when viewed through the bars on Blodgett’s windows, looks a lot less great than it used to be. So she answered Donald Trump’s call to the country’s forgotten corners. Thousands of her neighbors did, too, and her county, once among the most reliably Democratic in the nation, swung Republican in a presidential election for the first time in 90 years.

“People were like, ‘This guy’s going to be it. He’s going to change everything, make it better again,’“ she says.

Blodgett stands at the computer on her counter and scrolls through the headlines. Every day it’s something new: details in the Russia campaign investigation, shake-ups at the White House, turmoil over Trump’s response to race-fueled riots. His administration’s failed plans to remake the health care system may or may not cost millions their coverage, and there’s a lack of clarity over how exactly he intends to eradicate a spiraling drug crisis that now claims 142 American lives each day — a growing number of them here, in Grays Harbor County.

“Has he done anything good yet?” she asks. “Has he?”

Blodgett was born and raised in this county, where the logging economy collapsed decades ago, replaced by a simmering sense of injustice that outsiders took the lumber, built cities around the world and then left this place to decay when there was nothing more to take. The community sank into despair. Suicides increased, addiction took root. Blodgett is 59, and the rate at which people here die from drugs and alcohol has quadrupled in her lifetime.

[WA] This week we’re sitting down racism and standing up for Seattle mayor (KUOW)
KUOW
(8/21/2017 4:45 AM, Bill Radke & Jason Pagano)
AUDIO. Our panel this week:

Bill Radke @kuowradke, host

Ron Sims @simsron, retired deputy secretary of U.S. Department of Housing and Urban Development, and former King County Executive

Sydney Brownstone @sydbrownstone, reporter at The Stranger

Rob McKenna @robmckenna, former Washington state attorney general

Headlines

The Washington Post
(8/19/2017 7:00 AM)
A neo-Nazi’s rage-fueled journey to Charlottesville
Rebel statues across South have face familiar to Yankees
Trump thrusts Bannon aside
Spain probe points to wider network

(8/20/2017 7:00 AM)
Six angry men and their long roads of hate
A bond forged behind barbed wire
Bannon gone, but fissures remain
Charlottesville lays bare GOP’s Trump dilemma
Manhunt continues after Spanish terrorist attacks

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(8/21/2017 7:00 AM)
Totally immersed in today's eclipse
A monument's safe haven
10 U.S. sailors missing, 5 hurt
A comedian of antic joy and genius
His searing punchlines landed hard

The New York Times
(8/19/2017 7:00 AM)
Stephen Bannon Out at the White House After Turbulent Run
Steve Bannon, Back on the Outside, Prepares His Enemies List
Police See Wider Plot in Spain and Say Carnage Could Have Been Worse
In Terror Attacks in Spain, a Global Community of Victims
In Monument Debate, Calls for an Overdue Reckoning on Race and Southern Identity
City Will Move Sidelined Teachers From Limbo to Classrooms
'We Can't Just Pull Out Our Gun': Border Patrol Alters Training

(8/20/2017 7:00 AM)
How to Get Away With Murder in Small-Town India
Charlottesville and Trump's Response Reshape Virginia Gubernatorial Race
With Bannon's Ouster, Question Remains Whether His Agenda Will Be Erased, Too
Spain, a Leader in Foiling Attacks, Falls Victim to One Anyway
A Deal Breaker for Trump's Supporters? Nope. Not This Time, Either.
The Benefits of Standing by the President
Protesters Flood Streets, and Trump Offers a Measure of Praise

(8/21/2017 7:00 AM)
Trump Settles on Afghan Strategy Expected to Raise Troop Levels
Bannon Was Set for a Graceful Exit. Then Came Charlottesville.
Barcelona Attack Suspects Had Ties to Imam Linked to ISIS
Jerry Lewis, Mercurial Comedian and Filmmaker, Dies at 91
Dick Gregory, 84, Dies; Found Humor in the Civil Rights Struggle
Before a Solar Eclipse Crosses 14 States, a Great American Road Trip

The Wall Street Journal
(8/19/2017 and 8/20/2017 7:00 AM)
Steve Bannon, Controversial Aide to Trump, Is Out
Spain Ties Attacks to Broad Terror Network
Mystery Bidder Emerges to Challenge Buffett for Oncor
China Curbs Hollywood Deals, but Greenlights Tech Investments
What Did Sloths Do to Earn Their Sudden Popularity? Not Much

(8/21/2017 7:00 AM)
First Round of Nafta Talks Reveals Early Friction
Imam in Spanish Town Emerges as Suspect in Barcelona Attack
Trump and the CEOs: Behind the Collapse of an Uneasy Alliance
Investors Pull Back From Gundlach's Biggest Fund at DoubleLine

ABC News
(8/20/2017 3:30 PM)
10 missing after US Navy destroyer collides with merchant ship off Singapore
Total solar eclipse: US braces for rare astronomical event
Trump has 'inside information' on who protested in Charlottesville: Falwell Jr.

NBC News
(8/20/2017 3:30 PM)
10 Sailors Missing After USS John S. McCain Collides With Tanker
Attacks Throw Spotlight on Spain's Muslim 'Parallel Societies'

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Legendary Comedian and Actor Jerry Lewis Dead at 91

CBS News
(8/20/2017 3:30 PM)
10 sailors missing after USS John S. McCain collides with oil tanker
University of Texas moving Confederate statues from main area
U.S., South Korea start annual war games that infuriate North Korea

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(8/21/2017 7:00 AM)
The White House
See source link. Schedule not yet available.

Vice President
(8/21/2017 7:00 AM)
The White House
See source link. Schedule not yet available.

Senate
(8/21/2017 7:00 AM)
Senate
Senate is not in session.

House of Representatives
(8/21/2017 7:00 AM)
House of Representatives
House is not in session.

{End of Report}

Disclaimer: The information and views expressed in this News Briefing do not necessarily represent the views of HUD or the United States and do not constitute an endorsement by the Department.

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HUD PRIORITY DAILY BRIEFING

Prepared for the Office of Public Affairs,
U.S. Department of Housing & Urban Development
By TechMIS
www.techmis.com/hud

TO: **U.S. Department of Housing and Urban Development & Staff**
DATE: **Monday, August 21, 2017 7:00 AM ET**

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HUD News and Opinion

Ben Carson to Speak at Polson Housing Conference (Flathead Beacon, Kalispell, MT)
Flathead Beacon
(8/21/2017 4:45 AM, Justin Franz)
Housing secretary will give keynote address at Native American Housing Association meeting

Secretary of Housing and Urban Development Ben Carson will be visit Northwest Montana on Monday.

Carson will be delivering the keynote address at the Native American Housing Association's summer meeting at the KwaTaqNuk Resort in Polson on Aug. 21. According to a press release, Carson will speak about "healthy, affordable housing for tribal communities and eliminating burdensome regulations that inhibit prosperity and self-sufficiency."

Carson, a noted neurosurgeon, was tapped by President Donald Trump to lead the U.S. Department of Housing and Urban Development earlier this year. Carson unsuccessfully ran for the Republican presidential nomination in 2016.

In 2014, Carson spoke at a fundraiser for Stillwater Christian School in Kalispell.

HUD secretary Ben Carson to speak in Polson (Kalispell Daily Inter Lake, MT)
Kalispell Daily Inter Lake
(8/19/2017 7:11 AM, Staff)
On Monday, August 21, U.S. Department of Housing and Urban Development Secretary Ben Carson will be in

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Polson on Monday, Aug. 21 to deliver keynote remarks at the United Native American Housing Association summer meeting.

The conference at KwaTaqNuk Resort is a gathering of Native American housing authorities from the Great Plains region.

While in Montana, the Carson will also meet with UNAHA leadership, tribal members and visit local communities to learn about the status of affordable housing on tribal lands.

Affordable housing in focus in Polson (Missoula Missoulian, MT)
Missoula Missoulian
(8/20/2017 5:23 AM, Perry Backus)
POLSON — For a bit more than a week, state and federal officials focused their attention on affordable housing in the town of Polson.

Last week, Gov. Steve Bullock joined a ceremonial groundbreaking celebration in front of a new multifamily affordable housing unit that is scheduled to open sometime in December.

On Monday, Aug. 21, U.S. Housing and Urban Development Secretary Ben Carson will deliver a keynote address that a news release said promises to "discuss healthy, affordable housing for tribal community and eliminating burdensome regulations that inhibit prosperity and self-sufficiency."

Carson also plans to speak to members of the United Native American Housing Authority from the Great Plains region and visit local Native American communities to learn firsthand the status of affordable housing on tribal lands.

Carson is scheduled to speak at the KwaTaqNuk Resort in Polson at 3 p.m.

HUD in limbo: Top jobs unconfirmed, key decisions unmade (National Mortgage News)
National Mortgage News
(8/18/2017 12:00 PM, Brian Collins)
WASHINGTON — When Pam Patenaude was nominated by President Trump as the No. 2 at the Department of Housing and Urban Development, she was supposed to help make up for the inexperience of the leader of the agency, the retired neurosurgeon Ben Carson.

But four months later, Patenaude's nomination remains in limbo, as does that of Paul Compton, the pick to be the department's general counsel.

That has left HUD facing a leadership crisis, with other key roles like the head of the Federal Housing Administration and Ginnie Mae going unfilled by the Trump administration.

"If you are a defender of the mission of HUD, you are going to want HUD to have a No. 2 chief operating officer like Pam as deputy secretary and a general counsel in place so you can give Secretary Carson more staff and more capacity to run the agency," said Bill Killmer, senior vice president for legislative and political affairs at the Mortgage Bankers Association.

While other agencies have also been hamstrung with senior jobs unfilled, the problem is particularly acute at HUD because Carson acknowledges he lacks prior experience. It has left key decisions, including whether to lower Federal Housing Administration premiums, unresolved for long stretches of time while Carson waits for his senior staff to arrive.

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It's not clear why the Senate has not acted on Patenaude, a former HUD assistant secretary who is now president of the J. Ronald Terwilliger Foundation for Housing America's Families. Her nomination was approved by the Senate Banking Committee in April. Democrats lack the ability to filibuster nominees, but by Senate tradition, a single lawmaker can sometimes place a hold on a nominee.

Some industry observers pointed to Sens. Elizabeth Warren, D-Mass., and Robert Menendez, D-N.J., as likely holding Patenaude up. Democrats objected to her after she defended President Trump's budget request to slash funding for HUD. (Congress appears to have ignored Trump's request, with the appropriations panels in both chambers approving bills that would fund HUD at its current level.)

A spokesperson for Warren did not return calls seeking comment; a spokesman for Menendez said the New Jersey Democrat was not involved.

"While the senator has certainly expressed concerns about the president's fiscal year 2018 budget request, he does not have a hold on the nominees," the spokesman said.

Edward Mills, a financial policy analyst and managing director at FBR Capital Markets, said the delay in filling crucial housing positions is a "reflection of how far we have come since the financial crisis." The housing market has stabilized and "it shows that housing is not the priority it used to be," Mills said.

To be sure, some officials have been confirmed to jobs at HUD. The Senate voted Aug. 3 to approve more than 70 nominees for various government agencies, including Anna Maria Farias as HUD assistant secretary for Office of Fair Housing and Equal Opportunity and Neal Rackleff as the assistant secretary for the Office of Community Planning and Development.

"We finally have two of our four Senate-confirmed folks on board. ... Still, it would be nice to have our deputy and our general counsel aboard," a HUD spokesman said, referring to Patenaude and Compton.

But other top jobs aren't even in the pipeline. Brian Montgomery, who previously served as FHA commissioner under President George W. Bush, is widely expected to be nominated again for the job. David Kittle, a former chairman of the Mortgage Bankers Association, is said to be Trump's pick for Ginnie Mae.

Despite months of speculation, however, they have not been officially announced. "It is hard to understand why Montgomery and Kittle are being held up," said a source, who spoke on condition of anonymity.

Killmer said that with every new administration, "the clearance process has become more intense and laborious and takes more time. Each nomination has a different rhythm or tempo."

It appears to be taking longer for Montgomery go through the nomination clearance process because of his work in the private sector and possible conflicts of interest as a co-founder and managing director of the Collingwood Group, a mortgage consulting firm.

"I have been waiting for the FHA nomination," Mills at FBR Capital Markets said. "That will be one the most compelling things in relation to the direction where the Trump administration wants to go with its housing policy. It is unclear if the new administration wants to shrink FHA or expand it."

If Montgomery is chosen, "there won't be an aggressive reduction," Mills said.

But the new FHA commissioner will be looking for redundancies between areas served by the FHA and those

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served by Fannie Mae and Freddie Mac. "And seeing if you can reduce that overlap," Mills said.

Also in the mix is the role of the FHA in any future housing finance system.

House Financial Services Committee Chairman Jeb Hensarling, R-Tex., has been trying to limit the activities of the government-sponsored enterprises and the FHA for several years.

Senate Banking Committee Chairman Mike Crapo, R-Idaho, meanwhile, has indicated recently that he wants GSE reform to "include consideration of FHA as well," Killmer said. "So it is not just a House thing."

Fear of reassignments, buyouts pushes HUD to more transparent change management (Federal News Radio)
Federal News Radio
(8/18/2017 11:15 AM, Jason Miller)
For the Department of Housing and Urban Development, the effort to restructure itself is not an exercise in workforce reduction.

HUD political appointees say they understand the real impact on morale moving senior executives or offering buyouts could have on the agency.

David Eagles, the chief operating officer of HUD, said the department has spent a lot of time trying to mitigate any concerns around the current or upcoming personnel and process changes.

“We have been committed to a highly engaged process. What I’m really proud of at HUD is this has really been an employee-up plan. We’ve gotten a lot of feedback from all levels of HUD, and that includes the field, headquarters, frontline and senior leadership, hundreds of recommendations and we’ve distilled those into some good ideas,” Eagles said, in an exclusive interview with Federal News Radio. “What I’m excited about is people understand that we’ve got to be very focused on, and this is a governmentwide issue, on empowering people to be successful who for years and for decades and decades have had new rules and regulations and new ideas just pile on top of federal agencies and every year it gets more hamstrung to be able to do what you need to do to be effective.”

Eagles said HUD’s leadership has reached out to employees through emails, online surveys and meet-and-greets over the last few months. He said the goal was two-fold: first, to hear from employees about what could be changed over the short and long term, such as new lighting in offices or a new coat of paint to brighten the walls; second, to develop the agency’s plan to restructure, reform and reorganize as required by President Donald Trump.

Eagles said he expects the Office of Management and Budget to approve HUD’s reorganization plan by mid-September. He said because the plan still was considered pre-decisional, he couldn’t talk much about it.

“No idea was too big or too small and we’ve received hundreds of ideas from that process,” Eagles said. “There are three levels that you have to be focused on: The frontline, which is clearly the most important and we’ve engaged them through those forums and conversations. At the second level is what I’ll call the middle management layer. These are the couple of hundred folks that drive morale. They are probably responsible for 80 percent of the morale. They get a lot the work done and are very important for us as well.”

Eagles said the third bucket is senior leadership that can unify a host of White House initiatives such as the executive order to reduce regulations, the fiscal 2018 budget request and performance management.

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Eagles readily admitted many ideas coming from employees and from senior leadership aren't new or different. He said the biggest change is the fact this restructuring effort is happening at the beginning of an administration versus toward the end.

He said HUD will develop a 12-to-18 month plan with specific metrics that employees, citizens, government auditors and lawmakers can track on a public dashboard, and then reassess progress and adjust as appropriate.

[Editorial note: consult source link for further reading]

HUD Secretary Ben Carson reveals vandals attacked his Virginia home (HousingWire)
HousingWire
(8/21/2017 4:45 AM, Kelsey Ramirez)
Responds to hate-incidents in Charlottesville

Ben Carson, U.S. Department of Housing and Urban Development secretary revealed Wednesday his Virginia home was vandalized.

After the violence in Charlottesville, Virginia, Carson posted his response to his Facebook account, revealing hate crimes he experienced himself.

In his post, Carson revealed his Virginia home was vandalized with anti-Trump rhetoric, but that his neighbors stepped up to help.

"More recently our home in Virginia along with that of a neighbor was vandalized by people who also wrote hateful rhetoric about President Trump," he wrote. "We were out of town, but other kind, embarrassed neighbors cleaned up most of the mess before we returned."

The HUD secretary also took the moment to give a second instance in which a neighbor put up a confederate flag, but that in these situations, it is important to take the high road.

"In both instances, less than kind behavior was met by people taking the high road," Carson wrote. "We could all learn from these examples. Hatred and bigotry unfortunately still exists in our country and we must all continue to fight it, but let's use the right tools.

[NY] Arker completes $38M rehab at Staten Island complex (Real Estate Weekly)
Real Estate Weekly
(8/18/2017 4:31 PM, Staff)
The Arker Companies has completed a $38 million rehabilitation and preservation project at Elbee Gardens, a 178-unit affordable housing development at 1950 Clove Road in the Grasmere neighborhood of Staten Island. Situated on nearly eight-acres of land, Elbee Gardens is a six-story elevator building that was initially financed as a HUD 236 project and constructed in the early 1970s. The project had not received any significant capital improvements since it was first rented up in 1973. HPD also provided four percent Low-Income Housing Tax Credits, resulting in approximately $14 million in tax credit equity. The financing incorporates a permanent day one structure with credit enhancement from Freddie Mac.

Wells Fargo is the tax credit investor and limited partner for the project. Officials from the New York City Housing Development Corporation, HPD and the US Department of Housing and Urban Development joined The Arker Companies and project partners to celebrate the completiton of the project. "Preserving and improving our existing affordable housing stock is a key strategy in meeting New York's housing needs" said

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Lynne Patton, HUD Regional Administrator for New York and New Jersey. "The extensive renovations at Elbee Gardens will keep this housing viable and keep the Grasmere community thriving for the next generation of New Yorkers."

[NY] Here is the official resume of the person Trump put in charge of federal housing in New York (Washington Post)
Washington Post
(8/18/2017 8:54 AM, Tracy Jan)
The person President Trump tapped this summer to oversee one of the largest regions under the Department of Housing & Urban Development is a longtime Trump family employee with no experience in housing, according to the one-page résumé Lynne Patton submitted as part of the transition.

Patton began working for Trump's son Eric in 2009 as the vice president of his foundation and as his primary aide. She oversaw all aspects of his business, charity and personal obligations. That included his home and spousal responsibilities as well as coordinating events. She was promoted in 2012 to be the Trump family's senior aide and chief of staff, serving as the principal contact between the family members and all corporate partners, heads of state and high-end donors. Specifically, she worked for the Trump children, Donald Jr., Tiffany, Ivanka and Eric and his wife, Lara. During Donald Trump's presidential campaign, Patton worked as his senior adviser and family liaison, focusing on minority engagement. She was also a prime-time speaker at the 2016 Republican National Convention.

In June, HUD Secretary Ben Carson, an acclaimed neurosurgeon with no expertise in housing policy either, charged Patton with running the agency's regional office overseeing New York and New Jersey. Her appointment stirred controversy because of her lack of experience and the fact that Trump has a 4 percent stake in a Brooklyn development, Starrett City, that is the nation's largest subsidized housing complex.

Patton is one of 10 regional administrators for HUD, an agency that has a $48.7 billion budget this year. Her position pays $161,900 a year.

"The administration prioritizes hiring family friends, employees and people who have expressed loyalty to the president, raising real questions about why the president wants her there," said Austin Evers, a former State Department attorney under President Barack Obama who now heads the government watchdog group American Oversight. "This underscores that this administration does not prioritize qualifications at all, including for this very important job which oversees billions of dollars of taxpayer money."

Patton told the Post in an email that as regional administrator, she serves as the primary liaison for local agencies and city officials as it pertains to housing issues before the Trump administration — a job she says she is uniquely positioned for given her long history as "gatekeeper" to the Trumps. "I am not determining fixed-rate mortgage loan rates. Nor do I have any oversight or undue influence as to individual grant distribution or project funding," Patton wrote.

Patton has officially recused herself from any decisions involving the Starrett City housing development, signing a "conflict of interest disqualification" memorandum on July 12.

American Oversight, formed by a group of lawyers after Trump's inauguration to monitor the administration's ethics and expose any potential conflicts of interest, obtained Patton's official résumé through a Freedom of Information Act request of the résumés of political appointees across various federal agencies.

[MD] Democrats demand Kushner-related housing records (CBS News)
CBS

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(8/19/2017 2:05 PM, Kathryn Watson)
Maryland Democrats are demanding a slew of records from Kushner Companies LLC after reports that its subsidiaries' apartment complexes receiving public housing payments are getting judges to order the arrest of delinquent renters and making rent payments unnecessarily difficult for tenants.

President Trump's son-in-law and senior adviser Jared Kushner stepped down as CEO of Kushner Companies when he joined the White House, but retains a significant financial stake in the business. The firm has received $6.1 million in federal rental subsidies through the Department of Housing and Urban Development (HUD) for three apartment complexes in Maryland since January 2015, according to a recent Baltimore Sun report.

Those subsidies help tenants pay their rent. But the Sun reported Kushner Companies is "the most aggressive [firm] in Maryland" in using a debt collection tactic that urges judges to arrest people who fail to appear in court for unpaid rent, and has sought the civil arrest of more than 100 former tenants. The New York Times and ProPublica also recently reported Kushner Companies doesn't allow residents to pay rent with money orders, requiring individuals and families without checking accounts to visit a local Walmart or cash express company and pay $3.50 for every transaction.

"If these reports are accurate, they raise very serious and troubling concerns about whether Kushner Companies and its subsidiaries are complying with HUD's housing quality standards to ensure the safety and health of their own tenants," Maryland Democratic Sens. Ben Cardin and Chris Van Hollen, and four other Maryland Democrats in the House, wrote to Kushner Companies on Friday.

[MD] Maryland Democrats request details on Jared Kushner apartment holdings in state (Baltimore Sun, MD)
Baltimore Sun
(8/18/2017 2:43 PM, Doug Donovan)
Congressional Democrats from Maryland are asking for thousands of pages of documents to review the business practices of the apartment rental company owned by Jared Kushner, son-in-law and senior adviser to President Donald Trump. In a letter Friday, Sens. Ben Cardin and Chris Van Hollen and Reps. Elijah E. Cummings, C.A. Dutch Ruppersberger, John Sarbanes and Anthony Brown told Kushner's firm that it must abide by U.S. Department of Housing and Urban Development regulations because its tenants receive federal rental subsidies through the Housing Choice voucher program. The Kushner Cos. own 17 apartment complexes in Maryland, most of them in Baltimore County. The lawmakers, who represent areas with Kushner properties, want documents that detail the New York-based company's voucher contracts with HUD, inspection reports, lawsuits filed by the firm against former tenants and information about any potential conflicts of interest for Kushner.

The Baltimore Sun posted a story online this week detailing the firm's legal efforts to collect unpaid rent from former tenants, including requesting body attachments, the controversial practice in which judges order the arrest of civil defendants for allegedly failing to appear in court. The Sun has reported that the Kushner Cos. have filed 1,240 civil lawsuits against former tenants in Maryland for unpaid debts, actions that have included requests to have renters arrested. The Sun has reported that three of the company's 17 apartment complexes in Maryland have received $6.1 million in HUD Housing Choice voucher payments on behalf of 268 tenants. The White House told the Sun in February that Kushner would not participate in any policy decisions related to the voucher program to avoid the potential for conflicts of interest.

[Editorial note: consult source link for additional information]

[MD] U.S. Lawmakers Seek Kushner Company Records on Maryland Apartments (ProPublica)
ProPublica

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(8/18/2017 8:06 PM, Alec MacGillis)
Democrats from the state's congressional delegation say articles by ProPublica, The New York Times Magazine and The Baltimore Sun raise 'very serious and troubling concerns' about whether Kushner's businesses comply with federal housing standards.

Maryland's two U.S. senators and four of its U.S. House representatives, all Democrats, sent a letter today to the large real-estate company owned by the family of Jared Kushner, President Donald Trump's son-in-law and senior adviser, demanding information about the company's management of 17 apartment complexes it owns in the state.

The letter to Kushner Companies came in response to a May 23 article co-published by ProPublica and The New York Times Magazine investigating management practices at the rental complexes, most of which are in the suburbs of Baltimore, as well as an article this week in The Baltimore Sun that revealed additional details.

The original story described the highly aggressive legal tactics that Kushner Companies has used to pursue tenants who owed back rent or had left their leases early — even tenants who left the complexes well before the company bought them in 2012 and the years following. In many of the hundreds of cases brought by the company, it pursued tenants in court for years, with late fees and court fees expanding the claims to amounts far above what was initially owed.

The article reported several instances in which the company sought payment even when tenants were able to provide proof that they had followed the terms of the lease. The article also described the shoddy upkeep of many of the complexes' roughly 9,000 units, where problems such as ceiling leaks, mice and mold are rampant.

The Sun article this week reported that in 105 instances, the company went so far as to seek the civil arrests of tenants who failed to appear in court to address allegations of unpaid debt — more than any other landlord in the state over the same period. Court records show that 20 former Kushner tenants were in fact detained, the paper reported. The paper also disclosed just how dependent the company's complexes are on federal housing vouchers for rental revenue. While many of the complexes' tenants pay their own rent, the paper determined that at three of the complexes alone, the company has received $6.1 million in federal rental subsidies since Jan. 1, 2015.

In their letter, Maryland Sens. Chris Van Hollen and Ben Cardin and the four congressmen — Elijah Cummings (the ranking Democratic on the House Government Oversight Committee), Dutch Ruppersberger, John Sarbanes and Anthony Brown — note that the company's reliance on subsidies from the Housing Choice program (Section 8) obliges it to follow Department of Housing and Urban Development rules. Under Housing Choice, each "dwelling unit must pass the program's housing quality standards and be maintained up to those standards as long as the owner receives housing assistance payments." The rules specify that each "dwelling unit and its equipment must be in sanitary condition" and "must be free of vermin and rodent infestation."

[VA] Portsmouth public housing tenants have been fighting mold for years with little help from PRHA (Norfolk Virginian-Pilot, VA)
Norfolk Virginian-Pilot
(8/19/2017 10:17 AM, Ana Ley)
The mold has reached at least eight first-floor homes in the Hamilton Place apartment complex in the last four years, shifting from white to green to black as it creeps along walls, carpets and, finally, furnishings and other belongings.

Low-income tenants there say they're sick of scrubbing the stuff out. They want the city's Housing Authority to get rid of it, and now, after questions from The Virginian-Pilot, so does the federal government.

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"We are inhaling this," said Donna Quinerly, whose apartment off Turnpike Road was so badly infested that last week she tossed out a living room set covered in a sour film.

She fears that it's hurting her son, who has been hospitalized twice with severe respiratory problems since February, according to medical records.

Quinerly said she first reported the problem about two years ago, and although she's been given credits on her rent and the occasional visit from a maintenance worker, officials with the Portsmouth Redevelopment and Housing Authority didn't offer to move her until Wednesday afternoon - about two hours after The Pilot asked property managers about the problem.

At least one former neighbor said she was so fed up, she moved out even though her rent is now twice as expensive at an unsubsidized home in Chesapeake. "I had to go," said Ivory Dupree, 48, who moved out about four years ago after throwing away a mattress.

Property manager Natalie Honeyblue refused to speak with The Pilot, referring inquiries to PRHA's main office. "My name or my likeness better not be in any reports in the newspaper," she said before asking a reporter to leave the property's management office Wednesday afternoon.

Newly hired PRHA Executive Director Edward Bland declined multiple requests to comment.

Some tenants interviewed this week said they've long struggled with mold but haven't reported it out of fear of retaliation. "I don't want to be evicted," said one woman who has thrown out several couches, mattresses and dressers in the past two years. "When you walk in my house, you can smell it. It smells sour, it smells wet, and it smells like mildew," Jones said. She reported the problem a year ago but said property officials never followed up.

Lisa Wolfe, a regional spokeswoman for the U.S. Department of Housing and Urban Development, which oversees the PRHA, urged tenants to submit work orders if they spot any problems. Those who have done so but still haven't gotten help from the local authority should reach out to HUD to file a complaint, she said.

On Thursday, Wolfe said she reported the tenants' concerns and noted that the federal agency is looking into the matter. "That's really a shame," Wolfe said when told some tenants are afraid to call their property manager. "I wish we'd known sooner. If we don't know about a problem, we can't do anything about it."

[VA] Giving vets housing Freedom in Wythe (SWVA Today, Wytheville, VA)
SWVA
(8/21/2017 5:10 AM, Mark Sage)
U.S. Rep. Morgan Griffith said he'd heard plenty about Freedom Lane but hadn't seen it.

The Wytheville Redevelopment and Housing Authority project to provide homes for veterans "looked good on paper," Griffith said. Then he said he turned off Peppers Ferry Road and thought "Wow. Not only did they do something good. They did something great."

The Republican congressman was one of several dozen in Wytheville on Wednesday to celebrate the ribbon-cutting of a long-awaited housing complex for those who served the nation.

Owned and operated by the Wytheville Redevelopment and Housing Authority, the 24 new apartments off Peppers Ferry have already welcomed 12 new veterans and their families.

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A road lined with one- and two-bedroom homes, most handicapped accessible, terminates near a clubhouse on the four-acre tract.

The ribbon-cutting came a little over a year from when ground was broken for the affordable housing development. Cathy Pattison, who closed out her eight years on the WRHA's seven-member board on Wednesday, pointed out that the project came in under budget and ahead of schedule.

Pattison said the idea for affordable veteran housing got started in 2010, when Randy Martin, the WRHA's executive director, said no veteran should be without a home. The idea lay dormant until 2013, when the housing authority bought eight acres of the former Alco property.

Martin said that the purchase was made with the $5 million development in mind.

Martin said executing the idea took more than time, though. It required partnerships across the state and county, including HOPE, Veterans Affairs, the Department of Social Services and others.

Martin said that more than half of the 24 units have vouchers tied to them to help with rent.

Sharon Alexander, the chair of the Wytheville Redevelopment and Housing Authority board, asked in her opening prayer that Freedom Lane be "a place where we see the best of humanity."

It was certainly a place Wednesday where Joe DeFelice, the regional administrator for the U.S. Department of Housing and Urban Development, saw the best of Southwest Virginia. On his first trip to the region, he said was falling in love and may not return to his office in Philadelphia.

[MS] CMHA Police, federal agents raid home of accused nationwide Facebook scammer Zienup Sbeih (WLOX-TV ABC 13, MS)
WLOX-TV ABC 13
(8/19/2017 7:48 PM, Carl Monday)
CLEVELAND, OH (WOIO) - The woman accused in a nationwide Facebook scam operation is in more hot water.

Officers with the Cuyahoga Metropolitan Housing Authority Police Department and an agent with the U.S. Office of Inspector General Department of Housing and Urban Development were at Zienup Sbeih's home in the Villages of Carver Park off of East 45th Street and Quincy Friday afternoon.

Officers executed a county search warrant, removing documents including bank transactions, stuffed animals and other toys possibly used in Zienup Sbeih's alleged online scams.

"This is based on an investigation on story you made, regarding Zienup Sbeih," said CMHA Police Chief Andres Gonzalez.

[Editorial note: VIDEO at source].

[LA] Kenner housing authority in limbo after Mayor Zahn asks director to resign, removes remaining board members (New Orleans Advocate, LA)
New Orleans Advocate
(8/21/2017 5:10 AM, Faimon A. Roberts)
Kenner Mayor Ben Zahn on Friday called on the director of the city's housing authority to resign and removed

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the agency's two remaining board members, effectively casting the agency into limbo until a new board can be appointed.

Last month, Zahn started an investigation into the agency after receiving allegations of mismanagement from resigning board member Connie Montgomery. Montgomery accused Marc Starling, who was named executive director last year, of hiring cronies to work at the agency and also of bullying behavior.

Starling accused Montgomery of being disruptive and uncooperative in a separate letter to Zahn.

Montgomery's resignation left the five-member board with just two members, short of the three-member quorum needed to take any action.

Zahn said Friday he was removing those two board members "for cause" and that he would replace them with new members "in the very near future."

He pointed to some of the things that Montgomery cited in her letter, such as issues with procurement and the cancellation of some contracts with vendors, which Zahn said were done "without due cause."

A city investigation "found numerous instances of potential ethical and procedural violations, which at the very least give an overwhelming sense of impropriety at the Kenner Housing Authority," Zahn said in a statement.

Zahn also cited Starling's resumé, which showed a graduate degree in urban development from Belford University, an unaccredited, now-defunct institution that had no physical address. Zahn also said that Starling had left two previous leadership posts at the U.S. Housing and Urban Development Department under allegations of misconduct.

[LA] Kenner mayor guts housing board, seeks execs resignation (KLFY-TV 10 Lafayette, LA)
KLFY-TV 10 Lafayette
(8/19/2017 2:21 PM, Chevel Johnson, Associated Press)
NEW ORLEANS (AP) — A suburban New Orleans mayor has gutted the Kenner Housing Authority's five-member board and called for the resignation of the agency's executive director.

Mayor Ben Zahn called for an investigation after one of the agency's board members, Connie Montgomery, resigned. She sent Zahn a letter dated July 5 claiming actions taken by Executive Director Marc Starling, Board Chairwoman Faye Mathews, and Board Attorney Don Richard had violated the Housing Authority's procurement policy, Louisiana civil service rules and state statutes and bylaws of the authority.

Montgomery's resignation left the board with just two members, short of the three-member quorum needed to take any action.

Zahn said among the reasons for his decision Friday was Starling's cancellation of a multi-vendor contract without due cause and questionable credits on his resume.

[LA] Kenner Mayor dismantles Kenner Housing Authority Board, demands resignation from executive director (WVUE-TV, LA)
WVUE-TV
(8/18/2017 6:56 PM, Staff)
Kenner Mayor Ben Zahn completely removed all members of the Kenner Housing Authority Board and calls for the immediate resignation of Executive Director Marc Starling. In a news release, Zahn says he was alarmed to learn Starling's resume shows, "graduate work from a fictitious college called Belford University with no physical

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location, culminating with his receipt of a Master's Degree in Urban Development, as well as his departure from two previous HUD leadership posts." Kenner officials say Starling also voluntarily vacated a HUD Executive Director position in Rhode Island amid allegations of mismanagement, and he was removed from a similar post in Florida by federal investigators. Kenner launched an investigation into the Housing Authority Board after a board member, Connie Montgomery, resigned.

She sent the mayor a letter dated July 5 claiming actions taken by Starling, Board Chairperson Faye Mathews, and Board Attorney Don Richard had violated the Housing Authority's procurement policy, Louisiana civil service rules and state statutes and bylaws of the authority. At the time, Zahn called on the FBI, the U.S. Attorney, the Jefferson Parish District Attorney and the city's internal auditor, among others to investigate the allegations made in Montgomery's letter. "Our internal investigation found numerous instances of potential ethical and procedural violations, which at the very least give an overwhelming sense of impropriety at the Kenner Housing Authority," Zahn said. "This will not be tolerated, especially given the mission of this very important organization."

[LA] Kenner mayor removes entire Housing Authority Board, calls for Exec. Director's resignation (WWL-TV New Orleans Channel 4, LA)
WWL-TV New Orleans Channel 4
(8/18/2017 11:32 PM, WWL-TV)
KENNER - Mayor Ben Zahn removed the entire Kenner Housing Authority Board from their positions and has called for the resignation of the department's Executive Director.

According to a statement from the City of Kenner, Executive Director Mar Starling's resume showed graduate work from a fictitious college called "Belford University," culminating with his receipt of a Master's Degree in Urban Development. The resume also showed that Starling left two previous HUD leadership positions around the country, but in reality he vacated one position amid allegations of mismanagement and was removed from another by federal investigators.

Mayor Zahn called for an investigation into the Kenner Housing Authority after one of its board members, Connie Montgomery, resigned. Her resignation left the board with only two members, making it unable to take any official action.

"Our internal investigation found numerous instances of potential ethical and procedural violations, which at the very least give an overwhelming sense of impropriety at the Kenner Housing Authority. This will not be tolerated, especially given the mission of this very important organization," Zahn said.

The release said the mayor plans to replace to board members in the "Very near future" and bring in a third-party contractor to train and counsel the incoming board.

[LA] Our Views: Louisiana's past could provide a blueprint for how FEMA could restructure disaster aid (Baton Rouge Advocate, LA)
Baton Rouge Advocate
(8/19/2017 10:32 AM, Advocate Editorial)
Writing checks, the wags say, is what the United States government does best.

In a meeting marking the beginning of hurricane season, President Donald Trump met with members of the Cabinet and others. He said aid would not be held up in the event of a disaster. "We do it quickly. We do it effectively," Trump said. "We are very strong with respect to FEMA. FEMA is something I've been very much involved in already."

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While a disaster is by nature a chaotic situation, we think there are lessons that the president and Congress could learn from Louisiana, where we've had a lot more experience than even a New York City developer at the time of Superstorm Sandy in 2012, who now happens to be president of the United States.

The Federal Emergency Management Agency is not perfect, but since the catastrophically poor response to hurricanes Katrina and Rita in 2005, presidents Barack Obama and Trump have appointed experienced administrators to this critical job.

Can it do better still? We think Louisiana folks could give valuable lessons. After the disastrous floods in the greater Baton Rouge area, too many people could not get access to FEMA soon enough. To quote a favorite line of the congressman representing the capital city region, Garret Graves, "The federal government has a customer service problem." Graves has helped to do something about it, pushing legislation to make databases accessible directly in an emergency, instead of requiring people to wait on the telephone for FEMA agents or contractors. That small but welcome step should only be the first way in which the U.S. government reassesses its response to natural disasters.

Maybe FEMA should have more authority, rather than less. Today, hurricane response is in FEMA's corner, but long-term recovery aid - as Louisiana has found out again this year - is by law doled out in packets by a dysfunctional budget process in Congress.

The checks then come via the U.S. Department of Housing and Urban Development, through block grant programs. We don't knock anybody, but we cannot help but wonder that the long process of rulemaking and regulation-writing by HUD stands in the way of the president's boast about efficiently writing checks.

The goal is to use block grant funds correctly and without waste or corruption. The reality is that state and local officials face a new bureaucracy that reinvents the wheel, one of the reasons most cited for delays in aid after the 2016 flooding.

Louisiana's members of Congress and Gov. John Bel Edwards have spoken directly to new HUD Secretary Ben Carson, who visited New Orleans and Baton Rouge to observe the problems and opportunities here first hand.

These issues are complex. We don't need a new federal bureaucracy midway between FEMA and HUD. The taxpayer should be protected against fraudulent claims. But surely the events over the last dozen years in Louisiana should lead Congress to restructure how disaster aid is delivered, so that the checks come in a timely fashion for communities.

[LA] Task Force approves plan expanding eligibility, increasing awards through La.'s flood assistance program (KPLC-TV Lake Charles, LA)
KPLC-TV
(8/18/2017 12:56 PM, Kevin Frey)
The Restore Louisiana Task Force has given the thumbs up to a plan that would expand the number of flood victims eligible for awards. Homeowners with flood insurance and remaining unmet needs after insurance payouts could now be eligible for an award. This means about 12,000 homeowners who have already completed the survey could now have access to funding. Homeowners that still have repairs to do can have their costs fully covered. Currently, for homeowners with incomes of more than 120 percent of the Area Median Income, the program only pays 50 percent of repair costs.

Homeowners with completed repairs can get be reimbursed by 50 percent, which is up from 25 percent before. Some changes will require HUD approval, which could take a few days. Pat Forbes, the executive director of the Office of Community Development, called the changes "Huge." "It eliminates the risk that we're going to have

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those neighborhoods with blight in them because people couldn't put the rest of the money together," he said.

[LA] More Louisiana homeowners eligible for flood recovery aid (U.S. News & World Report)
U.S. News & World Report
(8/19/2017 2:11 AM, Associated Press)
DENHAM SPRINGS, La. - Louisiana's flood recovery board agreed Friday to Gov. John Bel Edwards' plan to widen eligibility for a homeowner aid program by including those whose flood insurance proceeds didn't cover their rebuilding costs.

Grant amounts for some homeowners without flood insurance who already had been eligible for limited rebuilding aid also will be boosted, under program changes unanimously backed by the Restore Louisiana Task Force. The $1.3 billion homeowner aid program was created with federal recovery dollars to help those with damage from the March and August 2016 floods. Of those with flood insurance, only elderly and disabled, low- to moderate-income homeowners had been eligible for the program.

Edwards' administration determined it can broaden eligibility based on applications received so far. "It's clear that there should be enough funds to meet additional unmet needs of affected households," Pat Forbes, executive director of the state's recovery agency, said in a statement. About $16 million in grants have been awarded to more than 550 homeowners so far. More than 40,000 people have taken the survey that is the first step to determining eligibility.

The Edwards administration has been trying to encourage more people to fill it out, knowing that about 100,000 homes were estimated to have been damaged by the floods.

Some of the adjustments approved Friday will require approval from the U.S. Department of Housing and Urban Development, which oversees the federal recovery block grant money. Edwards' office expects to easily get the necessary support.

[IN] Escaping one of the nation's worst environmental disaster zones (Washington Post)
Washington Post
(8/20/2017 7:29 PM, Katie Mettler)
In April, EPA Administrator Scott Pruitt declared during a visit to East Chicago that places like West Calumet would be his top priority. During a 90-second statement at a news conference, he said he had come to "restore confidence" that the EPA was "going to get it right."

Officials should "assess and make decisions and put the community first," he said, adding that he was "taken" by his conversation with a few residents during the spring visit.

"The emotion, the passion was just telling," Pruitt said.

Later, in an interview with The Washington Post, Pruitt criticized previous administrations for moving slowly and distributing fact sheets and warning signs. "How about cleaning it up? Pruitt said. "How about cleaning it up?"

At the end of July, Pruitt's Superfund Task Force recommended creating a "top 10 list" of sites to prioritize. The administrator did not specify which sites, but mentioned East Chicago to reporters at EPA headquarters and called residents' despair "heartbreaking."

Ben Carson, secretary of Housing and Urban Development, which oversees the local housing authority, paid a visit this month. He acknowledged that West Calumet residents had been "inconvenienced" but said their relocations were "done in a good way."

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Of the hundreds of families who were ordered out of West Calumet last summer, Turner's was one of the last to leave, dodging letters from housing officials threatening to ship her across state lines to Chicago. That was the city she fled a decade ago, where moms fear not dirt but bullets. She wanted to whisk her kids to safer ground but just couldn't find any.

[IN] East Chicago residents want answers about water at Saturday meeting (Northwest Indiana Times, IN)
Northwest Indiana Times
(8/19/2017 4:52 AM, Sarah Reese)
EAST CHICAGO — Residents will be listening Saturday for an answer to a simple question: Is the city's water safe to drink?

Indiana Department of Environmental Management Drinking Water Branch Chief Mary Hollingsworth will give a presentation, and Commissioner Bruno Piggott will be in attendance at the U.S. Environmental Protection Agency's monthly meeting, an IDEM spokesman said.

Residents were frustrated last month when EPA Region 5 Groundwater and Drinking Water Division Regulations Manager Miguel Del Toral did not attend. EPA officials said he would instead appear this month with his counterparts from IDEM.

East Chicago did not respond by press time to questions about whether any city officials planned to attend the meeting, which is set for 10 a.m. at the old Carrie Gosch School in West Calumet.

It's been seven months since Del Toral recommended residents citywide assume they have lead service lines and use water filters, and residents are fed up with "inaction and lack of communication" on the part of government agencies, said Thomas Frank, a member of the Community Strategy Group.

"We've been articulating our demands for seven months and there hasn't been any answer," Frank said. "So, what we're going to be putting forward is our plan to try to protect our own water and try to address the issues in absence of any government solutions at this point."

The Community Strategy Group is working to identify funding to conduct third-party water testing, he said.

Residents have asked to be included on the agenda, but had not received any confirmation from EPA as of late Thursday morning, said Anjali Waikar, attorney for the Natural Resources Defense Council.

EPA found elevated lead levels last fall at 18 of 43 homes in the USS Lead Superfund site as part of a study related to its work there. The agency later said the problem was likely to be systemwide.

[IN] The East Chicago lead crisis, one year later: Some of community groups' critical demands unaddressed (Northwest Indiana Times, IN)
Northwest Indiana Times
(8/21/2017 5:10 AM, Lauren Cross)
Updated Aug 19, 2017

After a chaotic and rushed relocation for the 1,000-plus West Calumet residents, the Community Strategy Group in a letter to HUD Secretary Ben Carson is now asking the U.S. Department of Housing and Urban Development to create an East Chicago Recovery Fund to support, in part:

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A second move program option, which would allow former residents and the approximately 40 voucher holders living elsewhere in the Superfund site to move again "without the time constraints and barriers created by operational deficiencies." The program would include housing counseling and fund the cost of relocation. They are also seeking HUD to condition federally funded replacement housing so that residents get first priority rights to move back if they wish.

Risk assessments at all homes in which West Calumet residents now reside because of the previous years of exposure to lead and arsenic.

Relocation costs program to support former residents and cover incidental costs of moving, such as new school uniforms.

A homeowner/rental property relief program that could offer grants and no-to-low-interest loans to eligible households in the Superfund site to remediate their homes, in part, to address basement flooding. Rental properties would also be eligible.

A HUD's Departmental Enforcement Center broad review of East Chicago Housing Authority's programs, statements about the presence of lead abatement in public housing, and other actions and omissions and develop a plan of action to remedy potential violations.

HUD's Office of Inspector General investigation into the East Chicago Housing Authority's conduct of staff during the relocation process and statements regarding the presence of lead paint in units.

[Editorial note: consult source for full details].

[IL] Communication chaos in Cairo: Confusion has replaced shock since HUD told 400 people they will have to move. (The Southern, IL)
The Southern
(8/21/2017 5:10 AM, Molly Parker)
CAIRO — It's been four months since HUD officials announced that about 400 residents would have to move out of their failing housing complexes in Cairo and relocate to other communities.

While some of the shock has worn off since the announcement, confusion and uncertainty have taken its place.

Coretta Cornelius, a McBride Place resident, said it's hard to get a clear answer about what options are available for the public housing residents whose complexes are slated for demolition and want to remain in the city.

"There's no reason why we should be hanging with this stuff over our heads after four months," said Cornelius, who shares her apartment with her 4-year-old daughter and is hoping to be able to stay in Cairo. "They need to clear it up. It's been four months."

On April 10, HUD officials called residents of Elmwood and McBride to a meeting to tell them that the complexes they call home are slated for eventual demolition, and that they would be provided relocation vouchers and assistance with finding other homes — though mostly outside of Cairo. After repeated calls that he visit the historical city before going through with a plan that could threaten its existence, HUD Secretary Ben Carson visited Cairo on Aug. 8, just shy of four months from the day that his staff delivered what many residents of the city perceived as a one-two punch: the buildings will be leveled because they were too far gone to save, and HUD does not have plans to rebuild public housing in Cairo.

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At a town hall style meeting at the Cairo Junior/Senior High School, Carson told residents that after driving around the city with Mayor Tyrone Coleman, it was clear that the city faced steep challenges. But he told residents, to resounding applause, "I think by the grace of God it's possible to save this place."

While visiting Cairo, Carson also said he recommitted his staff to continuing to work with the city to see if more options could be secured for people who want to remain in Cairo.

HUD: Residents encouraged to move before winter

HUD spokesman Jereon Brown said that the federal housing agency is exploring additional options as a result of Carson's visit and a brainstorming session with community leaders. Still, he said that residents are still being encouraged to move — and to do so before cold weather arrives in a matter of months. Regardless of what others may have read into the hopeful message by Carson, or what people are hearing from other local and federal elected leaders, Brown said that HUD's overarching plan has not changed.

"Unfortunately, we can't control the message from anyone else," Brown said. "We've done this before so we realize that lives and futures can be affected by the decision. Ultimately it comes down to who they believe."

Brown said one of the reasons they are encouraging families to move before winter is because the Alexander County Housing Authority, which is being run by HUD administrators in receivership, may not have the funds to repair or replace the aging boilers that heat the developments if they fail. He noted that residents were told in April they no longer had to pay rent — and many had stopped paying months prior to that in protest of their housing conditions and alleged mismanagement by past housing authority managers. This lack of payment to the ACHA further aggravates the deteriorated financial condition of the housing authority.

"We're working on some financial models, weighing options, comparing footprints, but for now, repairing boilers, if extensive work is required, is not financially feasible," he said.

For a number of years, residents have complained of inadequate heating systems forcing them to heat their homes with their ovens, which is extremely dangerous in any situation and especially where people live in such close quarters.

It was no different this past winter, even though by that point, HUD had been in control of the ACHA's operations for close to a year. Brown said the issue for this winter is that funds are limited and HUD administrators overseeing the local housing authority are trying to prioritize limited funds to improve the developments that can be salvaged.

"I'm not sure that it makes logical sense to repair units slated eventually for demolition when we have other units in better condition that are also in desperate need of maintenance," Brown said. "The newer units will be around longer so it actually makes more sense to repair those. That may not be seen as a compassionate answer, but it will help the seniors residing in those (other) complexes."

[IL] East St. Louis on track to regain local control of its housing authority (Belleville News-Democrat, IL)
Belleville News-Democrat
(8/19/2017 4:47 AM, Carolyn P. Smith)
A federal housing official said once again Thursday that the East St. Louis Housing Authority would be returned to local control, but no timetable was announced.

Bill Tamburrino, director of the U.S. Department of Housing and Urban Development office in Baltimore, Maryland, said, "I anticipate the transition back to local control, but we have not yet executed the transition

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agreement."

He said the target transition date is Aug. 31.

Tamburrino spoke during a meeting of the local housing authority. He said the agreement, once executed, would make them board members instead of advisory candidates. "They have to meet all of the requirements to be sworn in according to state laws," Tamburrino said. And, if everything happens in a timely manner the new five-member board could conduct the city's next housing authority meeting on Sept. 21, Tamburrino said.

Neither East St. Louis Mayor Emeka Jackson-Hicks nor Mildred Motley, executive director of the East St. Louis Housing Authority, could be reached for comment.

In 1985, HUD determined that the East St. Louis Housing Authority had substantially failed to meet its obligation as required by law. So, HUD took over the East St. Louis Housing Authority, its projects and programs, as allowed by law. Since that time, the East St. Louis Housing Authority has been under HUD control.

Later, there were failed efforts to put the housing authority under the control of the St. Clair County Housing Authority.

In 2015, East St. Louis filed suit seeking to have control returned to the city, but a federal judge ruled the courts have no authority to rule on the matter.

"We worked on it in 2013 and it didn't work out then. Now, I am glad to see it coming back to the city of East St. Louis," former mayor Alvin Parks Jr. said.

[MI] HUD Director goes on $336,000 shopping spree with low-income housing funds (Judicial Watch)
Judicial Watch
(8/18/2017 1:03 PM, Staff)
HUD's inspector general has also testified before Congress about the severe mismanagement at offshoots functioning independently-yet federally funded-in states across the country that have fleeced taxpayers out of hundreds of millions of dollars. He testified that his office discovered more than $200 million in questionable spending at local public housing agencies since 2012. Clearly, this is part of a much broader epidemic at HUD. A Michigan-area newspaper editorial blasts the agency for failing to protect taxpayer dollars and low-income families that need help. The piece cites other recent cases in which public employees stole from HUD's Section 8 program, including a 52-person ring in Ohio and schemes in Texas, Louisiana, Arkansas, Colorado and Massachusetts. "It should be more difficult for housing commission directors to write checks to themselves," the editorial states. "And the U.S. Department of Housing and Urban Development should be keeping closer watch over its Section 8 voucher program." Hopefully President Trump's new HUD secretary, Ben Carson, will clean some house at the fraud-infested agency. We don't' need a newspaper editorial to tell us that "HUD clearly has a gap in its fiduciary responsibility."

[CA] Richmond mayor wants to scrap city's public Housing Authority (San Francisco Chronicle, CA)
San Francisco Chronicle
(8/19/2017 4:49 AM, Kimberly Veklerov)
Richmond Mayor Tom Butt is proposing the dismantling of the city's Housing Authority, saying that diminishing funds from the U.S. Department of Housing and Urban Development make the agency's continued operations untenable.

Butt said dissolving the Richmond Housing Authority would not eliminate existing public housing, but would essentially divorce the city from financial responsibility over the subsidized homes. He said the city has spent

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millions to maintain the properties because HUD has not provided its fair share for upkeep.

In calling for the authority's elimination Friday, Butt requested that the authority first investigate the inadequacy of its federal funding levels. On his proposed witness list, the mayor floated a number of figures who he said could be subpoenaed to testify under California law, including HUD Secretary Ben Carson.

Butt said HUD is "obsessed" with faulting local housing authorities and has chosen to pick on a handful of them, including Richmond's. In his draft resolution, the mayor — who chairs the body that governs the city's Housing Authority — pointed to a series of recent complaints from HUD, including the authority's lack of independence from the city that has resulted in a multimillion-dollar debt owed by the authority to Richmond's general fund.

"HUD has tried to paint a picture nationwide that they are out there providing all the money and tools and administrative context, and the local agencies just aren't getting it done," Butt said. "That's sort of the perception they'll try to sell to you, and I don't think that's accurate."

HUD representatives didn't immediately respond to requests for comment Friday.

The Richmond Housing Authority operates half a dozen public housing projects and administers the Section 8 voucher program for low-income residents.

A pair of audits by HUD investigators last year reprimanded the city authority for improperly spending $2.2 million in federal funds, submitting false documentation to the department and writing off rents owed by tenants.

The bottom line, Butt said, is that the city authority is not getting the funding it needs to operate and meet HUD's performance standards and regulations, which he called arbitrary.

Butt said that if his fellow Housing Authority commissioners agree to dissolve the agency, the city would work to maintain the existing public housing stock, but transfer it to another entity, such as the Contra Costa County Housing Authority, HUD, a nonprofit or a private developer.

"These housing authorities are just being starved," Butt said. "It's not sustainable. It's not working. We've got to find a way out."

[CA] San Bernardino City Council to decide: Does spending federal money on homeless help? (San Bernardino County Sun, CA)
San Bernardino County Sun
(8/19/2017 4:47 AM, Ryan Hagen)
SAN BERNARDINO - A meeting Monday will decide whether the city will spend $880,000 of federal money on a plan to help homeless people here or return the money out of fears that it will ultimately attract more homeless people to the city and burden taxpayers.

The meeting, scheduled for 6 p.m. in the board room at 201 North E St., continues a City Council meeting Wednesday where council members said they wouldn't approve the plan until they got more answers. The thrust of their questions: Will this project attract more homeless people to San Bernardino, burdening residents and discouraging business? "After meeting with constituents, there were a number of concerns raised," said Councilman Henry Nickel. "There remain concerns that as we build more facilities that accommodate these type of individuals, that it does attract more of those types of individuals to our community. It serves as a magnet to attract these type of individuals that seek services."

The City Council has already approved the project itself, which is to convert 21 apartments on Golden Avenue

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near Highland Avenue into 38 permanent housing units for homeless and low-income individuals, along with supportive services such as job placement and mental health counseling. This $880,000 would be used as a loan to help the developer acquire the property.

The nonprofit in charge of the project, Inland Empire Housing First Programs - Step Up, has projects in other cities and would house homeless people from those cities there, Kim Albers, the organization's vice president, said during the meeting. "So I don't think in any way this particular project could serve as a magnet," Albers said, adding that outreach would focus on the area immediately around the project. Councilman Jim Mulvihill added that the program is intensive and longterm - not an overnight shelter - making it unlikely to result in any new people on the streets, he said.

Nickel as well as Councilman John Valdivia and Councilwoman Bessine Richard expressed concern that San Bernardino was taking on the burden of other cities' homeless populations, attracting more homeless and focusing resources on that issue instead of attracting business. That led Richard to suggest continuing the discussion later.

The city faces a relatively tight deadline: The federal HOME funds must be spent by Aug. 31, or they will be reclaimed by the U.S. Department of Housing and Urban Development for use in other parts of the country, according to city staff.

A persistent concern among many in San Bernardino - as well as other cities like Redlands, where the number of homeless people counted rose this year - is that offering services to homeless people will draw people from other communities. That's why the county intends to go to every city with a double-digit number of homeless people to bring them into the program and create a level playing field, the county's homelessness czar, Philip Mangano, told the San Bernardino City Council in April.

Hurricane Sandy

[NJ] HUD, NJ Wrestle Over $1M In Sandy Recovery (KYW-TV, PA)
KYW-TV
(8/18/2017 12:01 PM, By David Madden)
The feds want about a million dollars from the state of New Jersey. At issue, loans given to some victims of Hurricane Sandy that auditors suggest were not eligible. New Jersey would beg to differ. It comes down to money, with the HUD Inspector General's office saying as many as 39 applicants exceeded income guidelines. Lisa Ryan with New Jersey's Department of Community Affairs responds by saying the auditors are in error. "We do admit that there were applicant income exceedances in Atlantic County due to a clerical error," Ryan told KYW Newsradio, "But we also believe that most of those exceedances were extremely small.

For example, one applicant exceeded the income limit by only 91 dollars." "We believe that a lot of these income exceedances, they don't detract from the program's overall purpose which was to provide home buyer assistance to people who were affected by Sandy who otherwise would have been not able to purchase a home," she added. The state has filed a formal response with HUD, which makes the final call. Ryan says the state hopes to work out the issue in a way that "advances Sandy recovery in New Jersey in a positive fashion."

[Editorial note: VIDEO at source]

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Ginnie Mae

With No Ginnie Mae President on Board, Annual Summit Moved to January 2018 (Inside Mortgage Finance)
Inside Mortgage Finance
(8/18/2017 12:51 PM, George Brooks)
Ginnie Mae – which hasn't had a confirmed president since inauguration day – will not hold its annual summit this fall, pushing the usually well-attended pow-wow to January 2018. A Ginnie spokesman told Inside FHA/VA Lending a new administration and staff departures have caused organizers to reconsider their plans.

The Trump administration has yet to announce a nominee for the top job at Ginnie Mae since former president Ted Tozer left in January. Industry veteran David Kittle, who has held top posts at the Mortgage Bankers Association, is rumored to be the first choice for the job, but there has been no official announcement or nomination. Michael Bright, a former PennyMac executive who joined the agency a few months back as executive vice president and chief operating officer, is acting president of the agency, whose guarantees back $1.8 trillion of MBS.

Home Ownership

Bank of America to Pay $6 Million to Bankrupt Couple Evicted From Home (Wall Street Journal)
Wall Street Journal
(8/18/2017 10:24 AM, Katy Stech)
Erik and Renee Sundquist agree to a settlement in the eight-year-long mortgage dispute

Bank of America Corp. has agreed to pay more than $6 million to a California couple who a federal judge said had been harassed and illegally foreclosed on by the bank's mortgage unit, ending an eight-year-long dispute.

The proposed settlement between the bank and Erik and Renee Sundquist would enable them "to end a long personal and legal nightmare that has impacted every facet of their and their sons' lives," according to court papers the couple filed to request that their 2014 lawsuit against the bank be dropped.

The deal calls for Bank of America to pay a fraction of the fine of more than $46 million ordered by Judge Christopher Klein in March. In his ruling, the judge said the bank's mortgage modification process and mistaken foreclosure on the Sundquists' home in Lincoln, Calif., left them in "a state of battle-fatigued demoralization."

The exact amount that the bank will pay the Sundquists is confidential, according to documents filed Tuesday in U.S. Bankruptcy Court in Sacramento. The earlier order called for the bank to pay the couple nearly $6.1 million in damages.

[LA] Louisiana seeks to expand flood recovery programs for homeowners (Baton Rouge Advocate, LA)
Baton Rouge Advocate
(8/18/2017 2:55 PM, Elizabeth Crisp)
As the state works to ramp up its flood recovery programs, some homeowners still seeking assistance a year after the historic floods told a panel tasked with overseeing efforts that they are growing frustrated with the process.

One by one, more than a dozen homeowners told the Restore Louisiana Task Force on Friday of inspection mix ups, delayed communications, confusion over qualifications and other issues.

Members of the task force diligently took notes and vowed to help work out the kinks in the process. Officials

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from Gov. John Bel Edwards' administration followed up one-on-one with people in the crowd.

"This will never be fast enough for any of us," said Pat Forbes, director of the Office of Community Development.

The Restore Louisiana Task Force's meeting Friday took place in Denham Springs – one of the areas hardest hit by the August downpour. Officials estimate that nearly half of the Denham Springs area homeowners who had FEMA-verified loss in the flood haven't yet taken the initial step of filling out an introductory survey to get into the pipeline for assistance, about 7,500 households.

Statewide, about 41,000 of the more than 90,000 homeowners who have losses verified by FEMA have filled out the survey at restore.la.gov.

The task force on Friday agreed to ask for the U.S. Department of Housing and Urban Development's approval to open up the homeowner recovery program to those who had flood insurance who were previously excluded. They expect it could impact some 12,000 homeowners, who will be notified if they have taken the survey.

Forbes said HUD's approval should be granted quickly.

Affordable Housing

[TX] Nirenberg announces creation of major housing task force, lays out vision for city (San Antonio Express-News, TX)
MySanAntonio
(8/18/2017 4:59 PM, Josh Baugh)
Mayor Ron Nirenberg on Friday laid out his vision for San Antonio's future in a wide-ranging speech in which he declared that "San Antonio is open for business," and that officials must work diligently and quickly to address both a massive shortage in affordable housing and gentrification. The mayor made his remarks at a North San Antonio Chamber of Commerce luncheon downtown. During a post-address news conference, responding to an inquiry about his making a major policy speech at a luncheon that wasn't the annual State of the City address, Nirenberg said he wanted to outline his vision and plans and hopes to offer major headway on his priority initiatives by the time he gives the annual address in the spring. The mayor delivered prepared remarks he read from teleprompters - rarely ad-libbing - and covered topics such as transportation, crime, economic development and gentrification in the 24-minute speech.

He also announced that he's formed a new task force charged with developing a comprehensive housing policy for San Antonio, one that will address the lack of affordable housing and gentrification issues here. The Mayor's Housing Policy Task Force will be led by Lourdes Castro-Ramirez, the former CEO of the San Antonio Housing Authority who went on to become the principal deputy assistant secretary of the U.S. Department of Housing and Urban Development, under then Secretary Julian Castro. San Antonio is facing a major housing crisis, Nirenberg said, one that can no longer be ignored. In the ensuing two decades, the city will need more than 500,000 new multifamily and single-family residences to accommodate the expected surge in population. A city-funded analysis shows that there's currently a need for 142,000 affordable housing units and Census data show nearly 20 percent of San Antonians are living in poverty, he said. The task force will develop policy recommendations, working in concert with city and nonprofit staffers.

[TX] Nirenberg Forms Housing Task Force to Address Affordability, Gentrification (Rivard Report, TX)
Rivard Report
(8/18/2017 6:02 PM, Jeffrey Sullivan)
Mayor Ron Nirenberg announced Friday the formation of a task force to develop a "comprehensive,

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compassionate" housing strategy for the city to deal with growth and rising median home prices.

"This is developing a new framework of policy that will deal with affordability issues, and directly address gentrification and displacement as a priority," Nirenberg said following his speech at the North San Antonio Chamber of Commerce's 2017 Mayor's Vision for San Antonio event downtown.

The Mayor's Housing Policy Task Force will be led by former U.S. Department of Housing and Urban Development Principal Deputy Assistant Secretary Lourdes Castro-Ramirez. Other members include former City Councilwoman María Berriozábal; Gene Dawson Jr., owner of Pape-Dawson Engineering; Jim Bailey, Alamo Architects associate principal; and Noah Garcia, Vantage Bank senior vice president.

"They will be charged with assuring that San Antonio maintains its competitive advantage in housing affordability while we grow in a sustainable way," Nirenberg said to a room filled with some of the city's business and government leaders. Nirenberg said the task force is necessary to help ensure that the city gets the 500,000 new housing units needed to accommodate expected growth over the next 20 years, and to make sure that people aren't priced out of the neighborhoods in which they grew up. The mayor also noted that the city is facing an affordable housing shortage and needs 142,000 new affordable housing units.

[CA] LA's Housing Crisis: Much Worse than You Think (City Watch LA, CA)
City Watch LA
(8/17/2017 4:40 PM, Dick Platkin)
Driving through Skid Row, witnessing homeless encampments near luxury apartment complexes, encountering people living in their cars, hearing stories about long commutes to the Antelope Valley for cheaper housing, or reading the latest data of soaring housing prices and rents lets you know that LA is in the midst of a severe housing crisis. This is not news, but the latest report from the U.S. Department and Housing and Urban Development documents that it is much worse than you thought. Los Angeles and New York top the list of U.S. cities in which residents either live in substandard housing or have a heavy a rent burden. Los Angeles has 1 million very poor households, 57 percent of which spend more than half their income on housing, much of which is substandard. LA's homeless population grew by 23 percent last year, and one of the chief causes was rising rents.

Most of us cannot see it, but according to Los Angeles Mayor Eric Garcetti, it is there, and it can be found in his June 30, 2017, Quarterly Status Report on Directive 13: Support for Affordable Housing. The Mayor's goal is to build 15,000 new affordable units between 2013 and 2021, or approximately 2000 units per year. To date, Los Angeles has built slightly less than 6,000 new affordable units, but this total includes preserved affordable units and first-time homebuyer loans. If those are excluded from the Mayor's list, the total of actual new affordable units constructed in Los Angeles since 2013 is around 4,000. This figure is less than the number of rent stabilized units removed from the market each year through evictions, such as 1370 units lost in 2016.

Fair Housing

Trump could undermine civil rights progress more than any other president (The Hill)
The Hill
(8/18/2017 3:41 PM, Maya Rupert and Cashauna Hill)
After barely eight months in office, President Trump has secured his legacy: If left unchecked, he will undermine civil rights progress in this country more than any president in modern history. This week has shown previews of this dangerous agenda. Since beginning his campaign, Trump has fanned the flames of racism, bigotry, and xenophobia - from calling Mexicans rapists, making a border wall one of his central campaign promises, implementing a Muslim travel ban, and using dog-whistle politics to talk in veiled terms about black communities. Despite a number of challenges to some of his more high-profile attacks on communities of color,

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Trump has effectively used executive action to significantly roll back civil rights enforcement in this country. This month, the U.S. Department of Justice announced it would investigate and potentially sue universities over affirmative action policies in admissions.

Prior to that, the DOJ's briefing came on the heels of the president announcing - via Twitter - that he would ban transgender service members from serving in any capacity in the U.S. military. These high-profile announcements have come amidst of several less-reported but troubling civil rights developments, including announcements that the Department of Housing and Urban Development is dropping a crucial case on exclusionary housing policies; the administration plans to significantly limit the offices of civil rights at several agencies.

Just this week, amidst Trump's comments that have further emboldened white supremacists who see an opportunity in his presidency, HUD dealt another huge blow to fair housing when they announced the suspension of a rule that helps low-income families move to lower poverty communities. Without this rule, low-income families - often families of color - will continue to be segregated into lower opportunity communities, and it will be more difficult to achieve integrated neighborhoods.

Homelessness

[DC] Homeless LGBT youth find a place to call their own in D.C. (Washington Post)
Washington Post
(8/19/2017 7:43 PM, Madhumita Murgia)
In a blue rowhouse in the District's Eastern Market, Tiara is wiggling her hips and singing along throatily with 21 other black youths. Their voices are velvet. Tiara, in her rainbow-striped top, press-on blue nails and yellow sneakers is dressed down for the occasion; her friends dazzle in red wigs, sparkly eyeliner, crop tops and leather miniskirts. As the keyboardist pounds out the melody, arms are raised, heads thrown back and all the voices come together in a crescendo.

The group is Breaking Ground, a local theater collective for LGBT youths of color; they are rehearsing for their next performance in September, a musical extravaganza chronicling their varied life stories. Hers, Tiara knows, is unusual even among this eclectic group. But for now, she is just reveling in the luxury of being herself.

Like so many young transgender people in the city, Tiara is not a D.C. local. She was drawn in because of the city's progressive laws, vibrant LGBT community and social support for people like her. She's living in a newly opened transitional housing apartment off Benning Road in northeast D.C., run by the LGBT nonprofit Supporting and Mentoring Youth Advocates and Leaders (SMYAL). The building opened its doors to eight homeless youths in January, trying to plug a vast gap in the city's resources for young LGBT people without housing; Tiara, in her early 20s, was the first resident to move in. Next summer, she will have to move out and find her own way.

This apartment is not much like home, she often marvels. The ghetto in Harare, Zimbabwe, where she lived until last year is home also to the Chipangano, the ruthless youth militia linked to President Robert Mugabe. She worked discreetly as an LGBT youth activist, but no one outside her family knew she wanted to live as a woman, or even that she was gay. She went by her male name, Traimo. Every time she dabbed on face powder or wore a tight top in public, she felt like she was participating in a small revolution. Her first thoughts when she woke up every morning were, "Am I going to come home alive today?"

[OK] Initiative to end chronic and veteran homelessness still going strong (Tulsa World, OK)
Tulsa World
(8/19/2017 5:12 AM, Mike Averill)

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Housing 641 veterans and 187 chronically homeless people already exceeds original targets

An initiative to end chronic and veteran homelessness has far exceeded its initial numeric goals in terms of housing.

Reaching the goal of functional zero, meaning the number of homeless and sheltered is not greater than the monthly housing rate, is still a ways off.

The path to getting to functional zero is taking shape as agencies are working together to create a new intake system to ensure those needing services the most are getting the help they need. Since 2015, 641 veterans and 187 chronically homeless individuals have been housed through the A Way Home for Tulsa and the Zero:2016 initiative. Zero:2016 is a national initiative to end veteran and chronic homelessness that is spearheaded locally by a consortium of 23 agencies named A Way Home for Tulsa.

Chronic homelessness is defined by the U.S. Department of Housing and Urban Development as someone who has been continuously homeless for one full year or four times within the past three years and has a disability. The original goal was to end veteran and chronic homelessness by housing 290 veterans by the end of 2015 and 89 chronically homeless by the end of 2016. "The positive is we're housing individuals," said Mack Haltom, associate director of the Tulsa Day Center for the Homeless. "We're also still dealing with inflow."

As of Friday morning, the names of 207 veterans and 106 chronically homeless were on a list of current homeless that was created as part of the initiative.

[UT] Utah teacher wants wedding gifts sent to homeless, not her (Washington Post)
Washington Post
(8/21/2017 4:45 AM, Associated Press)
SALT LAKE CITY — A Utah high school teacher is getting married next month. But instead of registering for a blender or stemware, she's asking for shoes and backpacks to give homeless children at her school.

Copper Hills High School teacher Rickee Stewart said she was shocked when she found out more than 100 homeless students attend her school. She learned about the homeless students after the school set up a food pantry.

"One of my students walked up very quietly and said, 'So, my mom wants to know how I can actually get some of that food,' " Stewart said. "It's very real."

This realization prompted Stewart to tell her wedding guests they can donate to her homeless student project in lieu of gifts, KSL-TV reported Thursday.

[CA] Sacramento County can't arrest its way out of homelessness (Sacramento Bee, CA)
Sacramento Bee
(8/18/2017 3:36 PM, Bob Erlenbusch)
The 2017 Homeless Count for Sacramento County documented a dramatic increase in the number of homeless people, rising from 2,822 in 2015 to 3,665 in 2017, of which 56 percent are unsheltered. That's 2,000 neighbors in Sacramento County, through no fault of their own, forced to live outside, including along the American River Parkway.

The county Board of Supervisors should move with a sense of urgency to expand the number of emergency shelter beds and should be prioritizing additional funds to a woefully underfunded system of mental health and addiction services for homeless people to leverage the $32 million in "Whole Person Care" funding the city has

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received.

Instead, in late August, the board will consider spending an additional $3 million to $5 million on its "Whack-a-mole" strategy to increase law enforcement along the parkway to hand out camping citations to people who have nowhere else to go.

Supervisors should forget playing 'whack-a-mole' on the parkway. Instead, expand shelter beds, prioritize homeless people for mental health care and housing and work with the city on Whole Person Care. The supervisors recently authorized an additional $6.2 million on four new homeless initiatives, one of which was for a full-service, 24-hour dormitory-style shelter for up to 75 people. The sad reality is this center will not open until mid-2018 and only meets 3 percent of the need. There is no sense of urgency or scale and no coordination with the city's initiatives.

Despite the supervisors' claims that they can't arrest their way out of homelessness, their budget priorities tell a different story. Overall, the county spends $40 million annually on homelessness, of which only $6 million is county general fund. Law enforcement already accounts for 67 percent of this $6 million; the planned increase for parkway enforcement would weight the county's strategy even more toward arrests.

How would the Sacramento Regional Coalition to End Homelessness spend an additional $5 million? Triple the number of full-service rehousing shelters, housing 225 people; or employ 100 homeless people at $50,000 each, effectively giving them the means to house themselves.

They could be deployed to help with debris removal and navigation to community resources, among other needed functions. We would leverage city funds by prioritizing homeless people for care at county-run mental health and addiction programs and for county-controlled housing vouchers.

We urge the board to support effective shelter and employment.

Public and Indian Housing (PIH)

[CT] New Haven's Church Street South quiet, but families remain (New Haven Register, CT)
New Haven Register
(8/21/2017 12:03 AM, Mary O'Leary)
Slow going for remaining families at Church Street South

NEW HAVEN >> Where once there were 283 families, there are now 16.

The deteriorated 48-year-old crumbling Church Street South complex is eerily quiet these days as relocation specialist Jocelyne Barsczewski, an employee of the Housing Authority of New Haven, continues to counsel the remaining tenants on the site who need to find new homes.

The first Section 8 vouchers from the U.S. Department of Housing and Urban Development were passed out to tenants who wanted them in May 2016, but it could still be months before the few remaining tenants leave.

"We are right there in the home stretch," Barsczewski recently told tenants at a meeting at the complex.

Barsczewski said there are 11 families left at the cavernous complex with vouchers that will allow them to move anywhere HUD finds the apartment acceptable and the landlord agrees to accept a rental cap.

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[PA] Philadelphia Housing Authority Holds Conference On Changing Policies (KYW-TV, PA)
KYW-TV
(8/18/2017 5:16 PM, By Pat Loeb)
Public housing residents and employees from around the country are gathered in Philadelphia for a conference on how to cope with changing policies under the Trump administration. The conference offers workshops on creative use of limited resources and self-sufficiency through education and small businesses.

The host, Philadelphia Housing Authority Chief Kelvin Jeremiah, says it's about empowering residents who face sharp cuts in government help. "The reductions that are proposed would be devastating, impacting the most vulnerable people: seniors, disabled, homeless, and people at the bottom of the economic ladder. And they should be participating in the process of determining what happens to them," Jeremiah said. PHA resident-board member Asia Coney says tenants understand, and are seeking new opportunities, but she also hopes they'll leave committed to preserving what's left. "Public housing is a need that folks will always have," she said.

[VA] Charlottesville, "happiest city in America" — but for whom? (Salon)
Salon
(8/20/2017 1:47 PM, Emma Eisenberg)
When a city with a white supremacist presence and marginalized black working class is run by genteel "progressives"

There was a moment on Saturday, August 12th that happened quickly but changed the course of everything that came after it. Around noon, a small group of white supremacists who had left the center of the protests at Emancipation Park walked down to an affordable housing complex called Friendship Court and, standing at its entrance, hurled racist slurs at black residents. Back at Emancipation Park, word spread among counter-protesters that Charlottesville black residents needed help, and a throng headed south to offer their bodies as support. But by time they got close to the housing complex, an organizer with Anarchist People of Color told them to turn back. The residents had already handled the situation, she told the marchers.

As they turned back up fourth street, the first march ran into another group of counter-protesters also under instructions to head to Friendship Court. It was a moment of jubilation — the residents had successfully defended themselves, and the official "Unite the Right" rally had been effectively shut down. The two marches merged, creating a huge congestion of people. But this mood lasted only a few minutes. It was into this rejoicing crowd that 20-year-old James Alex Fields Jr. gunned his car, then backed it up, and gunned it again.

It makes a cruel kind of sense that Heather Hyer and the others who were hit by Fields' car had just come from standing in solidarity with residents of this particular public housing complex, for it lies at the very center of the city and at the center of what happened this weekend in more ways than one.

"The site itself is in the heart of downtown and the center of the city's Strategic Investment Area," a developer named Frank Grosch with the Piedmont Housing Authority (PHA) told a crowd assembled at the well-heeled Omni Hotel in September of 2015. "And it's an extraordinarily valuable piece of real estate." It was at that same breakfast fundraiser that Grosch announced that the PHA would acquire the 150-unit subsidized apartment complex in 2018 and redevelop it as a mixed-income neighborhood.

Sustainability

The Trump administration just disbanded a federal advisory committee on climate change (Washington Post)
Washington Post
(8/20/2017 11:50 PM, Juliet Eilperin)

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The Trump administration has decided to disband the federal advisory panel for the National Climate Assessment, a group aimed at helping policymakers and private-sector officials incorporate the government's climate analysis into long-term planning.

The charter for the 15-person Advisory Committee for the Sustained National Climate Assessment — which includes academics as well as local officials and corporate representatives — expires Sunday. On Friday, the National Oceanic and Atmospheric Administration's acting administrator, Ben Friedman, informed the committee's chair that the agency would not renew the panel.

The National Climate Assessment is supposed to be issued every four years but has come out only three times since passage of the 1990 law calling for such analysis. The next one, due for release in 2018, already has become a contentious issue for the Trump administration.

Administration officials are currently reviewing a scientific report that is key to the final document. Known as the Climate Science Special Report, it was produced by scientists from 13 different federal agencies and estimates that human activities were responsible for an increase in global temperatures of 1.1 to 1.3 degrees Fahrenheit from 1951 to 2010.

National News

Fleecing America's builders (The Center for Public Integrity)
The Center for Public Integrity
(8/21/2017 5:45 AM, Maryam Jameel)
How workers on government construction jobs are victimized by contractors that stand little chance of being caught

Poor track record of oversight

Government subcontractors underpay their employees any number of ways, Labor Department records show. Some companies misclassify workers, claiming they belong to a lower-paying trade, as the Labor Department found with the GSA asbestos-removers. Others have been caught striking employees from payroll records entirely. Still others cut workers' hours on paper to make it appear that the wages paid reflected actual time worked.

In one case, air-conditioner installers on a job financed in part by the U.S. Department of Housing and Urban Development were routinely given paychecks reflecting the $50.70 per hour to which they were entitled under Davis-Bacon. They were forced to cash the checks and return about half the money to their employer, Igloo HVAC LLC, the Labor Department alleged. Payroll records submitted to HUD reflected none of this.

The Labor Department settled the case with Igloo HVAC, which paid more than $80,000 in back wages to five workers. Roberto Flores, the company's owner, declined to comment, citing the settlement agreement. A HUD spokesman said that while the agency reviews payroll records submitted for projects it finances, it can't always verify the accuracy of those records.

Wage theft in federal contracting has taken on new urgency as the Trump administration proposes a "great rebuilding of our country," a $1 trillion increase in public infrastructure investment over the next 10 years.

The Complex Relationship Between Innovation and Economic Segregation (The Atlantic CityLab)
The Atlantic CityLab
(8/21/2017 5:45 AM, Richard Florida)

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It's not just the tech industry that's responsible for America's stratifying cities.

Not too long ago, cities were bending over backward to attract high-tech companies, which they saw as offering good, high paying jobs. City after city developed programs designed to turn them into the "next Silicon Valley."

But now, from the backlash against Airbnb and Uber to protests over high-tech companies and their shuttle busses, high-tech companies are increasingly seen more as villains than saviors, to blame for making cities less affordable and for the growing gap between the rich and the poor. Indeed, America's leading high-tech centers—the Bay Area, Boston, New York, Washington D.C., Austin, San Diego, and Raleigh all rank highly on various measures of wage and income inequality.

But to what degree do high-tech industry and economic segregation go together?

A new study by me and my colleague, Charlotta Mellander, takes a deep dive into this issue. Our analysis covers the majority of America's 350-plus metros. Within them, we measure innovation both in terms of patents (the most commonly used measure of innovation by economists) and the concentration of high-tech industry. We measure economic segregation through several models based on income, education, and occupation, as well as a combined measure of overall economic segregation based on all three.

Treasury Secretary Mnuchin Rejects Calls to Resign, Defends President Trump (Wall Street Journal)
Wall Street Journal
(8/21/2017 4:45 AM, Nick Timiraos)
'Some of these issues are far more complicated than we are led to believe by the mass media,' Treasury chief says

Treasury Secretary Steven Mnuchin rejected calls for him to resign in protest of President Donald Trump's response to violence at a white-nationalist rally in Charlottesville, Va., last weekend, and defended the president in a statement Saturday evening.

Mr. Mnuchin condemned the "actions of those filled with hate and with the intent to harm others."

"While I find it hard to believe I should have to defend myself on this, or the president, I feel compelled to let you know that the president in no way, shape or form believes that neo-Nazi and other hate groups who endorse violence are equivalent to groups that demonstrate in peaceful and lawful ways," Mr. Mnuchin said.

About 300 of Mr. Mnuchin's classmates from the Yale University undergraduate class of 1985 posted a letter online Friday asking Mr. Mnuchin to resign in protest of Mr. Trump's comments.

"It is your moral obligation," they said. "We know you are better than this, and we are counting on you to do the right thing."

[NY] The war inside Trump Village (Crain's New York Business, NY)
Crain's New York Business
(8/21/2017 5:45 AM, Aaron Elstein)
Residents are at one another's throats as once-affordable apartments built by Donald Trump's father soar in value

Justice Department charges

Nonetheless, in 2015 the U.S. Justice Department charged Oberman and the co-op with unlawfully attempting

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to evict residents, citing a "pattern or practice of discrimination against residents." The feds said Oberman allegedly began eviction proceedings against a resident who had a dog in violation of building rules at the time. It turned out the dog owner was a veteran of combat in Afghanistan who under federal law had the right to own a pet—a shih tzu named Mickey—to help cope with post-traumatic stress disorder. Prosecutors also accused Oberman and Trump Village of threatening to evict three other dog-owning residents, denying them preferred parking spaces and retaliating against one by removing the person from the co-op board.

The case came after the U.S. Department of Housing and Urban Development charged Oberman and Trump Village in 2015 with freezing people on the waiting list for parking spaces and leapfrogging at least one person to the top of the line.

Oberman, who stepped aside as co-op board president in 2015, said Trump Village is now pet-friendly and the Justice Department case was settled confidentially in July.

In the meantime Oberman faces other legal challenges. As part of the strategy to market Trump Village apartments to families, a photo showing him with his wife and young child was put on the co-op's marketing materials at the same time he was running for City Council. In May the Campaign Finance Board staff determined that Oberman illegally used co-op cash to promote his unsuccessful campaign, according to records obtained by Crain's under the Freedom of Information Law. He and his campaign face up to $25,000 in penalties and restitution, although a lawyer for Oberman, Laurence Laufer, said he believes the case will be

dismissed without financial penalties at an administrative hearing scheduled for Aug. 21. In 2014 the city fined Oberman $7,500 after saying he used his TLC workplace phone to raise money for his campaign.

[VA] Tim Kaine column: Virginians must respond to this pain by accelerating progress (Richmond Times-Dispatch, VA)
Richmond Times-Dispatch
(8/21/2017 4:45 AM, Senator Tim Kaine)
Last Saturday, America and the world were confronted with scenes of neo-Nazis, Klansmen, and other white supremacists terrorizing the citizens of Charlottesville. Ostensibly protesting the locally elected government's democratic decision to remove a monument of Robert E. Lee, the ralliers chanted racist, anti-Semitic, homophobic messages having nothing to do with statues or heritage. They came to spew hate.

And it was more than just words. Heavily armed "militia" members intimidated local citizens. A mob beat Deandre Harris unconscious. A white supremacist intentionally drove his car into a crowd of people, killing 32-year-old Heather Heyer and injuring dozens of others who came to stand up for love and tolerance. And the ensuing chaos resulted in the deaths of Virginia State Police officers Berke Bates and Jay Cullen as they worked to restore peace.

As I attended the memorial services for these brave Virginians, each killed standing up for Virginia values of equality and order, I sought to understand this grievous attack on our commonwealth. And more importantly, I sought to determine how we must respond to it.

The events in Charlottesville did not occur in a vacuum. Our commonwealth knows well the pain of racism and division. The arrival of shackled Africans in Virginia in 1619 began the monstrous institution of slavery in our country. Richmond became the capital of an insurgent breakaway nation dedicated to the maintenance of slavery and the principle of white supremacy. And when slavery collapsed, succeeding generations embraced Jim Crow and Massive Resistance rather than living in accord with the principles we hollowly proclaimed to be self-evident.

AMERICAN OVERSIGHT

[WA] Trump won places drowning in despair. Can he save them? (Seattle Times, WA)
Seattle Times
(8/18/2017 2:29 PM, Claire Galofaro, AP)
In Grays Harbor County, Wash., the collapsed logging economy has been replaced by despair, homelessness, drugs and alcohol. Some Trump voters here maintain confidence in him; others are afraid.

ABERDEEN, Wash. (AP) — One-hundred-fifty baskets of pink petunias hang from the light posts all over this city, watered regularly by residents trying to make their community feel alive again. A local artist spends his afternoons high in a bucket truck, painting a block-long mural of a little girl blowing bubbles, each circle the scene of an imagined, hopeful future.

But in the present, vacant buildings dominate blocks. A van, stuffed so full of blankets and boxes they are spilling from the windows, pulls to the curb outside Stacie Blodgett's antiques shop.

"Look inside of it," she says. "I bet you he's living in it."

Around the corner, a crowded tent city of the desperate and addicted has taken over the riverbank, makeshift memorials to too many dead too young jutting up intermittently from the mud.

America, when viewed through the bars on Blodgett's windows, looks a lot less great than it used to be. So she answered Donald Trump's call to the country's forgotten corners. Thousands of her neighbors did, too, and her county, once among the most reliably Democratic in the nation, swung Republican in a presidential election for the first time in 90 years.

"People were like, 'This guy's going to be it. He's going to change everything, make it better again,'" she says.

Blodgett stands at the computer on her counter and scrolls through the headlines. Every day it's something new: details in the Russia campaign investigation, shake-ups at the White House, turmoil over Trump's response to race-fueled riots. His administration's failed plans to remake the health care system may or may not cost millions their coverage, and there's a lack of clarity over how exactly he intends to eradicate a spiraling drug crisis that now claims 142 American lives each day — a growing number of them here, in Grays Harbor County.

"Has he done anything good yet?" she asks. "Has he?"

Blodgett was born and raised in this county, where the logging economy collapsed decades ago, replaced by a simmering sense of injustice that outsiders took the lumber, built cities around the world and then left this place to decay when there was nothing more to take. The community sank into despair. Suicides increased, addiction took root. Blodgett is 59, and the rate at which people here die from drugs and alcohol has quadrupled in her lifetime.

[WA] This week we're sitting down racism and standing up for Seattle mayor (KUOW)
KUOW
(8/21/2017 4:45 AM, Bill Radke & Jason Pagano)
AUDIO. Our panel this week:

Bill Radke @kuowradke, host

Ron Sims @simsron, retired deputy secretary of U.S. Department of Housing and Urban Development, and former King County Executive

AMERICAN OVERSIGHT

Sydney Brownstone @sydbrownstone, reporter at The Stranger

Rob McKenna @robmckenna, former Washington state attorney general

Headlines

The Washington Post
(8/19/2017 7:00 AM)
A neo-Nazi's rage-fueled journey to Charlottesville
Rebel statues across South have face familiar to Yankees
Trump thrusts Bannon aside
Spain probe points to wider network

(8/20/2017 7:00 AM)
Six angry men and their long roads of hate
A bond forged behind barbed wire
Bannon gone, but fissures remain
Charlottesville lays bare GOP's Trump dilemma
Manhunt continues after Spanish terrorist attacks

(8/21/2017 7:00 AM)
Totally immersed in today's eclipse
A monument's safe haven
10 U.S. sailors missing, 5 hurt
A comedian of antic joy and genius
His searing punchlines landed hard

The New York Times
(8/19/2017 7:00 AM)
Stephen Bannon Out at the White House After Turbulent Run
Steve Bannon, Back on the Outside, Prepares His Enemies List
Police See Wider Plot in Spain and Say Carnage Could Have Been Worse
In Terror Attacks in Spain, a Global Community of Victims
In Monument Debate, Calls for an Overdue Reckoning on Race and Southern Identity
City Will Move Sidelined Teachers From Limbo to Classrooms
'We Can't Just Pull Out Our Gun': Border Patrol Alters Training

(8/20/2017 7:00 AM)
How to Get Away With Murder in Small-Town India
Charlottesville and Trump's Response Reshape Virginia Gubernatorial Race
With Bannon's Ouster, Question Remains Whether His Agenda Will Be Erased, Too
Spain, a Leader in Foiling Attacks, Falls Victim to One Anyway
A Deal Breaker for Trump's Supporters? Nope. Not This Time, Either.
The Benefits of Standing by the President
Protesters Flood Streets, and Trump Offers a Measure of Praise

(8/21/2017 7:00 AM)
Trump Settles on Afghan Strategy Expected to Raise Troop Levels
Bannon Was Set for a Graceful Exit. Then Came Charlottesville.
Barcelona Attack Suspects Had Ties to Imam Linked to ISIS
Jerry Lewis, Mercurial Comedian and Filmmaker, Dies at 91
Dick Gregory, 84, Dies; Found Humor in the Civil Rights Struggle
Before a Solar Eclipse Crosses 14 States, a Great American Road Trip

AMERICAN OVERSIGHT

The Wall Street Journal
(8/19/2017 and 8/20/2017 7:00 AM)
Steve Bannon, Controversial Aide to Trump, Is Out
Spain Ties Attacks to Broad Terror Network
Mystery Bidder Emerges to Challenge Buffett for Oncor
China Curbs Hollywood Deals, but Greenlights Tech Investments
What Did Sloths Do to Earn Their Sudden Popularity? Not Much

(8/21/2017 7:00 AM)
First Round of Nafta Talks Reveals Early Friction
Imam in Spanish Town Emerges as Suspect in Barcelona Attack
Trump and the CEOs: Behind the Collapse of an Uneasy Alliance
Investors Pull Back From Gundlach's Biggest Fund at DoubleLine

ABC News
(8/20/2017 3:30 PM)
10 missing after US Navy destroyer collides with merchant ship off Singapore
Total solar eclipse: US braces for rare astronomical event
Trump has 'inside information' on who protested in Charlottesville: Falwell Jr.

NBC News
(8/20/2017 3:30 PM)
10 Sailors Missing After USS John S. McCain Collides With Tanker
Attacks Throw Spotlight on Spain's Muslim 'Parallel Societies'
Legendary Comedian and Actor Jerry Lewis Dead at 91

CBS News
(8/20/2017 3:30 PM)
10 sailors missing after USS John S. McCain collides with oil tanker
University of Texas moving Confederate statues from main area
U.S., South Korea start annual war games that infuriate North Korea

Washington Schedule

President
(8/21/2017 7:00 AM)
The White House
See source link. Schedule not yet available.

Vice President
(8/21/2017 7:00 AM)
The White House
See source link. Schedule not yet available.

Senate
(8/21/2017 7:00 AM)
Senate
Senate is not in session.

House of Representatives
(8/21/2017 7:00 AM)

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House of Representatives
House is not in session.

{End of Report}

Disclaimer: The information and views expressed in this News Briefing do not necessarily represent the views of HUD or the United States and do not constitute an endorsement by the Department.

AMERICAN OVERSIGHT

From: Williams, Sheppard V
Sent: Monday, August 21, 2017 1:50 PM
To: DeFelice, Joseph J
Subject: FW: FEMA Meeting Photos needed

Joe,

Niki had wanted a posed photo of you and the folks you are meeting with now. Any chance I can stage a picture will you all at the end of your meeting?

S. Van Williams
Senior Management Analyst/Regional FOIA & CTS Liaison
Office of the Regional Administrator
Philadelphia Regional Office
Phone 215-430-6628 - Fax 215-656-3445
sheppard.v.williams@hud.gov

This communication, along with any attachments, is covered by federal and state law governing electronic communications and may contain confidential and legally privileged information. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution, use, or copying of this message or portion thereof is strictly prohibited. If you have received this message in error, please reply immediately to the sender and delete this message. Thank you.

From: Edwards, Nika V
Sent: Friday, August 18, 2017 5:17 PM
To: Williams, Sheppard V <sheppard.v.williams@hud.gov>
Cc: Solivan, Elvis <Elvis.Solivan1@hud.gov>
Subject: Photos needed
Importance: High

Van, thank you for your help!

Here are the meetings that will be held here in the office/FPM Conference Room. Please get a few posed shots of Joe with each special guest.

- **August 21** – RA DeFelice will meet with Maryann Tierney, FEMA Region III's Regional Administrator, and Kevin Snyder, FEMA Region III's Federal Disaster Recovery Coordinator. **1:30-3:00**
- **August 23 -** RA DeFelice will meet with former Pennsylvania Governor Mark Schweiker and U.S. Facilities' Brandon Kelly to discuss Section 3 opportunities. **11:00-12:00**
- **August 23** - RA DeFelice will meet with U.S. Dept. of Health and Human Services Acting Regional Director Melissa Herd to discuss the HHS/HUD partnerships in Region III. **1:30-2:30**

Nika "Niki" Edwards
Regional Public Affairs Officer
U.S. Dept. of Housing and Urban Development
Mid-Atlantic Region (Region III)
Philadelphia Regional Office
100 Penn Square East

AMERICAN OVERSIGHT

Philadelphia, PA 19107
215-430-6622

AMERICAN OVERSIGHT

From: DeFelice, Joseph J
Sent: Monday, August 21, 2017 3:00 PM
To: Williams, Sheppard V
Subject: Re: FEMA Meeting Photos needed

Sorry just saw this van. Thanks for taking the pics

Joseph J. DeFelice
Regional Administrator
U. S. Department of Housing and Urban Development

From: Williams, Sheppard V
Sent: Monday, August 21, 2017 1:49:47 PM
To: DeFelice, Joseph J
Subject: FW: FEMA Meeting Photos needed

Joe,

Niki had wanted a posed photo of you and the folks you are meeting with now. Any chance I can stage a picture will you all at the end of your meeting?

S. Van Williams
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Office of the Regional Administrator
Philadelphia Regional Office
Phone 215-430-6628 - Fax 215-656-3445
sheppard.v.williams@hud.gov

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AMERICAN OVERSIGHT

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Nika "Niki" Edwards
Regional Public Affairs Officer
U.S. Dept. of Housing and Urban Development
Mid-Atlantic Region (Region III)
Philadelphia Regional Office
100 Penn Square East
Philadelphia, PA 19107
215-430-6622

AMERICAN OVERSIGHT

From: Williams, Sheppard V
Sent: Tuesday, August 22, 2017 8:11 AM
To: Schmidt, Carrie S; Payne, Carol B; Miller, Jane E; Turner, Marvin; Bynum, Maria L; Alston, Julie A
Cc: Ott, Richard M; DeFelice, Joseph J; Solivan, Elvis; Edwards, Nika V; Wolfe, Lisa A; Davis, Anne; Williams, Evie; Stovall, Teresa V; Wallis, Patrick R; Fadlelmola, Belinda J; Bert, Jennifer M
Subject: Please Read: Important FOIA Policy Statement - Effective Immediately
Attachments: Executive Secretariat FOIA Policy Statement - 8-15-2017 - DFW.docx; CFoiaO.DOCX

Please read the complete email thread below which contains important FOIA policy statement and clarification for the field. This is effective now. In the interim, please contact your Regional FOIA Liaison at 215-4306628, if you have any questions.

From: Williams, Darlene F
Sent: Tuesday, August 15, 2017 3:40 PM
To: FPM_Deputy_Regional_Administrators <FPM_Deputy_Regional_Administrators@hud.gov>
Cc: Hunter, Matthew F <Matthew.F.Hunter@hud.gov>; Bregon, Nelson R <Nelson.R.Bregon@hud.gov>; Franceschini-Petty, Raquel <Raquel.Franceschini-Petty@HUD.GOV>; Scott, Paul A <Paul.A.Scott@hud.gov>; Williams, Darlene F <Darlene.F.Williams@hud.gov>; Forero, Jaime E <Jaime.E.Forero@hud.gov>; Lake, Karen A <Karen.A.Lake@hud.gov>; Lawyer, Michael C <Michael.C.Lawyer@hud.gov>; Kelly, Holly A <Holly.A.Kelly@hud.gov>; Routt, Lora D <Lora.D.Routt@hud.gov>; Glekas, Pamela <Pamela.Glekas@hud.gov>; Webb, Randall <Randall.Webb@hud.gov>
Subject: Important FOIA Policy Statement

IMPORTANT FOIA POLICY STATEMENT – PLEASE SHARE AS APPROPRIATE

ALL FOIAs relating to appointees are to be issued through Headquarters.

It is the Executive Secretariat's Policy that all FOIAs related to appointees be handled in headquarters and responses are reviewed and signed by Helen Foster. Please copy Deborah Snowden, Executive FOIA Branch Chief and Jerry Brown, Deputy Assistant Secretary for Public Affairs as well as Darlene Williams, Senior Policy Advisor to ensure FPM headquarters awareness. These FOIAs will be assigned to HQ.

The same is true for all requests relating to members of Congress and all requests from any media outlet.

Here is the link to the FOIA Improvement Act of 2016.

https://www.justice.gov/oip/oip-summary-foia-improvement-act-2016

See attachments above,

Darlene
X4143

Darlene F. Williams, Ph.D.
Senior Advisor for Policy
Office of Field Policy and Management
U. S. Department of Housing and Urban Development
Washington, D. C. 20410

AMERICAN OVERSIGHT

Office: 202.708-2426
Direct: 202.402.4143
HUD iPhone: 202.251.2867

Refer to important clarification below that has been provided by HUD's Chief FOIA Officer:

From: Foster, Helen G
Sent: Wednesday, August 16, 2017 8:58 AM
To: Williams, Darlene F <Darlene.F.Williams@hud.gov>; Foye, Kristine G <kristine.g.foye@hud.gov>; Snowden, Deborah R <Deborah.R.Snowden@hud.gov>; Smallwood, Marcus R <Marcus.R.Smallwood@hud.gov>
Cc: Hunter, Matthew F <Matthew.F.Hunter@hud.gov>; Bregon, Nelson R <Nelson.R.Bregon@hud.gov>; FPM_Deputy_Regional_Administrators <FPM_Deputy_Regional_Administrators@hud.gov>; Franceschini-Petty, Raquel <Raquel.Franceschini-Petty@HUD.GOV>; Scott, Paul A <Paul.A.Scott@hud.gov>; Forero, Jaime E <Jaime.E.Forero@hud.gov>; Lake, Karen A <Karen.A.Lake@hud.gov>; Lawyer, Michael C <Michael.C.Lawyer@hud.gov>; Kelly, Holly A <Holly.A.Kelly@hud.gov>; Routt, Lora D <Lora.D.Routt@hud.gov>; Glekas, Pamela <Pamela.Glekas@hud.gov>; Webb, Randall <Randall.Webb@hud.gov>; Brown, Jereon M <Jereon.M.Brown@hud.gov>; Jih, Deena S <Deena.S.Jih@hud.gov>; Simpson, Kevin M <Kevin.M.Simpson@hud.gov>
Subject: RE: Follow up clarification requested regarding sentence in Important FOIA Policy Statement

Great question. Please let me clarify. We are essentially identifying three types of FOIA requests that should be processed through HQ. That means that the responsive documents will be prepared and released by HQ Exec Sec. and the final release will be reviewed and signed by me as the Chief FOIA Officer. The three types that this procedure applies to are:

(1) Any FOIA request from, or relating to, a member of Congress OR
(2) Any FOIA request from any media outlet OR
(3) Any FOIA request relating to an appointee

In each of these cases, we will, of course, still rely on the field FOIA liaisons to work with the records custodians and guide the searches as appropriate, but the processing of those documents (the application of exemptions and correspondence with requesters) will be handled by HQ FOIA. The rationale for this policy is the same in all three cases. These types of FOIA requests are the most likely to require cross-agency coordination and/or HQ leadership awareness/visibility. The FOIA Improvements Act places responsibility for FOIA compliance squarely on the agency head (the Secretary). As a result, inconsistent or uncoordinated responses create additional oversight and reputational risks to the agency and the Secretary in particular. To mitigate those risks, we have developed a uniform process for the vetting of complex and high visibility FOIAs at HQ that ensures (1) we are applying the law and HUD policy consistently, including implementing the new foreseeable harm standard; (2) HQ OGC FOIA counsel has an opportunity to review such responses; and (3) CIR, OPA, and the Secretary's staff (when needed) are informed of the content of outgoing FOIAs, without creating delay in the release. As the final signatory, I am the last check (the buck stops here, if you will) to make sure that (1), (2), and (3) happened without delays, short-cuts, or missteps.

Happy to talk about this further at any time. Adding in Kevin Simpson and Jerry Brown in case I missed anything or they have anything to add.

Helen

From: Williams, Darlene F
Sent: Wednesday, August 16, 2017 9:29 AM
To: Foye, Kristine G <kristine.g.foye@hud.gov>; Foster, Helen G <Helen.G.Foster@hud.gov>; Snowden, Deborah R <Deborah.R.Snowden@hud.gov>; Smallwood, Marcus R <Marcus.R.Smallwood@hud.gov>
Cc: Hunter, Matthew F <Matthew.F.Hunter@hud.gov>; Bregon, Nelson R <Nelson.R.Bregon@hud.gov>; FPM_Deputy_Regional_Administrators <FPM_Deputy_Regional_Administrators@hud.gov>; Franceschini-Petty, Raquel

AMERICAN OVERSIGHT

<Raquel.Franceschini-Petty@HUD.GOV>; Scott, Paul A <Paul.A.Scott@hud.gov>; Forero, Jaime E <Jaime.E.Forero@hud.gov>; Lake, Karen A <Karen.A.Lake@hud.gov>; Lawyer, Michael C <Michael.C.Lawyer@hud.gov>; Kelly, Holly A <Holly.A.Kelly@hud.gov>; Routt, Lora D <Lora.D.Routt@hud.gov>; Glekas, Pamela <Pamela.Glekas@hud.gov>; Webb, Randall <Randall.Webb@hud.gov>
Subject: Follow up clarification requested regarding sentence in Important FOIA Policy Statement

Good morning DRA Foye,

I am adding Helen Foster and staff requesting clarification on the sentence.

Ms. Foster, please see the email attached below from DRA Foye. We are requesting your clarification on behalf of FPM.

Please provide a response ASAP.

Thank you in advance,

Darlene
X4143

Darlene F. Williams, Ph.D.

Senior Advisor for Policy
Office of Field Policy and Management
U. S. Department of Housing and Urban Development
Washington, D. C. 20410
Office: 202.708-2426
Direct: 202.402.4143
HUD iPhone: 202.251.2867

From: Foye, Kristine G
Sent: Tuesday, August 15, 2017 4:07 PM
To: Williams, Darlene F <Darlene.F.Williams@hud.gov>; FPM_Deputy_Regional_Administrators <FPM_Deputy_Regional_Administrators@hud.gov>
Cc: Hunter, Matthew F <Matthew.F.Hunter@hud.gov>; Bregon, Nelson R <Nelson.R.Bregon@hud.gov>; Franceschini-Petty, Raquel <Raquel.Franceschini-Petty@HUD.GOV>; Scott, Paul A <Paul.A.Scott@hud.gov>; Forero, Jaime E <Jaime.E.Forero@hud.gov>; Lake, Karen A <Karen.A.Lake@hud.gov>; Lawyer, Michael C <Michael.C.Lawyer@hud.gov>; Kelly, Holly A <Holly.A.Kelly@hud.gov>; Routt, Lora D <Lora.D.Routt@hud.gov>; Glekas, Pamela <Pamela.Glekas@hud.gov>; Webb, Randall <Randall.Webb@hud.gov>
Subject: RE: Important FOIA Policy Statement

Dr. Williams – can you please clarify this sentence?

The same is true for all requests relating to members of Congress and all requests from any media outlet.

Does that mean that any FOIA request about Congress, and from media outlets need to be handled in HQ (regardless of the subject)? Or does that mean that any inquiry from a member of Congress or media outlet regarding an appointee has to be handled in HQ?

Thanks for the clarification

Kristine Foye

AMERICAN OVERSIGHT

kristine.g.foye@hud.gov

AMERICAN OVERSIGHT

ALL FOIAs relating to appointees are to be issued through Headquarters.

It is the Executive Secretariat's Policy that all FOIAs related to appointees be handled in headquarters and responses are reviewed and signed by Helen Foster. Please copy Deborah Snowden, Executive FOIA Branch Chief and Jerry Brown, Deputy Assistant Secretary for Public Affairs as well as Darlene Williams, Senior Policy Advisor to ensure FPM headquarters awareness. These FOIAs will be assigned to HQ.

The same is true for all requests relating to members of Congress and all requests from any media outlet.

Here is the link to the FOIA Improvement Act of 2016 with some additional changes.

https://www.justice.gov/oip/oip-summary-foia-improvement-act-2016

AMERICAN OVERSIGHT

Excerpt from amendments to FOIA signed into law July 2016

(j)(1) Each agency shall designate a Chief FOIA Officer who shall be a senior official of such agency (at the Assistant Secretary or equivalent level).

(2) The Chief FOIA Officer of each agency shall, subject to the authority of the head of the agency –

(A) have agency-wide responsibility for efficient and appropriate compliance with this section;

(B) monitor implementation of this section throughout the agency and keep the head of the agency, the chief legal officer of the agency, and the Attorney General appropriately informed of the agency's performance in implementing this section;

(C) recommend to the head of the agency such adjustments to agency practices, policies, personnel, and funding as may be necessary to improve its implementation of this section;

(D) review and report to the Attorney General, through the head of the agency, at such times and in such formats as the Attorney General may direct, on the agency's performance in implementing this section;

(E) facilitate public understanding of the purposes of the statutory exemptions of this section by including concise descriptions of the exemptions in both the agency's handbook issued under subsection (g), and the agency's annual report on this section, and by providing an overview, where appropriate, of certain general categories of agency records to which those exemptions apply;

(F) offer training to agency staff regarding their responsibilities under this section;

(G) serve as the primary agency liaison with the Office of Government Information Services and the Office of Information Policy; and

(H) designate 1 or more FOIA Public Liaisons.

(3) The Chief FOIA Officer of each agency shall review, not less frequently than annually, all aspects of the administration of this section by the agency to ensure compliance with the requirements of this section, including –

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(A) agency regulations;

(B) disclosure of records required under paragraphs (2) and (8) of subsection (a);

(C) assessment of fees and determination of eligibility for fee waivers;

(D) the timely processing of requests for information under this section;

(E) the use of exemptions under subsection (b); and

(F) dispute resolution services with the assistance of the Office of Government Information Services or the FOIA Public Liaison.

AMERICAN OVERSIGHT

From: DeFelice, Joseph J
To: Williams, Sheppard V
Sent: Tuesday, August 22, 2017 10:31 AM
Subject: Read: Please Read: Important FOIA Policy Statement - Effective Immediately

Your message

To: Schmidt, Carrie S; Payne, Carol B; Miller, Jane E; Turner, Marvin; Bynum, Maria L; Alston, Julie A
Cc: Ott, Richard M; DeFelice, Joseph J; Solivan, Elvis; Edwards, Nika V; Wolfe, Lisa A; Davis, Anne; Williams, Evie; Stovall, Teresa V; Wallis, Patrick R; Fadlelmola, Belinda J; Bert, Jennifer M
Subject: Please Read: Important FOIA Policy Statement - Effective Immediately
Sent: 8/22/2017 8:11 AM

was read on 8/22/2017 10:31 AM.

AMERICAN OVERSIGHT

Subject:	Monthly Ethics Briefing
Location:	Deputy Secretary's Conference Room
Start:	Wed 8/23/2017 10:00 AM
End:	Wed 8/23/2017 10:30 AM
Show Time As:	Tentative
Recurrence:	(none)
Meeting Status:	Not yet responded
Organizer:	Zorc, Bethany A
Required Attendees:	Zorc, Bethany A; Hughes, Andrew; Coffey, Alexander; Barton, Victoria L; Bass, Deana; Beckles, Angela L; Bowes, Robert B; Byrd, David J; Fitzpatrick, Nora S; Greenwood, Sheila M; Gruson, Barbara; Holderfield, Stephanie A; Kasper, Maren M; McCall, Drew A; Patton, Lynne M; Petty, Timothy J; Youngblood, Richard A; Williams, Raphael L; Browning, Austin G; Gribbin, William J; Dendas, Michael W; DeFelice, Joseph J; Thompson, Amy C; Demarzo, Benjamin E; Delahoyde, Abigail M; Coressel, Jacie; Bacon, James A; Marzol, Adolfo F; Kurtz, R. Hunter; Burley, Michael N; Eagles, David T; Shosky, John E; Alexander, Mason; Gibbs, John; Gormley, Joseph M; Bourne, Christopher M; Joy, Johnson P; Hobbs, Benjamin R; Gaines, Ralph H; Mills, Allison F; Woll Jr, David C; Appleton, Seth D; Bright, Michael R; Ludlow, Ashley; Kelley, Michael J; Wade, Dana T; Brown, Christina M; Hunter, Matthew F; Roget, Gisele G
Optional Attendees:	Bravacos, John G

We will discuss FOIA, the Privacy Act, the Trade Secrets Act and other related confidentiality rules.

AMERICAN OVERSIGHT

From: Williams, Sheppard V
Sent: Wednesday, August 23, 2017 3:11 PM
To: DeFelice, Joseph J
Subject: Congressional Response Letter in your box

Any chance you review and sign the letter for Rep. Perry this afternoon?

Sheppard "Van" Williams
Senior Management Analyst/Regional FOIA & CTS Liaison
Office of the Regional Administrator - Region III U.S. Department of Housing and Urban Development
100 Penn Square East - 11th Fl.
Philadelphia, PA 19107
215-430-6628 Phone
215-656-3445 Fax
Sheppard.V.Williams@hud.gov

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AMERICAN OVERSIGHT

From: DeFelice, Joseph J
Sent: Wednesday, August 23, 2017 3:27 PM
To: Williams, Sheppard V
Subject: RE: Congressional Response Letter in your box

yes

From: Williams, Sheppard V
Sent: Wednesday, August 23, 2017 3:11 PM
To: DeFelice, Joseph J <Joseph.J.DeFelice@hud.gov>
Subject: Congressional Response Letter in your box

Any chance you review and sign the letter for Rep. Perry this afternoon?

Sheppard "Van" Williams
Senior Management Analyst/Regional FOIA & CTS Liaison
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[redacted]

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AMERICAN OVERSIGHT

From: Williams, Sheppard V
Sent: Thursday, August 24, 2017 7:40 AM
To: Ott, Richard M; DeFelice, Joseph J; Wolfe, Lisa A; Porinchak, Brandon R; Kirshenbaum, K Lyn; Robinson, Shana; Fear (Ctr), Eugenia F; Solivan, Elvis
Cc: Sillery, David A
Subject: Reminder - On Annual Leave Fri. 8/25

Have a good weekend!

Sheppard "Van" Williams
Senior Management Analyst/Regional FOIA & CTS Liaison
Office of the Regional Administrator - Region III U.S. Department of Housing and Urban Development
100 Penn Square East - 11th Fl.
Philadelphia, PA 19107
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AMERICAN OVERSIGHT

From: Fadlelmola, Belinda J
Sent: Thursday, August 24, 2017 11:32 AM
To: bal.incoming
Cc: Turner, Marvin; Ott, Richard M; FORD, ROBERT J; Porter, Michelle D; DeFelice, Joseph J; Everett, Janice C
Subject: VESTA ENTEKA
Attachments: VESTA CAMILLE SHEPHERD.pdf

Attached is the recent incoming correspondence from (b)(6) and her complaint against the subject property management company.

Internal search revealed that this a MF property assigned to Michelle Porter.

It is our understanding that a response will be prepared and submitted to Marvin Turner for signature.

If you have any questions, do not hesitate to ask.

BELINDA J FADLELMOLA
Senior Mgmt Analyst
DC WebManager, FOIA Liaison,
Congressional and Community Liaison
Senior Customer Service Project Manager
U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
HUD National Capital Area Office
820 First Street, NE Suite 300
Washington, DC 20002
202-275-6280 (voice)
202-275-6381 (fax)
Belinda.J.Fadlelmola@hud.gov

AMERICAN OVERSIGHT

BRIAN E. FROSH
Attorney General

ELIZABETH F. HARRIS
Chief Deputy Attorney General

DONNA HILL STATON
Deputy Attorney General

CAROLYN QUATTROCKI
Deputy Attorney General

WILLIAM D. GRUHN
Chief
Consumer Protection Division

STATE OF MARYLAND
OFFICE OF THE ATTORNEY GENERAL
CONSUMER PROTECTION DIVISION

WRITER'S DIRECT DIAL NO.
(301) 386-6200
Fax: (301) 386-6210

August 22, 2017

(b)(6)

Re: Vesta, Inc.
Case No.: MU-285958

Dea (b)(6)

Thank you for your recent correspondence regarding the problems you experienced with Vesta, Inc. Unfortunately, the Consumer Protection Division is not the proper state agency to assist you with these concerns. For this reason, by copy of this letter we are referring your complaint to the following which we believe will be better able to assist you.

Housing and Urban Development
820 First Street, NE, Suite 300
Washington D.C., 20002
Phone: (202) 275-9200
Fax: (202) 275-6381

If you do not hear from the above following receipt of this letter, you may wish to contact them directly to verify receipt of your referred complaint. Thank you again for notifying us of your concerns and we hope that the Housing and Urban Development office will be able to assist you.

Very truly yours,

Consumer Protection Division

cc: Housing and Urban Development
820 First Street, NE, Suite 300
Washington D.C., 20002

AMERICAN OVERSIGHT

Banks, Tomii

From: OAG
Sent: Tuesday, August 15, 2017 8:54 AM
To: Consumer
Subject: FW: TIME SENSITIVE Complaint Against Vesta, Inc. Lanham (Possible Homelessness caused by Agency that I believe receives state and federal funds)
Attachments: About Vesta.docx

Please see below. Thank you!

From (b)(6)
Sent: Monday, August 14, 2017 6:53 PM
To: OAG <OAG@oag.state.md.us>
Subject: TIME SENSITIVE Complaint Against Vesta, Inc. Lanham (Possible Homelessness caused by Agency that I believe receives state and federal funds)

Dear Attorney General Staff:

I don't know if this is the appropriate office to lodge my complaint, but please direct me to the office if you do not handle this type of complaint. **I am basically about the be made homeless by an agency that is supposed to be providing me housing!!!**

I am renting a room in a house owned by Vesta, Inc., a non-profit behavioral health organization that provides assistance to mental health patients in a number of areas, including housing. (SEE vesta.org for more details) In any case, I was recently informed that Vesta would not renew my lease because I earned too much money to meet HUD housing requirements. The letter also falsely claimed that I failed to cooperate with the HUD recertification process process. I provided them all the information that they requested. They then represented to me that they had non-HUD housing available at a nearby house which I qualified for. They even had me to fill out an application for the housing and gave me a rent amount to pay. They sent me the official Notice of Non-renewal on July 18, 2017 and informed me that I had 30 days to move. (They did this on the same day that they were informed that I had to leave town due to my father's illness and his being placed on a ventilator- my father later passed on (b)(6) -this demonstrates how insensitive this Agency is- THE LETTER INDICATED THAT THERE WOULD ME NO EXTENSIONS) **They offered me a location to move in and I accepted upon their offer and representation that I was eligible to live in this specific home that they offered me.**

My scheduled move was to be on **August 18, 2017.** I was informed today, that the home they had offered me and which I was to move into this Friday was **not available** because today, for the first time, Vesta represented that the home was a HUD home and that I did not meet the requirements. They wanted me to move immediately as scheduled, but my case manager negotiated a two week extension. (The Housing Representative for Vesta, Inc. who made these claims today was Angela Middleton(

I am writing to the OAG because this time frame to find a place is unreasonable and this is a classic case of "detrimental reliance." I relied on their representation that they had a place for me to stay to my detriment. I reserved and paid for movers on last week. Contacted the cable company to establish cable at my new address and rented a U-Haul truck for the move. FINALLY, I did not spend my time over the last 30 days looking for a place because I relied on their word that I had one. This is what I would have done had I had not relied on their representation that they had a place available for me to stay.

I need your help dealing with this Agency and their improper treatment of the ones they are charged to protect. The relief that I want is MORE TIME TO SEARCH FOR A PLACE WITH VESTA PROVIDING ME WITH HOUSING WHILE I SEARCH.

Please reply to confirm receipt of my message and call me at (b)(6)

AMERICAN OVERSIGHT

I am attaching some information about Vesta, Inc that I gathered from their websie to give you an idea of who I am dealing with.

Thank you in advance for your cooperation and assistance in this matter.

Sincerely,

(b)(6)

AMERICAN OVERSIGHT

Your reference number is: 285958

The following is the information you have submitted on August 14, 2017 at 07:25 PM:

Prefix	(b)(6)
First Name	
Last Name	
Street Address	
City	
State	
Zip	
Best Telephone Number to use during the day	
Alternate Telephone Number	
E-Mail Address	
Name of landlord or management company	Vesta, Inc. Contact Angela Middleton – (240) 296-6332
Business Address	9301 Annapolis Road, Suite 300
Business City	Lanham
Business State	MD
Business Zip Code	20706
Business Primary Telephone Number	2402966300 Maintt for Vesta
Business Alternate Telephone Number	2402966303 Tamera Jones
Business Web Site Address	vesta.org
Name of Management Company	Vesta, Inc.
Management Co. Telephone Number	(240) 296-6332
Management Co. Alternate Telephone Number	[redacted]
How did you hear about	Not Applicable

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AMERICAN OVERSIGHT

HUD-17-0235-C-001264

the rental property?	Not Applicable
What would you like the landlord or management company to do?	Other Corrective Action
Briefly describe your dispute	Landlord, mental health agency who's puruse is to provide housing, issued a notice of non-renewal on July 18, 2017 stating mainly that I did not qualify for HUD housing, which my house was, due to my income. Gave me 30 days to get out. Offered me what they described as NON-HUD housing to begin on August 18, 2017, Then on today, August 14, 2017, told me that that housing that they offered and I accepted was no longer available. After much persistence, they gave me 2 weeks to get out. They claimed that the house which they claimed was non-hud housing for which I was eligible for was now suddenly- Hud housing for which I did not qualify. They also falsely accused me of not cooperating with the Hud-recertification process. This was not true, I cooperated with all requests made of me. Dear Attorney General Staff: I don't know if this is the appropriate office to lodge my complaint, but please direct me to the office if you do not handle this type of complaint. I am basically about the be made homeless by an agency that is supposed to be providing me housing!!! I am renting a room in a house owned by Vesta, Inc,, a non-profit behavioral health organization that provides assistance to mental health patients in a number of areas, including housing. (SEE vesta.org for more details) In any case, I was recently informed that Vesta would not renew my lease because I earned too much money to meet HUD housing requirements. The letter also falsely claimed that I failed to cooperate with the HUD recertification process process. I provided them all the information that they requested. They then represented to me that they had non-HUD housing available at a nearby house which I qualified for. They even had me to fill out an application for the housing and gave me a rent amount to pay. They sent me the official Notice of Non-renewal on July 18, 2017 and informed me that I had 30 days to move. (They did this on the same day that they were informed that I had to leave town due to my father's illness and his being placed on a ventilator- my father later passed on (b)(6) this demonstrates how insensitive this Agency is- THE LETTER INDICATED THAT THERE WOULD ME NO EXTENSIONS) They offered me a location to move in and I accepted upon their offer and representation that I was eligible to live in this specific home that they offered me. My scheduled move was to be on August 18, 2017. I was informed today, that the home they had offered me and which I was to move into this Friday was not available because today, for the first time, Vesta represented that the home was a HUD home and that I did not meet the requirements. They wanted me to move immediately as scheduled, but my case manager negotiated a two week extension. (The Housing Representative for Vesta, Inc. who made these claims today was Angela Middleton(I am writing to the OAG because this time frame to find a place is unreasonable and this is a classic case of "detrimental reliance." I relied on their representation that they had a place for me to stay to my detriment. I reserved and paid for movers on last week. Contacted the cable company to establish cable at my new address and rented a U-Haul truck for the move. FINALLY, I did not spend my time over the last 30 days looking for a place because I relied on their word that I had one. This is what I would have done had I had not relied on their representation that they had a place available for me to stay. I need your help dealing with this Agency and their improper treatment of the ones they are charged to protect. The relief that I want is MORE TIME TO SEARCH FOR A PLACE WITH VESTA PROVIDING ME WITH HOUSING WHILE I SEARCH. Please reply to confirm receipt of my message and call me at (b)(6) I am attaching some information about Vesta, Inc that I gathered from their website to give you an idea of who I am dealing with. Thank you in advance for your cooperation and assistance in this matter. Sincerely, (b)(6)
How did you hear about our office?	Attorney General's Website
Did you pay an application fee?	no
Do you have a copy of the application?	no
Did you sign a lease?	yes
Date lease went into effect	July 1, 2016
Date you moved into the property	July 1, 2015
Did you pay a security deposit?	no
Have you paid other fees?	no
Description of other fees paid	Rent 447, then later $380
Have you received an eviction notice?	no
Date lease terminated	July 18, 2017
If "Other", please describe	Give me additional time to move other than 2 weeks that they offered. Provide me with housing for at least 60 while I search for additional housing or until I find such housing. Provide me with a place at their expense, even if it is not Vesta housing for at least 60 days.
Do you have a copy of your lease or any other supporting documents?	yes
Description of supporting	I have their notice of non-renewal. I believe I can put my hand on the lease, although the lease if not at issue Please begin processing once you receive my notice of non-renewal

08/16/2017 14:28 STAPLES 0052 PAGE 03
AMERICAN OVERSIGHT
HUD-17-0235-C-001265

documents	processing once you received my notice of non-renewal
Have you contacted the landlord?	yes
Most recent date you contacted the landlord	My case manager did so on my behalf today8/14. I contacted the COO of Vesta Inc Ruth Green on 8/14 (left message)
Person complained to	Angela Middleton (Housing Contact-Director- Contacted by CaTina Perkins) Ruth Green-COO of Vesta (left message)
Have you filed with another agency?	no

Please print this page for your records.

If you need to submit supporting documents, please enclose a copy of this page with the documents and the mail or fax them to:

Consumer Protection Division
200 St. Paul Place, 16th Floor
Baltimore, MD 21202
Fax:(410) 576-7040

Failure to submit supporting documents or enclose a copy of this page with your documents will delay processing of your submission.

08/16/2017 14:28 STAPLES 0052 PAGE 04

AMERICAN OVERSIGHT

HUD-17-0235-C-001266

Subject: FW: Notice of Non Renewal (b)(6)

From: Catina Perkins (catinaP@vesta.org)

To: (b)(6)

Date: Tuesday, July 18, 2017 1:45 PM

See attached.

From: Nicole Jean
Sent: Tuesday, July 18, 2017 9:49 AM
To: Catina Perkins <catinaP@vesta.org>
Cc: Tamara Jones <tamaraJ@vesta.org>
Subject: Fw: Notice of Non Renewal - C. Shephard
Importance: High

Good Morning Catina,

Please see the attached letter for (b)(6) Could you forward (via email) a copy of the letter to (b)(6) or contact her via cellphone to inform her of the letter. I will have Ife place a copy under her door at St. Anne's. Please advise once you have spoken to her (b)(6) Thanks

---

From: Angela Middleton
Sent: Tuesday, July 18, 2017 8:38 AM
To: Tamara Jones
Cc: Nicole Jean; Felicia Minor; Ife Minor
Subject: Notice of Non Renewal - C. Shephard

Good Morning

Attached is the notice of non-renewal for (b)(6) Please hand deliver this notice today. Please mark the date and time on the form and scan back to me. Please let me know if you have any questions.

Thank You,

Angela V. Middleton, RAMP
Corporate Property Coordinator

PAGE 05 0052 STAPLES 08/16/2017 14:28

AMERICAN OVERSIGHT

HUD-17-0235-C-001267

Fair Housing Officer
Vesta Inc., Finance Department
9301 Annapolis Road, Ste. 300
Lanham, MD 20706
Phn: 240.296.6332

Fax: 301.459.9110
Email: angelam@vesta.org

"When we change our fundamental attitude or mind-set, we can instantly transform both our lives and our environment" ~ Nichiren Doishonin

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Please consider the environment before printing this email.

Attachments

- 3879_001.pdf (61.08KB)

08/16/2017 14:28 STAPLES 0052 PAGE 06

AMERICAN OVERSIGHT

HUD-17-0235-C-001268

Vesta, Inc.
A Non-Profit Agency
www.vesta.org

Jignesh Dalal
Chief Executive Officer

Ruth Green
Chief Operating Office

VESTA ENTEKA, INC.

NOTICE NOT TO RENEW RENTAL AGREEMENT

To: (b)(6)

DATE: **July 18, 2017**

Dear (b)(6)

Please be advised that I am the Corporate Property Coordinator for Vesta Inc., the management agency for Vesta Enteka, Inc. and all Vesta properties.

As you know, your current lease expired on **June 30, 2017** and converted to a month to month lease effective **July 1, 2017**. After careful consideration, we have elected to exercise our legal right to repossess the property and this letter shall serve as your written notice to vacate. Under Maryland law, no reason must be given by the Landlord as to why it elects to repossess the property; rather, the law only requires that adequate notice must be given. However, due to your lack of cooperation with the HUD required recertification and the fact that you fall outside of the income guidelines to qualify for HUD subsidy we have elected to not renew your lease.

Accordingly, on behalf of Vesta Enteka Inc., you are hereby notified that **on or before 11:59 p.m. on August 18, 2017,** you must vacate the leased premises. Of course, this notice does not relieve you of your obligation to pay any monthly rent currently due or any rent as it becomes due. You are also advised that if you fail to pay your rent on time, legal action for failure to pay rent will be instituted. **NO EXTENSIONS WILL BE PERMITTED.**

Sincerely,

Angela V. Middleton
Corporate Property Coordinator
Fair Housing Officer

(X) Hand Delivered **Date** _____ **Time** _____
( ) Mailed **Date** _____

CC: File

Corporate Office: 9301 Annapolis Road, Suite 300, Lanham, MD 20706-3125 Office: 240.296.6382 Fax: 301.459.9110

08/16/2017 14:28 STAPLES 0052 PAGE 07

AMERICAN OVERSIGHT

HUD-17-0235-C-001269

Our Company

Vesta, Inc. is a private, non-profit, comprehensive **behavioral health careorganization** with **seven locations** throughout Maryland. Vesta offers comprehensive, flexible, and ongoing **services for adults, children and adolescents** with a wide range of **psychological difficulties**, including serious and persistent **mental illness**. Services include:

- individual, couple, family, and group therapy,
- medication management,
- **day rehabilitation programs**,
- **residential rehabilitation programs**,
- substance abuse counseling, and
- **supported housing**.

Our Philosophy

The mission and guiding principle of Vesta, Inc is to make each client and their personal development a priority. All individuals, regardless of their illness or housing status, are entitled to a quality of life which includes stable housing, employment, and community involvement. Vesta recognizes there are barriers and limitations in the form of stigma, funding, and availability of programs to meet the goals of those we serve and is dedicated to overcoming those obstacles.

Our most important resource in overcoming these obstacles and achieving the goals of those we serve is the Organization's employees. Vesta, Inc's staff is committed to the personal growth of those whom we serve as well as the growth of Vesta, Inc staff members. In working towards this commitment, we recognize that high quality service to those we serve can only be accomplished through the work of trained, dedicated, and satisfied employees. In this regard, the commitments upon which our mission is based include the following:

- To treat with respect, each employee, customer, and client of and visitor to the Organization;
- To establish clarity and accountability in each staff position, supporting the growth of the staff member through education and continual learning;
- To provide an efficient and friendly environment;
- To encourage ongoing communications between clients, staff, management, and leadership;
- To provide a process for the resolution of disputes and grievances;
- To empower clients to achieve self-determination and enhance their lives within the community;
- To promote the advocacy of consumer rights, needs, and the reduction of stigma within the community.

Supported Housing (SH)

Vesta also offers supported housing services in which individuals with mental illness can live in apartments or single-family homes within the constraints of their budget. Services include roommate matching, assistance in shopping for furniture and other basic housing needs, and assistance in setting up utilities and negotiating leases. Staff will typically make house visits at

AMERICAN OVERSIGHT

least weekly. For more information about supported housing please call the **center located in your county**.

AMERICAN OVERSIGHT

From: Everett, Janice C
Sent: Thursday, August 24, 2017 2:12 PM
To: Fadlelmola, Belinda J; bal.incoming
Cc: Turner, Marvin; Ott, Richard M; FORD, ROBERT J; Porter, Michelle D; DeFelice, Joseph J
Subject: RE: VESTA ENTEKA

Ok – Thank you!

From: Fadlelmola, Belinda J
Sent: Thursday, August 24, 2017 11:32 AM
To: bal.incoming <bal.incoming@hud.gov>
Cc: Turner, Marvin <Marvin.Turner@hud.gov>; Ott, Richard M <richard.m.ott@hud.gov>; FORD, ROBERT J <ROBERT.J.FORD@hud.gov>; Porter, Michelle D <Michelle.D.Porter@hud.gov>; DeFelice, Joseph J <Joseph.J.DeFelice@hud.gov>; Everett, Janice C <Janice.C.Everett@hud.gov>
Subject: VESTA ENTEKA

Attached is the recent incoming correspondence from (b)(6) and her complaint against the subject property management company.

Internal search revealed that this a MF property assigned to Michelle Porter.

It is our understanding that a response will be prepared and submitted to Marvin Turner for signature.

If you have any questions, do not hesitate to ask.

BELINDA J FADLELMOLA
Senior Mgmt Analyst
DC WebManager, FOIA Liaison,
Congressional and Community Liaison
Senior Customer Service Project Manager

AMERICAN OVERSIGHT

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
HUD National Capital Area Office
820 First Street, NE Suite 300
Washington, DC 20002
202-275-6280 (voice)
202-275-6381 (fax)
Belinda.J.Fadlelmola@hud.gov

AMERICAN OVERSIGHT

From: Williams, Sheppard V
Sent: Monday, August 28, 2017 10:09 AM
To: Davis, Anne; Fadlelmola, Belinda J; Wallis, Patrick R; Bert, Jennifer M
Cc: Ott, Richard M; Miller, Jane E; Schmidt, Carrie S; Payne, Carol B; Turner, Marvin; DeFelice, Joseph J; Edwards, Nika V; Wolfe, Lisa A
Subject: FW: Region 3 Overdue FOIA Report
Attachments: Region 3 Overdue FOIA Report.doc

Yay team! No FPM overdue FOIAs in our region.

S. Van Williams
Senior Management Analyst/Regional FOIA & CTS Liaison
Office of the Regional Administrator
Philadelphia Regional Office
Phone 215-430-6628 - Fax 215-656-3445
sheppard.v.williams@hud.gov

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From: Nelson.R.Bregon@hud.gov [mailto:Nelson.R.Bregon@hud.gov]
Sent: Monday, August 28, 2017 8:00 AM
To: Ott, Richard M <richard.m.ott@hud.gov>
Cc: Williams, Sheppard V <sheppard.v.williams@hud.gov>; Bregon, Nelson R <Nelson.R.Bregon@hud.gov>; Williams, Darlene F <Darlene.F.Williams@hud.gov>
Subject: Region 3 Overdue FOIA Report

Richard,

Per your request this report is automatically scheduled and delivered from FMS2. If you ever want to stop the automatic delivery of this report please submit a Help Desk ticket to have it stopped.

AMERICAN OVERSIGHT

Report Date:08/28/2017
Time:8:00:20 AM

R03 - Overdue FOIA Report

No results found for the selected report criteria.

AMERICAN OVERSIGHT

From: DeFelice, Joseph J
Sent: Monday, August 28, 2017 11:06 AM
To: Williams, Sheppard V; Davis, Anne; Fadlelmola, Belinda J; Wallis, Patrick R; Bert, Jennifer M
Cc: Ott, Richard M; Miller, Jane E; Schmidt, Carrie S; Payne, Carol B; Turner, Marvin; Edwards, Nika V; Wolfe, Lisa A
Subject: Re: Region 3 Overdue FOIA Report

Great job Van

Joseph J. DeFelice
Regional Administrator
U. S. Department of Housing and Urban Development

From: Williams, Sheppard V
Sent: Monday, August 28, 2017 10:08:56 AM
To: Davis, Anne; Fadlelmola, Belinda J; Wallis, Patrick R; Bert, Jennifer M
Cc: Ott, Richard M; Miller, Jane E; Schmidt, Carrie S; Payne, Carol B; Turner, Marvin; DeFelice, Joseph J; Edwards, Nika V; Wolfe, Lisa A
Subject: FW: Region 3 Overdue FOIA Report

Yay team! No FPM overdue FOIAs in our region.

S. Van Williams
Senior Management Analyst/Regional FOIA & CTS Liaison
Office of the Regional Administrator
Philadelphia Regional Office
Phone 215-430-6628 - Fax 215-656-3445
sheppard.v.williams@hud.gov

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From: Nelson.R.Bregon@hud.gov [mailto:Nelson.R.Bregon@hud.gov]
Sent: Monday, August 28, 2017 8:00 AM
To: Ott, Richard M <richard.m.ott@hud.gov>
Cc: Williams, Sheppard V <sheppard.v.williams@hud.gov>; Bregon, Nelson R <Nelson.R.Bregon@hud.gov>; Williams, Darlene F <Darlene.F.Williams@hud.gov>
Subject: Region 3 Overdue FOIA Report

Richard,

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AMERICAN OVERSIGHT

Subject: FW: Regional Administrators Orientation Meeting
Location: HUD HQ Conference Room 2116, Washington, DC

Start: Tue 9/26/2017 8:30 AM
End: Wed 9/27/2017 12:00 PM
Show Time As: Tentative

Recurrence: (none)

Meeting Status: Not yet responded

Organizer: Routt, Lora D

Joseph J. DeFelice
Regional Administrator
U. S. Department of Housing and Urban Development

From: Routt, Lora D
Sent: Tuesday, August 29, 2017 9:06:34 PM (UTC) Coordinated Universal Time
To: Routt, Lora D; Patton, Lynne M; DeFelice, Joseph J; Cleveland-Leggett, Denise C; Van Duyne, Beth A
Cc: Douglas, Lashawn N
Subject: Regional Administrators Orientation Meeting
When: Tuesday, September 26, 2017, 12:30 PM to Wednesday, September 27, 2017, 4:00 PM.
Where: HUD HQ Conference Room 2116, Washington, DC

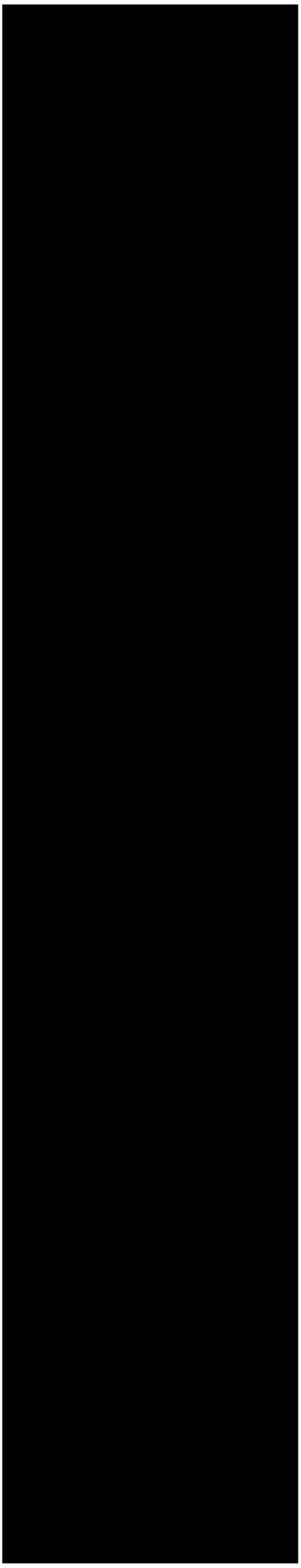
The Regional Administrators Orientation meeting information:

- Travel to DC: Monday, September 25
- All-day session: Tuesday, September 26
- Half-day session: Wednesday, September 27 (end at noon)
- Travel home: Wednesday, September 27, afternoon

For your review, attached is the draft agenda. The final agenda will be provided upon completion.

If you have questions or need additional information, please contact Ms. Lora Routt at Lora.D.Routt@hud.gov.

AMERICAN OVERSIGHT



AMERICAN OVERSIGHT

OFFICE OF FIELD POLICY AND MANAGEMENT **PROPOSED**
Regional Administrators HQ Orientation Meeting
Weaver Building, Washington, D.C.
September 26-27, 2017

Where: Weaver Building, Conference Room 2116.
Point of Contact: Lora Routt, lora.d.routt@hud.gov, 202-412-5432
Notes: Travel Days: Monday, September 25 and Wednesday afternoon, September 27. Will revise agenda when SOHUD participation is confirmed. Have submitted reservation for 2116. Shopping for other rooms.

Purpose and objectives: The purpose of this meeting provide an orientation to the new Regional Administrators by providing the information needed to administer their regions effectively and successfully as well as developing a vision and action plan. OFPM Leadership will:

- Introduce key players of the department's program and support offices
- Provide an orientation of the department's organizational structure, procedures, professional ethics, and code of conduct
- Determine OFPM's vision, priorities, and next steps
- Establish deliverables and expectations

TUESDAY
SEPTEMBER 26, 2017
8:30 A.M. – 5:30 P.M.

Time	Topic
8:30 a.m. – 8:45 a.m. **Room 2116**	**Welcome to HUD/FPM Book of Business (OFPM Orientation – Roles and Responsibilities)** *Matthew Hunter, Nelson Bregón*
8:45 a.m. – 10:15 a.m.	**Working Session with ADS Hunter – FPM – Our mission, vision/message, and action plan** *Matthew Hunter*
10:15 a.m. – 10:30 a.m.	**BREAK**
10:30 a.m. – 11:00 a.m.	HUD Reform Plan *Acting Deputy Secretary, David Eagles*
11:00 a.m. - 11:15 a.m.	Open time TBD
11:15 a.m. – 11:45 a.m.	Field Operations • Introduction, *Holly Kelly and Lora Routt* • Desk Officers Roles and Responsibilities • FY2018 Local Operating Plan *Jaime Forero*

AMERICAN OVERSIGHT

OFFICE OF FIELD POLICY AND MANAGEMENT **PROPOSED**
Regional Administrators HQ Orientation Meeting
Weaver Building, Washington, D.C.
September 26-27, 2017

11:45 a.m. – 1:00 p.m.	**Working Lunch – Introduction of HUD Program Offices** - Overview of Programs, Roles and Responsibilities *Nelson Bregón*
1:00 p.m. – 1:45 p.m.	**Office of Public Affairs and Public Engagement** • **Discussion** ○ Introduction – Roles and Responsibilities ○ What to expect from OPA ○ Role of Regional Public Affairs Officers *Matthew Hunter, Nelson Bregón, Amy Thompson, Jerry Brown*
1:45 p.m. – 2:45 p.m.	**Office of General Counsel** • **Discussion** ○ Introduction – HQ Roles and Responsibilities/Role of Regional Counsel ○ Professional Ethics and Code of Conduct ○ Departmental Enforcement Center *Linda Cruciani Daniel Baxter, Georgia Giles-Maclean, Dane M. Narode*
2:45 p.m. – 3:00 p.m.	**BREAK**
3:00 p.m. – 4:00 p.m.	**Office of Congressional and Intergovernmental Affairs** • **Discussion** ○ Introduction –Roles and Responsibilities ○ Regional Assignments *Seth Appleton*
4:00 p.m. – 4:45 p.m.	**AFFH** • **Discussion** ○ Introduction ○ Updates/Status ○ What are the next steps for our regions? ○ Expectations for FYs 2017-2018 • Roles of RAs, DRAs + FODs Deliverables • Timeline of Deliverables • Role of HQ-FPM • Role of HQ-FHEO and Points of Contact • Transcription Service *Brian Green, Sunaree Marshall, Nathan Roth*
4:45 p.m. – 5:00 p.m. **Room 3254**	**ConnectHome** ○ Introduction ○ PIH's Roles and Responsibilities

AMERICAN OVERSIGHT

	○ Role of Regional Administrators *Ronald Ashford, Dina Lehmann-Kim, Lisa Nowinski*
5:00 p.m. – 5:15 p.m.	**Wrap-Up**
6:00 p.m.	**RA s Only Optional Dinner– Beucharts Saloon,** 623 Pennsylvania Ave SE, Washington, DC 20003

WEDNESDAY SEPTEMBER 27, 2017

8:30 A.M. – 12:00 P.M

Time	Topic
8:30 a.m. – 9:00 a.m.	**Disaster** • **Discussion: Office Closure Notifications for Emergency and Non-emergency conditions** *Joseph Sullivan, Beth Van Duyne*
9:00 a.m. – 10:15 a.m.	**Workforce Reshaping Steps: Seven Steps** *Nelson Bregón, Paul Scott, Michael Lawyer*
10:15 a.m. – 10:30 a.m.	**BREAK**
10:30 a.m. – 11:15 a.m.	• **OFPM FYs 2017/2018 - Office Budgets and Staffing** ○ Travel and Training ○ FY18 Budget – Congressional Justifications • **OFPM PACS/EPPES Performance elements** • **Correspondence, FOIAs, 508 Requirements** *Paul Scott, Karen Lake, Michael Lawyer, Darlene Williams*
11:15 a.m. – 11:45 a.m.	**Davis-Bacon** • **Discussion** ○ Updates/Status ○ What activities are expected in FY17/18 ○ Update on deliverables ○ Expectations for FYs 2017-2018 • Roles of Regional Administrator • Role of Program Leaders (Field/MF) • Role of HQ-FPM Role of HQ- Programs + DOL • Points of Contact *Nelson Bregón, Pamela Glekas*

AMERICAN OVERSIGHT

11:45 a.m. – 12:00 p.m. **12:00 a.m. – 12:15 am.**	CRM – *Randall Webb* CART – *Marika Bertram and Dustin Hogenson*
12:15 a.m. – 12:30 p.m.	**Wrap-Up and Next Steps**

AMERICAN OVERSIGHT

From: Williams, Sheppard V
Sent: Thursday, August 31, 2017 3:43 PM
To: Edwards, Nika V; Wolfe, Lisa A; Green, Patrice R; Robinson, Shana; Fear (Ctr), Eugenia F; Solivan, Elvis; Kirshenbaum, K Lyn; Porinchak, Brandon R; Sillery, David A
Cc: Ott, Richard M; DeFelice, Joseph J
Subject: Out of Office

I will be on leave Friday, September 1 and Tuesday, September 5. Everyone have a safe and enjoyable holiday weekend!

Sheppard "Van" Williams
Senior Management Analyst/Regional FOIA & CTS Liaison
Office of the Regional Administrator - Region III U.S. Department of Housing and Urban Development
100 Penn Square East - 11th Fl.
Philadelphia, PA 19107
215-430-6628 Phone
215-656-3445 Fax
Sheppard.V.Williams@hud.gov

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AMERICAN OVERSIGHT

From: Wolfe, Lisa A
Sent: Friday, September 01, 2017 9:05 AM
To: Nichols, Delton; Iber, Robert G; Larson, Jennifer L; Davis, Anne; Brown, Brenda J
Cc: Sullivan, Brian E; Brown, Jereon M; Ellis, Lisa C; Anastasi, Carolyn M; DeFelice, Joseph J
Subject: FYI: ICYMI: McEachin Tells HUD: Taxpayers' Dollars are Wasted at Essex

Folks – This was making the rounds last evening. We received a copy of the letter from the Congressman's office. Just so you are aware, I also received a media inquiry from the Richmond newspaper. It would be helpful to know the status of the release of the CDE Plan—we have two FOIAs in HQ that have been held up due to submitter objections and may have been released yesterday. So, this will be dialing back up in the press. Any assistance in knowing where things stand will be very much appreciated. Thanks!
Lisa

Lisa A. Wolfe
Regional Public Affairs Officer
Office of Field Policy and Management
U.S. Department of Housing and Urban Development
The Wanamaker Building, 100 Penn Square East
Philadelphia, PA 19107
Office: (215) 430-6640

From: Edwards, Nika V
Sent: Thursday, August 31, 2017 10:49 PM
To: Ott, Richard M <richard.m.ott@hud.gov>; Schmidt, Carrie S <Carrie.S.Schmidt@hud.gov>; Wolfe, Lisa A <Lisa.A.Wolfe@hud.gov>
Cc: DeFelice, Joseph J <Joseph.J.DeFelice@hud.gov>; Solivan, Elvis <Elvis.Solivan1@hud.gov>
Subject: ICYMI: McEachin Tells HUD: Taxpayers' Dollars are Wasted at Essex

Rep. McEachin issued a press release this afternoon: McEachin Tells HUD: Taxpayers' Dollars are Wasted at Essex. Please disregard if you are already aware.

See tweets below.

Rep. Donald McEachin @RepMcEachin

Follow
More

Just sent a letter to @SecretaryCarson calling for the termination of @HUDgov's relationship w/the current owners/operators of Essex Village

2:15 PM - 31 Aug 2017

AMERICAN OVERSIGHT

- **2** Retweets
- **3** Likes
-

1 reply2 retweets3 likes

1
2
3

1. **Rep. Donald McEachin** @RepMcEachin 5h5 hours ago

More

Replying to @RepMcEachin @SecretaryCarson @HUDgov

Read more here:

0 replies1 retweet0 likes

1

Nika V. Edwards
Regional Public Affairs Officer
U.S. Dept. of Housing and Urban Development
Region III/Mid-Atlantic Region
Philadelphia Regional Office
100 Penn Square East
Philadelphia, PA 19107
215-430-6622
@HUDMidAtlantic

AMERICAN OVERSIGHT

From: Nichols, Delton
Sent: Friday, September 01, 2017 10:04 AM
To: Wolfe, Lisa A; Iber, Robert G; Larson, Jennifer L; Davis, Anne; Brown, Brenda J
Cc: Sullivan, Brian E; Brown, Jereon M; Ellis, Lisa C; Anastasi, Carolyn M; DeFelice, Joseph J
Subject: Re: FYI: ICYMI: McEachin Tells HUD: Taxpayers' Dollars are Wasted at Essex

Thanks Lisa for the update.

Get Outlook for iOS

From: Wolfe, Lisa A
Sent: Friday, September 1, 2017 9:04:55 AM
To: Nichols, Delton; Iber, Robert G; Larson, Jennifer L; Davis, Anne; Brown, Brenda J
Cc: Sullivan, Brian E; Brown, Jereon M; Ellis, Lisa C; Anastasi, Carolyn M; DeFelice, Joseph J
Subject: FYI: ICYMI: McEachin Tells HUD: Taxpayers' Dollars are Wasted at Essex

Folks – This was making the rounds last evening. We received a copy of the letter from the Congressman's office. Just so you are aware, I also received a media inquiry from the Richmond newspaper. It would be helpful to know the status of the release of the CDE Plan—we have two FOIAs in HQ that have been held up due to submitter objections and may have been released yesterday. So, this will be dialing back up in the press. Any assistance in knowing where things stand will be very much appreciated. Thanks!
Lisa

Lisa A. Wolfe
Regional Public Affairs Officer
Office of Field Policy and Management
U.S. Department of Housing and Urban Development
The Wanamaker Building, 100 Penn Square East
Philadelphia, PA 19107
Office: (215) 430-6640

From: Edwards, Nika V
Sent: Thursday, August 31, 2017 10:49 PM
To: Ott, Richard M <richard.m.ott@hud.gov>; Schmidt, Carrie S <Carrie.S.Schmidt@hud.gov>; Wolfe, Lisa A <Lisa.A.Wolfe@hud.gov>
Cc: DeFelice, Joseph J <Joseph.J.DeFelice@hud.gov>; Solivan, Elvis <Elvis.Solivan1@hud.gov>
Subject: ICYMI: McEachin Tells HUD: Taxpayers' Dollars are Wasted at Essex

Rep. McEachin issued a press release this afternoon: McEachin Tells HUD: Taxpayers' Dollars are Wasted at Essex. Please disregard if you are already aware.

See tweets below.

AMERICAN OVERSIGHT

Rep. Donald McEachin @RepMcEachin

Follow
More

Just sent a letter to @SecretaryCarson calling for the termination of @HUDgov's relationship w/the current owners/operators of Essex Village

2:15 PM - 31 Aug 2017

- **2** Retweets
- **3** Likes
-

1 reply2 retweets3 likes

1
2
3

1.

Rep. Donald McEachin @RepMcEachin 5h5 hours ago

Replying to @RepMcEachin @SecretaryCarson @HUDgov

Read more here:

0 replies1 retweet0 likes

1

Nika V. Edwards
Regional Public Affairs Officer
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100 Penn Square East
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215-430-6622
@HUDMidAtlantic

AMERICAN OVERSIGHT

From: Wolfe, Lisa A
Sent: Wednesday, September 06, 2017 10:31 AM
To: Brown, Brenda J; Iber, Robert G; Larson, Jennifer L; Ellis, Lisa C; Anastasi, Carolyn M; Brown, Jereon M; Nichols, Delton
Cc: DeFelice, Joseph J; Ott, Richard M; Solivan, Elvis; Schmidt, Carrie S; Davis, Anne
Subject: ASSISTANCE REQUESTED: [EXT]HUD FOLLOW-UP Essex Village REAC Re-Inspection/FOIA Requests

Good morning -- I followed-up with Melissa to find out who told her that HUD was not happy about the score, but in the meantime, can you please advise how best to handle this inquiry? As you can see from her earlier email, this is one of the reporters that we advised the score would not be available for 45 days. My guess this is the first inquiry, but not the last, so best to craft some talking points for release. Thanks, in advance for the help!
Lisa

Lisa A. Wolfe
Regional Public Affairs Officer
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U.S. Department of Housing and Urban Development The Wanamaker Building, 100 Penn Square East Philadelphia, PA 19107
Office: (215) 430-6640

-----Original Message-----
From: Hipolit, Melissa [mailto:MHipolit@wtvr.com]
Sent: Wednesday, September 06, 2017 10:12 AM
To: Wolfe, Lisa A <Lisa.A.Wolfe@hud.gov>
Subject: Re: [EXT]HUD FOLLOW-UP Essex Village REAC Re-Inspection/FOIA Requests

Hi Lisa-
Thanks for this response.
I've been on vacation and today is my first day back.
I see that Congressman McEachin told the public that the new score reflected extremely low unit scores. It appears Essex only received half the possible amount of points. Moreover, I understand HUD was not happy about that score. Is this correct? What type of action are you taking to hold PK/GHC Housing accountable since they haven't held up their end of the bargin and improved conditions in the units?
THANK YOU!
Melissa

From: Wolfe, Lisa A <Lisa.A.Wolfe@hud.gov>
Sent: Wednesday, August 30, 2017 4:21 PM
To: Hipolit, Melissa
Subject: [EXT]HUD FOLLOW-UP Essex Village REAC Re-Inspection/FOIA Requests

Melissa -- Sorry for the delay in the response. As we have communicated in past emails, once the score is released to the owner, the owner has up to 45 days to appeal the score before it is made public. With the inspection concluding on August 10 and the notification to the owner a few days following, the score may be releasable on October 9--depending upon possible appeals. As far as the inspection report, the release is typically 120 days if there is no appeal to slow things down.

AMERICAN OVERSIGHT

As far as your FOIA requests, we are checking on the status of the release of the report as well as your request for Mr. LaVoy's emails. Both are being handled at Headquarters, so we have reached out and are waiting to hear back on both. Hope that helps...
Lisa

Lisa A. Wolfe
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Office of Field Policy and Management
U.S. Department of Housing and Urban Development The Wanamaker Building, 100 Penn Square East Philadelphia, PA 19107
Office: (215) 430-6640

-----Original Message-----
From: Hipolit, Melissa [mailto:MHipolit@wtvr.com]
Sent: Monday, August 28, 2017 12:38 PM
To: Wolfe, Lisa A <Lisa.A.Wolfe@hud.gov>; Davis, Anne <anne.davis@hud.gov>
Subject: Checking In

Hi Ladies-
Just checking to see if the most recent Essex Village inspection report is ready for release? Can you tell me their score? Also-can you release that FOIA info I requested yet? (You had to wait to see if PK challenged the release). Also-I've heard nothing from inspector general on LaVoy emails. Thank you!
Melissa

Sent from my iPhone

AMERICAN OVERSIGHT

From: Wolfe, Lisa A
Sent: Thursday, September 07, 2017 11:34 AM
To: Amin, Reema
Subject: HUD FOLLOW-UP: FOIA request for the Daily Press/NNRHA/REAC INSPECTIONS

Hi Reema – Sorry for the delay. Yesterday I learned the New Lassiter Courts inspection was conducted in August and the score was just released to Newport News RHA on August 28, 2017. I also confirmed the score will be releasable 45 days after August 28 (the notification date) or approximately October 13 or a week or so after that date. It all depends on if we receive an appeal on October 13; right on the deadline. The subsequent REAC Inspection report will be releasable by FOIA on or after 120 days which will be on December 27, 2018—again, depending on any appeals. I will check on the other NNRHA inspection dates scheduled in September—and will provide timelines for those as well.

Please let me know if there is anything else you need right now. Thanks!
Lisa

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From: Wolfe, Lisa A
Sent: Tuesday, September 05, 2017 1:11 PM
To: 'Amin, Reema' <ramin@dailypress.com>
Subject: RE: HUD FOLLOW-UP: FOIA request for the Daily Press/NNRHA/REAC INSPECTIONS

Hi Reema – Hope you had a good holiday. I'll check to see the date of the inspection. Typically, it's about 45 days before we can release the score and about 120 days for the report release. But, I'll be happy to check on that as well. Will get back to you shortly. Thanks!
Lisa

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Philadelphia, PA 19107
Office: (215) 430-6640

From: Amin, Reema [mailto:ramin@dailypress.com]
Sent: Tuesday, September 05, 2017 1:03 PM

AMERICAN OVERSIGHT

To: Wolfe, Lisa A <Lisa.A.Wolfe@hud.gov>
Subject: RE: HUD FOLLOW-UP: FOIA request for the Daily Press/NNRHA/REAC INSPECTIONS

Hi Lisa,

Hope you are doing well. You mentioned a couple weeks ago that New Lassiter Courts in Newport News was scheduled for an inspection in August. Has the inspection happened? How soon could I request the score and the full report?

Thanks.

From: Wolfe, Lisa A [mailto:Lisa.A.Wolfe@hud.gov]
Sent: Thursday, August 17, 2017 3:50 PM
To: Amin, Reema
Subject: RE: HUD FOLLOW-UP: FOIA request for the Daily Press/NNRHA/REAC INSPECTIONS

Anytime! I will be out of the office from tomorrow at noon through next Wednesday at 12:30 p.m.—heading south to see the solar eclipse, so only checking email periodically. The RAD folks are aware of my schedule, so I think we will see something from them later today, or worst case, tomorrow morning. So, more to come!

Lisa A. Wolfe
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Office of Field Policy and Management
U.S. Department of Housing and Urban Development
The Wanamaker Building, 100 Penn Square East
Philadelphia, PA 19107
Office: (215) 430-6640

From: Amin, Reema [mailto:ramin@dailypress.com]
Sent: Thursday, August 17, 2017 3:31 PM
To: Wolfe, Lisa A <Lisa.A.Wolfe@hud.gov>
Subject: RE: HUD FOLLOW-UP: FOIA request for the Daily Press/NNRHA/REAC INSPECTIONS

Hey Lisa,

Thank you for this update.

From: Wolfe, Lisa A [mailto:Lisa.A.Wolfe@hud.gov]
Sent: Thursday, August 17, 2017 3:22 PM
To: Amin, Reema
Subject: HUD FOLLOW-UP: FOIA request for the Daily Press/NNRHA/REAC INSPECTIONS

Hi Reema – As far as REAC Inspections, New Lassiter Courts is scheduled for inspection in August. Pinecroft Apartments, Marshall Courts, Ridley Place and Aqueduct Apartments are all scheduled for inspections in September. So not a lot of new information available. I expect to hear back from the RAD team late today or tomorrow morning. So, continuing to work on your request.
Lisa

Lisa A. Wolfe
Regional Public Affairs Officer
Office of Field Policy and Management

AMERICAN OVERSIGHT

U.S. Department of Housing and Urban Development
The Wanamaker Building, 100 Penn Square East
Philadelphia, PA 19107
Office: (215) 430-6640

From: Wolfe, Lisa A
Sent: Wednesday, August 16, 2017 2:28 PM
To: 'Amin, Reema' <ramin@dailypress.com>
Cc: Davis, Anne <anne.davis@hud.gov>
Subject: HUD FOLLOW-UP: FOIA request for the Daily Press/NNRHA

Hi Reema – Here are the most recent REAC inspection scores for the Newport News Redevelopment and Housing Authority's portfolio. I reached out to our REAC team to see if any of these properties are scheduled for inspections or have been recently inspected and the scores may simply not be available at this point in time. Also, I reached out to the RAD team to find out the status of the three NNRHA properties that are in conversion. I'll follow-up as soon as I hear back from either team. So, continuing to work on it…
Lisa

Inspection Release Date	Development #	Development Name	RAD Indicator	Unit Count	100 Point Score
6/6/2016	VA003000326	Orcutt Townhomes III	Yes	30	97a*
8/10/2016	VA003000325	ORCUTT TOWNHOMES	No	40	80c
7/12/2017	VA003000321	SPRATLEY HOUSE	Yes	50	94c
8/7/2017	VA003000324	ASHE MANOR	No	50	87b
09/22/2014	VA003000313	PINECROFT	No	140	93b
06/06/2016	VA003000302	NEW LASSITER COURTS	No	100	55c
06/16/2016	VA003000302	MARSHALL COURTS	No	348	66c*
07/25/2016	VA003000304	RIDLEY PLACE	No	253	52c
08/24/2016	VA003000311	AQUEDUCT APTS	No	262	39c*

Lisa A. Wolfe
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The Wanamaker Building, 100 Penn Square East
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Office: (215) 430-6640

From: Amin, Reema [mailto:ramin@dailypress.com]
Sent: Tuesday, August 15, 2017 11:20 AM

AMERICAN OVERSIGHT

To: Wolfe, Lisa A <Lisa.A.Wolfe@hud.gov>
Subject: RE: FOIA request for the Daily Press

Oh, great. Thanks a lot!

From: Wolfe, Lisa A [mailto:Lisa.A.Wolfe@hud.gov]
Sent: Tuesday, August 15, 2017 11:19 AM
To: Amin, Reema
Subject: RE: FOIA request for the Daily Press

They are working on it. Will have it over to you shortly…

Lisa A. Wolfe
Regional Public Affairs Officer
Office of Field Policy and Management
U.S. Department of Housing and Urban Development
The Wanamaker Building, 100 Penn Square East
Philadelphia, PA 19107
Office: (215) 430-6640

From: Amin, Reema [mailto:ramin@dailypress.com]
Sent: Tuesday, August 15, 2017 11:09 AM
To: Wolfe, Lisa A <Lisa.A.Wolfe@hud.gov>
Subject: RE: FOIA request for the Daily Press

Gotchya – thank you for the quick response.

From: Wolfe, Lisa A [mailto:Lisa.A.Wolfe@hud.gov]
Sent: Tuesday, August 15, 2017 11:08 AM
To: Amin, Reema
Subject: RE: FOIA request for the Daily Press

Hi Reema – I requested them right after we spoke yesterday afternoon, but have not seen a response yet. Will tap again.
Lisa

Lisa A. Wolfe
Regional Public Affairs Officer
Office of Field Policy and Management
U.S. Department of Housing and Urban Development
The Wanamaker Building, 100 Penn Square East
Philadelphia, PA 19107
Office: (215) 430-6640

From: Amin, Reema [mailto:ramin@dailypress.com]
Sent: Tuesday, August 15, 2017 11:06 AM

AMERICAN OVERSIGHT

To: Wolfe, Lisa A <Lisa.A.Wolfe@hud.gov>
Subject: RE: FOIA request for the Daily Press

Hi Lisa,

Wanted to follow-up on this from yesterday. Do you know when you would be able to pass along those scores?

Thanks,

Reema

From: Wolfe, Lisa A [mailto:Lisa.A.Wolfe@hud.gov]
Sent: Monday, August 14, 2017 3:44 PM
To: Amin, Reema
Cc: Davis, Anne
Subject: RE: FOIA request for the Daily Press

Hi Reema – Hope you are doing well. Anne returns to the office tomorrow. Do you want me to pull the scores and then you can determine if you need to see the reports? That's how I would suggest proceeding. Just let me know…
Lisa

Lisa A. Wolfe
Regional Public Affairs Officer
Office of Field Policy and Management
U.S. Department of Housing and Urban Development
The Wanamaker Building, 100 Penn Square East
Philadelphia, PA 19107
Office: (215) 430-6640

From: Amin, Reema [mailto:ramin@dailypress.com]
Sent: Monday, August 14, 2017 3:28 PM
To: Wolfe, Lisa A <Lisa.A.Wolfe@hud.gov>
Cc: Davis, Anne <anne.davis@hud.gov>
Subject: FOIA request for the Daily Press

Hello Lisa and Anne,

I touched base with you last year about REAC inspection reports in Newport News. Hope you're well.

I wanted to submit another similar FOIA request for the most recent REAC inspection reports for public housing complexes that are managed by the Newport News Redevelopment and Housing Authority.

I want to request the waiver of fees because this information will be used to inform the public.

Please let me know when you've reviewed my request.

Thanks,

Reema Amin
Daily Press

AMERICAN OVERSIGHT

Newport News reporter

AMERICAN OVERSIGHT

From: Holland, Camille R
Sent: Friday, September 08, 2017 5:05 PM
To: Shaffer, Julie; Triolo, Anthony T
Cc: Alston, Julie A; Ashby, Pamela; Burney, William D; Bynum, Maria L; Carson, Gregory; Cunningham, James A; DeFelice, Joseph J; Foye, Kristine G; Leach, Thomas H; Maio-Messano, Maria T; McNamara, Michael F; Miller, Jane E; Orriols, Mirza; Ott, Richard M; Patton, Lynne M; Payne, Carol B; Piacentini, Suzanne; Polsinelli, Michael L; Schmidt, Carrie S; Schmiegelow, Toni D; Smith Greer, Nancy; Spilman, Joan K; Turner, Marvin
Subject: PHOC Monthly Activity Reports for July and August 2017
Attachments: PHOC Housing Monthly Report August 2017.docx; PHOC Housing Monthly Report July 2017.docx

Good Afternoon,

Attached are the internal monthly activity reports for the months of July and August, 2017.

Camille.R.Holland@hud.gov
Management Analyst
Philadelphia Homeownership Center
215-861-7238

AMERICAN OVERSIGHT

U.S. Department of Housing and Urban Development

Homeownership Center
The Wanamaker Building
100 Penn Square East
Philadelphia, Pennsylvania 19107-3389

September 5, 2017

MEMORANDUM FOR: Julie A. Shaffer, Director, Philadelphia Homeownership Center, 3AHH

FROM: Anthony T. Triolo, Deputy Director, Philadelphia Homeownership Center, 3AHH

SUBJECT: Philadelphia Homeownership Center Monthly Update Report
Ending August 2017

The operational update for the month of August 2017 is below. This report is no longer required by HQ on a bi-weekly basis; it is continued as a PHOC internal report. An informational copy is sent to the PHOC Division and FPM Directors.

I. RISK MANAGEMENT AND ENFORCEMENT ACTIVITIES (Evaluation and Data Analysis Findings)

Processing and Underwriting Division

PUD Targeted Appraiser Reviews Completed – FYTD 2016 Cumulative 10/1/16 through 8/31/17

Office	Desk Reviews	Field Reviews	Roster Removal w/Education	Roster Removal Sanctions	Education Sanctions	Notices of Deficiency	No Action Taken
Philadelphia HOC	1692	57	7	0	181	443	845

II. ACTIONS AGAINST LENDERS, CORRESPONDENTS, and/or MORTGAGEES

Processing and Underwriting Division Lender Activity / PETRS

- A total of 332 loan reviews have been completed in the Loan Review Process. The Division has obtained 10 signed indemnification agreements. In addition, the lenders have mitigated 162 reviews.
- No Pre-Closing Suspension Letters were issued this period.
- No LI Termination Letters were issued this period.

AMERICAN OVERSIGHT

Quality Assurance Division Activity for Fiscal Year to Date as of 8/31/17

- The following reporting does not include all loan reviews. Only cases processed through the Approval Recertification Review Tracking System (ARRTS) are reported below. Effective May 15, 2017, all loan reviews are processed through the Loan Review System (LRS). At this time, the reporting tool in LRS is not available.

- The Philadelphia QAD has completed and issued 21 letters to lenders as a result of lender reviews. In addition, QAD has received 400 referrals from the Processing and Underwriting Division, reviewed 984 lender reports from the Neighborhood Watch System, 25 Claims, and 212 Random loans. As a result of these findings letters, QAD has issued 597 letters in response to lenders, 953 letters closing out issues, and 2 referrals to the Mortgagee Review Board for additional administrative actions. There were 2993 cases referred to the Office of Inspector General for possible criminal prosecution. To date, a total of 3017 letters have been prepared and issued through the Philadelphia QAD office.

- The Philadelphia QAD has received and executed a total of 558 Indemnification Agreements. 107 Indemnification Agreements were received as a result of Lender Reviews, 155 from referrals by the Processing and Underwriting Division, 271 from referrals by the Industry through the Lender Reporting Tool in the Neighborhood Watch System, 0 from Claim Reviews, 25 from Random Reviews and 0 as a result of referrals by the Office of Inspector General. Based on the Department's Loss from Sales national average amount of $70,609, the total savings in possible loss from these Indemnifications is $39,399,822.

- The next monthly update for QAD Activity is due 10/1/2017.

III. ITEMS OR AREAS OF CONCERN OR UNDER REVIEW

PUD Technical Branch Staff Completed Incoming Review and Processing Requests

Month ending 8/31/17	Partial Release Security Request	PUD Condo Project Approvals	Condo Re-certifications	Condo Annexation Requests	DELRAP Reviews	Condo Reconsiderations	Property Flipping Reviews	Homebuyer Complaints/ General Correspondence / Congressional / FOIA
	10	70	114	28	0	129	109	8/4/3/0
		Condo Site Review			Problem Case Reviews	Sec 203k Consultant Applications	Property Flipping Waivers	Handbook Waiver Requests
		1			425	3	0	31

AMERICAN OVERSIGHT

PUD Technical Assistance

- No items to report.

REO Activity and Updates (No items)

IV. UNDERWRTING, GRANT, AND DIRECT FUNDING ACTIVITIES
(Notable Newly Insured Loans, Projects, and/or Awards)

PUD New Lenders / Loans

- No Release Letters were issued this period.
- No Test Case Extension Letters were issued this period.
- No Welcome Letters (Pre-closing) were issued this period.

V. HOC NOTABLE INDUSTRY OUTREACH OR RESPONSE TO INQUIRIES
CONFIRMED OR COMPLETED EVENTS ending 8/31/17.

There are no events to report.

HUD National Webinars/Training
For upcoming and national FHA Industry events and webinars, including Single Family Handbook pre-recorded training webinars, **visit the HUD/FHA Single Family Training and Events Page:**

http://portal.hud.gov/hudportal/HUD?src=/program_offices/housing/sfh/events

VI. HUMAN CAPITAL TRANSFORMATION (Notable New Hires and/or Staffing Plan)

Training and Development Assessments, Plans, and/or Activities
Staff continue to be trained on the Loan Review System technology.

Staffing
No items to report.

AMERICAN OVERSIGHT

VII. ADDITIONAL ITEMS OF IMPORTANCE OR INTEREST

- Julie Shaffer and Anthony Triolo participated in various HOC, Single Family, FHA, FHA Resource Center/CRM, FPM, and other program, development and management initiative meetings throughout each week.

- Anthony Triolo, Andy Cianci, and Patricia Peiffer traveled to the Denver HOC for the PUD-QAD Counterpart Meeting held August 8-11, 2017.

VIII. OTHER REPORTING CATEGORIES

AMERICAN OVERSIGHT

IX. Chief of Staff

Week ending 8/31/17 (Confirmed Events - Report range September 6-15, 2017.

No items to report.

AMERICAN OVERSIGHT

U.S. Department of Housing and Urban Development

Homeownership Center
The Wanamaker Building
100 Penn Square East
Philadelphia, Pennsylvania 19107-3389

August 5, 2017

MEMORANDUM FOR: Julie A. Shaffer, Director, Philadelphia Homeownership Center, 3AHH

FROM: Anthony T. Triolo, Deputy Director, Philadelphia Homeownership Center, 3AHH

SUBJECT: Philadelphia Homeownership Center Monthly Update Report
Ending July 2017

The operational update for the month of July 2017 is below. This report is no longer required by HQ on a bi-weekly basis; it is continued as a PHOC internal report. An informational copy is sent to the PHOC Division and FPM Directors.

I. RISK MANAGEMENT AND ENFORCEMENT ACTIVITIES (Evaluation and Data Analysis Findings)

Processing and Underwriting Division

PUD Targeted Appraiser Reviews Completed – FYTD 2016 Cumulative 10/1/16 through 7/31/17

Office	Desk Reviews	Field Reviews	Roster Removal w/Education	Roster Removal Sanctions	Education Sanctions	Notices of Deficiency	No Action Taken
Philadelphia HOC	1483	45	6	0	171	399	779

II. ACTIONS AGAINST LENDERS, CORRESPONDENTS, and/or MORTGAGEES

Processing and Underwriting Division Lender Activity / PETRS

- A total of 206 loan reviews have been completed in the Loan Review Process. The Division has obtained 13 signed indemnification agreements. In addition, the lenders have mitigated 129 reviews.
  - No Pre-Closing Suspension Letters were issued this period.
  - No LI Termination Letters were issued this period.

AMERICAN OVERSIGHT

Quality Assurance Division Activity for Fiscal Year to Date as of 7/31/17

- The following reporting does not include all loan reviews. Only cases processed through the Approval Recertification Review Tracking System (ARRTS) are reported below. Effective May 15, 2017, all loan reviews are processed through the Loan Review System (LRS). At this time, the reporting tool in LRS is not available.

- The Philadelphia QAD has completed and issued 20 letters to lenders as a result of lender reviews. In addition, QAD has received 400 referrals from the Processing and Underwriting Division, reviewed 981 lender reports from the Neighborhood Watch System, 25 Claims, and 212 Random loans. As a result of all of these findings letters, QAD has issued 595 letters in response to lenders, 934 letters closing out issues, and 2 referrals to the Mortgagee Review Board for additional administrative actions. There were 2993 cases referred to the Office of Inspector General for possible criminal prosecution. To date, a total of 2990 letters have been prepared and issued through the Philadelphia QAD office.

- The Philadelphia QAD has received and executed a total of 529 Indemnification Agreements. 91 Indemnification Agreements were received as a result of Lender Reviews, 154 from referrals by the Processing and Underwriting Division, 261 from referrals by the Industry through the Lender Reporting Tool in the Neighborhood Watch System, 0 from Claim Reviews, 23 from Random Reviews and 0 as a result of referrals by the Office of Inspector General. Based on the Department's Loss from Sales national average amount of $70,609, the total savings in possible loss from these Indemnifications is $37,352,161.

- The next monthly update for QAD Activity is due 9/1/2017.

III. ITEMS OR AREAS OF CONCERN OR UNDER REVIEW

PUD Technical Branch Staff Completed Incoming Review and Processing Requests

Month ending 7/31/17	Partial Release Security Request	PUD Condo Project Approvals	Condo Re-certifications	Condo Annexation Requests	DELRAP Reviews	Condo Reconsiderations	Property Flipping Reviews	Homebuyer Complaints/ General Correspondence / Congressional / FOIA
	6	51	104	25	0	104	83	11/4/6/0
		Condo Site Review			Problem Case Reviews	Sec 203k Consultant Applications	Property Flipping Waivers	Handbook Waiver Requests
		3			427	5	0	24

AMERICAN OVERSIGHT

PUD Technical Assistance

- No items to report.

REO Activity and Updates (No items)

IV. UNDERWRTING, GRANT, AND DIRECT FUNDING ACTIVITIES
(Notable Newly Insured Loans, Projects, and/or Awards)

PUD New Lenders / Loans

- A Release Letter was issued this period to Centric Bank, PA.
- A Test Case Extension Letter was issued this period to Honor Credit Union, MI.
- No Welcome Letters (Pre-closing) were issued this period.

V. HOC NOTABLE INDUSTRY OUTREACH OR RESPONSE TO INQUIRIES
CONFIRMED OR COMPLETED EVENTS ending 7/31/17.

NEW YORK

July 18, 2017, FHA Lender Roundtable and Underwriting/Realtor Training, Albany, New York. PHOC hosted an FHA Lender Roundtable and conducted FHA Underwriting and Realtor Training at the HUD Albany Office. Julie Shaffer, Andy Cianci, Mike Curry, and Eric McDowell made presentations throughout the day long event and delivered training to a total of 35 participants. Feedback was very positive.

OHIO

July 13, 2017, FHA Lender Roundtable and Underwriting/Realtor Training, Columbus, Ohio. PHOC hosted an FHA Lender Roundtable and conducted FHA Underwriting and Realtor Training at the HUD Columbus Office. Julie Shaffer, Andy Cianci, Mike Curry, and John Phillips made presentations throughout the day long event and delivered training to a total of 44 participants. Feedback was very positive.

PENNSYLVANIA

July 18, 2017, FHA/HOC Overview Presentation for OIGA, Philadelphia, PA. Anthony Triolo, Andy Cianci, Charles Anderson, and Dave Marshall presented an overview of FHA's Single Family Programs as part of HQ OIG Office of Audit/Tech Oversight/Planning Division's internal training for auditors/investigators. There were 35 auditors and investigators participating in the training.

July 20, 2017, FHA Lender Roundtable and Underwriting and Realtor Training, Philadelphia, PA. PHOC hosted an FHA Lender Roundtable and conducted FHA Underwriting and Realtor Training at the HUD Philadelphia Office. Julie Shaffer, Anthony Triolo, Andy Cianci, Mike Curry and John Phillips made presentations throughout the day long event and delivered training to a total of 91 participants. Feedback was very positive.

AMERICAN OVERSIGHT

HUD National Webinars/Training
For upcoming and national FHA Industry events and webinars, including Single Family Handbook pre-recorded training webinars, **visit the HUD/FHA Single Family Training and Events Page:**

http://portal.hud.gov/hudportal/HUD?src=/program_offices/housing/sfh/events

VI. HUMAN CAPITAL TRANSFORMATION (Notable New Hires and/or Staffing Plan)

Training and Development Assessments, Plans, and/or Activities
Staff continue to be trained on the Loan Review System technology.

Staffing
An Appraiser and Underwriter have finally been brought on board to the Processing and Underwriting Division in July.

VII. ADDITIONAL ITEMS OF IMPORTANCE OR INTEREST

- Julie Shaffer and Anthony Triolo participated in various HOC, Single Family, FHA, FHA Resource Center/CRM, FPM, and other program, development and management initiative meetings throughout each week.

- PHOC supervisors participated in the Region III All Supervisors Training on Reasonable Accommodation conducted at the Philadelphia Office and via VTC on July 27, 2017.

VIII. OTHER REPORTING CATEGORIES

AMERICAN OVERSIGHT

IX. Chief of Staff
Week ending 7/31/17 (Confirmed Events - Report range August 9-19, 2017.
No items to report.

AMERICAN OVERSIGHT

From: Porinchak, Brandon R
Sent: Monday, September 11, 2017 5:15 PM
To: Hunter, Matthew F; DeFelice, Joseph J; Ott, Richard M; Solivan, Elvis
Cc: Davis, Thomas R; Scheetz, Randall J; Hawkins, Monica A; Bynum, Nadab; Szupper, Michael; Taylor, Melody C; Delaney, Barbara R; Prout, Ivy J; Rappaport, Steven J; Rice, Shawn; Kasperowicz, David; Munir, Rafiq A; Webster, Ashley T; Awwal, Tanim B; Shaffer, Julie; Triolo, Anthony T; Curry, Michael J; Banks, Antoinette P; Green, Patrice R; Kirshenbaum, K Lyn; Williams, Sheppard V; Porinchak, Brandon R; Wolfe, Lisa A; Edwards, Nika V; Miller, Jane E; Schmidt, Carrie S; Turner, Marvin; Bynum, Maria L; Payne, Carol B; Alston, Julie A
Subject: (AGENDA) FY17 Region III Field Office Directors Convening
Attachments: Agenda FOD FY17 Draft (Final).pdf

Hello:

Please find attached, the agenda for the FY17 Region III Field Office Directors Convening. I would like to take this time to thank all of you in advance for your commitment and participation always make these meetings a great success.

Should you have any questions or concerns regarding the agenda or if you have complications while traveling, please do not hesitate to contact me.

Regards,

Senior Management Analyst
UNITED STATES DEPARTMENT OF HOUSING & URBAN DEVELOPMENT
OFFICE OF THE REGIONAL ADMINISTRATOR
REGION 3 - PHILADELPHIA OFFICE
THE WANAMAKER BUILDING
100 PENN SQUARE EAST
PHILADELPHIA, PA 19107-3380
WORK: 215-430-6624
Mobile: (b)(6)
FAX: 215-656-3445
Brandon.R.Porinchak@HUD.GOV

AMERICAN OVERSIGHT

Agenda

Region III Field Office Directors
09/12/2017 – 09/14/2017
8:00 a.m. – 4:30 p.m.

Meeting Location:	U.S. Department of Housing and Urban Development Region III Regional Office, 100 Penn Square East, Philadelphia, PA 19107
Conference Room:	12B (Unless otherwise noted in agenda)
Videoconference:	N/A
Conference Line:	1-888-675-2535 Access Code: (b)(6)

DAY 1 – Tuesday, September 12, 2017

8:00 – 9:00 a.m.	**Welcome and Opening Remarks**	Joseph J. DeFelice, RA
9:00 – 11:00 a.m.	**RAD Forum**	Tom Davis, MFH Randall Scheetz, MFH Monica Hawkins, PIH Nadab Bynum, CPD Michael Szupper, CPD Melody Taylor, FHEO Ivy Prout, OGC
11:00 – 11:15 a.m.	**Break**	
11:15 a.m. – Noon	**Multifamily Housing**	Randall Scheetz, MFH
12:00 – 1:00 p.m.	**Working Lunch – Public and Indian Housing**	Monica Hawkins, PIH
1:00 – 1:45 p.m.	**Community Planning and Development**	Nadab Bynum, CPD
1:45 – 2:00 p.m.	**Break**	
2:00 – 3:00 p.m.	**HUD Reform Plan Town Hall: Forging a New HUD Together**	Secretary Ben Carson
3:00 – 3:15 p.m.	**Break**	
3:15 – 4:00 p.m.	**Office of General Counsel** • Public/Private Partnerships • Federal Source Travel • Workforce Housing	Steve Rappaport, OGC
4:00 – 4:30 p.m.	**Wrap-Up**	Joseph J. DeFelice, RA Rich Ott, DRA

AMERICAN OVERSIGHT

Agenda

DAY 2 - Wednesday, September 13, 2017

8:30 – 9:00 a.m.	**Day 1 Recap & Follow-Up Questions**	Joseph J. DeFelice, RA Rich Ott, DRA
9:00 – 10:00 a.m. (Field Office Directors)	**CPD All-Grantees Meeting (Formula)** (10 A/B)	Joseph J. DeFelice, R.A. Nadab Bynum, CPD
9:00 – 10:00 a.m. (Philadelphia FPM Staff)	**Philadelphia FPM Staff All-Hands meeting with FPM Assistant Deputy Secretary, Matthew Hunter** (FPM Conference Room)	Matthew Hunter, ADS
10:00 – 10:45 a.m.	**Region III Field Office Directors meeting with FPM Assistant Deputy Secretary, Matthew Hunter**	Matthew Hunter, ADS
10:45 – 11:30 a.m.	**Office of the Inspector General**	Shawn Rice, OIG Investigations David Kasperowicz, OIG Audit
11:30 a.m. – Noon	**Section 3**	Rafiq Munir, FHEO via VTC
12:15 – 1:00 p.m.	**Working Lunch – Public Affairs** • HUDLine ENewsletter • Media Inquiries • Speeches	Niki Edwards/Lisa Wolfe, PAO
1:00 – 2:30 p.m.	**Region III R-ICH Meeting** 10 A/B	Lyn Kirshenbaum, FPM
2:30 – 3:15 p.m.	**Employee and Labor Relations** • Union Notification (timing, when, and circumstances). • Role of the FOD as "Step III Management Representative" in the grievance process. • Overview of Comp Time, Travel Comp Time, and Credit Hours.	Ashley Webster, HR
3:15 – 4:00 p.m.	**FOIA/Controlled Correspondence** • Transmission of PII via email. FPM vs. PIH	Sheppard "Van" Williams
4:00 – 4:30 p.m.	**Wrap-Up**	Joseph J. DeFelice, RA Rich Ott, DRA

AMERICAN OVERSIGHT

Agenda

DAY 3 - Thursday, September 14, 2017

8:30 – 9:00 a.m.	**Day 2 Recap & Follow-Up Questions**	Joseph J. DeFelice, RA Rich Ott, DRA
9:00 – 10:00 a.m.	**Region III Operating Plan** • Updates on 4th Quarter Ops Plan	Patrice Green, FPM Tanim Awwal, FPM Desk Officer
10:00 a.m. – Noon	**Philadelphia Promise Zone Tour**	Patrice Green, FPM
12:00 – 1:00 p.m.	**Working Lunch – Place-based Activities**	Patrice Green, FPM
1:00 – 1:30 p.m.	**FHEO**	Melody Taylor, FHEO Regional Director
1:30 – 2:00 p.m.	**Office of Single Family Housing**	Julie Shaffer, SFH Anthony Triolo, SFH Mike Curry, SFH
2:00 – 2:30 p.m.	**COOP/Disaster Recovery**	Brandon Porinchak, FPM
2:30 – 3:15 p.m.	**Envision Centers**	Jane Miller, FOD
3:15 – 4:15 p.m.	**Office of Field Support** • Space Planning for Field Offices • Occupant Emergency Plans • Lead Time of Office Transfers	Antoinette Banks, RSM
4:15 p.m.	**Wrap-Up**	Joseph J. DeFelice, RA Rich Ott, DRA

AMERICAN OVERSIGHT

From: Schmidt, Carrie S
Sent: Wednesday, September 13, 2017 3:50 PM
To: Wolfe, Lisa A
Cc: Ott, Richard M; DeFelice, Joseph J; Dunn, Tracey
Subject: Re: RRHA Housing: Can you call me?

Lisa
We should talk about this tomorrow. I have copied you Tracey as I'm sure the Congressman will begin to weigh in soon especially since the city has called for a housing Summit October 31.

Carrie Schmidt
Field Office Director
U S Department of Housing and Urban Development

On Sep 13, 2017, at 3:27 PM, Wolfe, Lisa A <Lisa.A.Wolfe@hud.gov> wrote:

> We are good on the Hope IV unless I gave her incorrect information—Melissa uncovered the grant. Please let me know if I did okay. THANKS!
>
> Lisa A. Wolfe
> Regional Public Affairs Officer
> Office of Field Policy and Management
> U.S. Department of Housing and Urban Development
> The Wanamaker Building, 100 Penn Square East
> Philadelphia, PA 19107
> Office: (215) 430-6640
>
> <image001.png>
>
> **From:** Wolfe, Lisa A
> **Sent:** Wednesday, September 13, 2017 3:22 PM
> **To:** 'Hipolit, Melissa' <MHipolit@wtvr.com>
> **Subject:** RE: RRHA Housing: Can you call me?
>
> I don't think so. We haven't awarded Hope IV program grants since I have been with HUD. I believe there are still a few projects being wrapped-up which is why it is still "active" but I do not think there will be any additional awards. I am confirming that—so please do not quote me. There may be some other things in play. Checking on them now.
>
> Lisa A. Wolfe
> Regional Public Affairs Officer
> Office of Field Policy and Management
> U.S. Department of Housing and Urban Development
> The Wanamaker Building, 100 Penn Square East
> Philadelphia, PA 19107
> Office: (215) 430-6640
>
> <image001.png>

AMERICAN OVERSIGHT

From: Hipolit, Melissa [mailto:MHipolit@wtvr.com]
Sent: Wednesday, September 13, 2017 3:18 PM
To: Wolfe, Lisa A <Lisa.A.Wolfe@hud.gov>
Subject: Re: RRHA Housing: Can you call me?

Great news...I found that they did...haha.

Now I'm wondering if they can apply for more, or if they have applied for more Hope 6 funding?

"HOPE VI is a comprehensive program that is revitalizing Virginia's historic Blackwell community, which lies just south of downtown Richmond.

The Richmond Redevelopment and Housing Authority (RRHA) and the City of Richmond secured a HOPE VI grant of $26.9 million from HUD (the U.S. Department of Housing and Urban Development) to revitalize Richmond's Blackwell community. (HOPE VI is an acronym for Housing Opportunities for People Everywhere.)

The HOPE VI Program is bringing replacement housing units that will include:

* 161 multi-family units in Blackwell;
* 188 new single-family houses in Blackwell;
* 120 homeownership units in three other Richmond communities

For the public housing residents of Blackwell, the HOPE VI Program creates opportunities for new rental and homeownership housing and provides comprehensive self-sufficiency services (through "SSTP," RRHA's HOPE VI Self-Sufficiency Training Program) to improve their quality of life and support employment objectives.

In September 2001, just one year after breaking ground for Blackwell's first new multifamily housing, families have moved into the multifamily housing, the Townes at River South. Many of the families moving into these attractive, privately owned and managed rental units are former residents of Blackwell public housing."

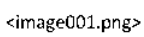
From: Wolfe, Lisa A <Lisa.A.Wolfe@hud.gov>
Sent: Wednesday, September 13, 2017 3:16 PM
To: Hipolit, Melissa
Subject: RE: RRHA Housing: Can you call me?

I'm still working on the first round!! Will check. Back at my desk for a few minutes. Will try to batch the first set of answers and send before I unplug again.

Lisa A. Wolfe
Regional Public Affairs Officer

AMERICAN OVERSIGHT

Office of Field Policy and Management
U.S. Department of Housing and Urban Development
The Wanamaker Building, 100 Penn Square East
Philadelphia, PA 19107
Office: (215) 430-6640



From: Hipolit, Melissa [mailto:MHipolit@wtvr.com]
Sent: Wednesday, September 13, 2017 3:15 PM
To: Wolfe, Lisa A <Lisa.A.Wolfe@hud.gov>
Subject: Re: RRHA Housing: Can you call me?

Also-has RRHA ever received Hope 6 funding? Have they ever applied to get it?

THANKS!

Melissa

From: Hipolit, Melissa
Sent: Wednesday, September 13, 2017 1:37 PM
To: Wolfe, Lisa A
Subject: Re: RRHA Housing: Can you call me?

2:30 works for me. Hoping to do at least one angle for next Tuesday.

M

From: Wolfe, Lisa A <Lisa.A.Wolfe@hud.gov>
Sent: Wednesday, September 13, 2017 1:13 PM
To: Hipolit, Melissa
Subject: Re: RRHA Housing: Can you call me?

Got it. Some of this will take some time. Will get folks started on pulling what we can and will give you a ring sometime after 2:30. Are you on deadline?

From: Hipolit, Melissa <MHipolit@wtvr.com>
Sent: Wednesday, September 13, 2017 12:46:45 PM
To: Wolfe, Lisa A
Subject: Re: RRHA Housing: Can you call me?

Yes!

So I want to do a deep dive into RRHA.

Here are some ideas I have...

AMERICAN OVERSIGHT

1) Is there a way to track crime at RRHA there through HUD? Do y'all track crime at housing projects?

2) How much money does RRHA receive annually (or how much did they receive for 2015, 2016, and 2017)?

3) Why did RRHA disband its police force in 2014?

4) I want to showcase a housing authority that's not too far from Richmond that is actually doing a good job...a high performer. Can you suggest one?

5) Is RRHA considered a "high performer" or "low performer"? Are there inspection scores I could look at for their communities like there are for section 8 multi family? Would love to see the scores for 2015, 2016 and 2017.

These are just some initial ideas...

THANKS!

Melissa

From: Wolfe, Lisa A <Lisa.A.Wolfe@hud.gov>
Sent: Wednesday, September 13, 2017 12:17 PM
To: Hipolit, Melissa
Subject: Re: RRHA Housing: Can you call me?

Melissa--I'm in meetings all day, but will call when we take a break. Is there something I can begin working on before we chat? In a lunchtime discussion now. Thanks! Lisa

From: Hipolit, Melissa <MHipolit@wtvr.com>
Sent: Wednesday, September 13, 2017 11:38:05 AM
To: Wolfe, Lisa A
Subject: RRHA Housing: Can you call me?

Hey Lisa-

How are you?

Switching gears today to RRHA housing.

Can you give me a call please? (b)(6)

THANKS!
Melissa

From: Wolfe, Lisa A <Lisa.A.Wolfe@hud.gov>
Sent: Thursday, September 7, 2017 8:24 AM

AMERICAN OVERSIGHT

To: Hipolit, Melissa
Subject: [EXT]HUD FOLLOW-UP Essex Village REAC Re-Inspection/FOIA Requests (3)

Hi Melissa – Here's what I learned late yesterday afternoon. The August 10 REAC score of 74.17 is a "passing" score, however, the Department found areas of non-compliance with HUD's standard of decent, safe, and sanitary housing in the inspection that were of sufficient concern to warrant the issuance of the August 21 letter to the owner. The intention of that letter, and requirements for owner inspection, repair and reporting to HUD, are to ensure that the owner meets his contractual obligations to HUD and the tenants and continues to address the physical needs of the property. As stated in the letter, HUD continues to provide oversight of the owner's efforts to address the conditions at the property and continues to assess whether enforcement action is warranted.

Hope that gives you what you need for now.
Lisa

Lisa A. Wolfe
Regional Public Affairs Officer
Office of Field Policy and Management
U.S. Department of Housing and Urban Development
The Wanamaker Building, 100 Penn Square East
Philadelphia, PA 19107
Office: (215) 430-6640

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-----Original Message-----
From: Hipolit, Melissa [mailto:MHipolit@wtvr.com]
Sent: Wednesday, September 06, 2017 10:39 AM
To: Wolfe, Lisa A <Lisa.A.Wolfe@hud.gov>
Subject: Re: [EXT]HUD FOLLOW-UP Essex Village REAC Re-Inspection/FOIA Requests

Lisa-
I have a copy of the letter HUD sent to Greg Pearlman telling Greg he is in non-compliance with his "renewal contract".
The letter states the overall score was much better at 74.17, but it also states individual unit scores are "unacceptable" and represent a serious risk to the health and safety of the tenants.
HUD is giving them another 90 days to comply.
I am wondering why they are getting yet another 90 days to comply without penalty? Why haven't they been penalized monetarily yet, or had their contract with HUD pulled?
Isn't the condition of the individual units most important for the residents?
Look forward to hearing backd.
Melissa

_____
From: Wolfe, Lisa A <Lisa.A.Wolfe@hud.gov>
Sent: Wednesday, September 6, 2017 10:21 AM
To: Hipolit, Melissa
Subject: RE: [EXT]HUD FOLLOW-UP Essex Village REAC Re-Inspection/FOIA Requests

Hi Melissa -- Hope you had a good vacation. Who told you HUD was not happy about the score? Happy to check on your questions and will get back to you.
Lisa

Lisa A. Wolfe
Regional Public Affairs Officer

AMERICAN OVERSIGHT

Office of Field Policy and Management
U.S. Department of Housing and Urban Development
The Wanamaker Building, 100 Penn Square East
Philadelphia, PA 19107
Office: (215) 430-6640

-----Original Message-----
From: Hipolit, Melissa [mailto:MHipolit@wtvr.com]
Sent: Wednesday, September 06, 2017 10:12 AM
To: Wolfe, Lisa A <Lisa.A.Wolfe@hud.gov>
Subject: Re: [EXT]HUD FOLLOW-UP Essex Village REAC Re-Inspection/FOIA Requests

Hi Lisa-
Thanks for this response.
I've been on vacation and today is my first day back.
I see that Congressman McEachin told the public that the new score reflected extremely low unit scores. It appears Essex only received half the possible amount of points. Moreover, I understand HUD was not happy about that score.
Is this correct? What type of action are you taking to hold PK/GHC Housing accountable since they haven't held up their end of the bargin and improved conditions in the units?
THANK YOU!
Melissa

From: Wolfe, Lisa A <Lisa.A.Wolfe@hud.gov>
Sent: Wednesday, August 30, 2017 4:21 PM
To: Hipolit, Melissa
Subject: [EXT]HUD FOLLOW-UP Essex Village REAC Re-Inspection/FOIA Requests

Melissa -- Sorry for the delay in the response. As we have communicated in past emails, once the score is released to the owner, the owner has up to 45 days to appeal the score before it is made public. With the inspection concluding on August 10 and the notification to the owner a few days following, the score may be releasable on October 9--depending upon possible appeals. As far as the inspection report, the release is typically 120 days if there is no appeal to slow things down.

As far as your FOIA requests, we are checking on the status of the release of the report as well as your request for Mr. LaVoy's emails. Both are being handled at Headquarters, so we have reached out and are waiting to hear back on both. Hope that helps...
Lisa

Lisa A. Wolfe
Regional Public Affairs Officer
Office of Field Policy and Management
U.S. Department of Housing and Urban Development
The Wanamaker Building, 100 Penn Square East
Philadelphia, PA 19107
Office: (215) 430-6640

-----Original Message-----
From: Hipolit, Melissa [mailto:MHipolit@wtvr.com]

AMERICAN OVERSIGHT

Sent: Monday, August 28, 2017 12:38 PM
To: Wolfe, Lisa A <Lisa.A.Wolfe@hud.gov>; Davis, Anne <anne.davis@hud.gov>
Subject: Checking In

Hi Ladies-
Just checking to see if the most recent Essex Village inspection report is ready for release? Can you tell me their score? Also-can you release that FOIA info I requested yet? (You had to wait to see if PK challenged the release). Also-I've heard nothing from inspector general on LaVoy emails. Thank you!
Melissa

Sent from my iPhone

AMERICAN OVERSIGHT

From: Wolfe, Lisa A
Sent: Wednesday, September 13, 2017 3:52 PM
To: Schmidt, Carrie S
Cc: Ott, Richard M; DeFelice, Joseph J; Dunn, Tracey; Brown, Jereon M
Subject: RE: RRHA Housing: Can you call me?

Agreed. Catherine and I are working on her initial set of questions—should be able to ship the initial responses this afternoon. But yes, another time we just need to be one step ahead of CBS6.

Lisa A. Wolfe
Regional Public Affairs Officer
Office of Field Policy and Management
U.S. Department of Housing and Urban Development
The Wanamaker Building, 100 Penn Square East
Philadelphia, PA 19107
Office: (215) 430-6640

From: Schmidt, Carrie S
Sent: Wednesday, September 13, 2017 3:50 PM
To: Wolfe, Lisa A <Lisa.A.Wolfe@hud.gov>
Cc: Ott, Richard M <richard.m.ott@hud.gov>; DeFelice, Joseph J <Joseph.J.DeFelice@hud.gov>; Dunn, Tracey <Tracey.Dunn@hud.gov>
Subject: Re: RRHA Housing: Can you call me?

Lisa
We should talk about this tomorrow. I have copied you Tracey as I'm sure the Congressman will begin to weigh in soon especially since the city has called for a housing Summit October 31.

Carrie Schmidt
Field Office Director
U S Department of Housing and Urban Development

On Sep 13, 2017, at 3:27 PM, Wolfe, Lisa A <Lisa.A.Wolfe@hud.gov> wrote:

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(through "SSTP," RRHA's HOPE VI Self-Sufficiency Training Program) to improve their quality of life and support employment objectives.

In September 2001, just one year after breaking ground for Blackwell's first new multifamily housing, families have moved into the multifamily housing, the Townes at River South. Many of the families moving into these attractive, privately owned and managed rental units are former residents of Blackwell public housing."

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To: Hipolit, Melissa
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I'm still working on the first round!! Will check. Back at my desk for a few minutes. Will try to batch the first set of answers and send before I unplug again.

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THANKS!

Melissa

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To: Wolfe, Lisa A
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2:30 works for me. Hoping to do at least one angle for next Tuesday.

M

AMERICAN OVERSIGHT

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Got it. Some of this will take some time. Will get folks started on pulling what we can and will give you a ring sometime after 2:30. Are you on deadline?

From: Hipolit, Melissa <MHipolit@wtvr.com>
Sent: Wednesday, September 13, 2017 12:46:45 PM
To: Wolfe, Lisa A
Subject: Re: RRHA Housing: Can you call me?

Yes!

So I want to do a deep dive into RRHA.

Here are some ideas I have...

1) Is there a way to track crime at RRHA there through HUD? Do y'all track crime at housing projects?

2) How much money does RRHA receive annually (or how much did they receive for 2015, 2016, and 2017)?

3) Why did RRHA disband its police force in 2014?

4) I want to showcase a housing authority that's not too far from Richmond that is actually doing a good job...a high performer. Can you suggest one?

5) Is RRHA considered a "high performer" or "low performer"? Are there inspection scores I could look at for their communities like there are for section 8 multi family? Would love to see the scores for 2015, 2016 and 2017.

These are just some initial ideas...

THANKS!

Melissa

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To: Hipolit, Melissa
Subject: Re: RRHA Housing: Can you call me?

Melissa--I'm in meetings all day, but will call when we take a break. Is there something I can begin working on before we chat? In a lunchtime discussion now. Thanks! Lisa

AMERICAN OVERSIGHT

From: Hipolit, Melissa <MHipolit@wtvr.com>
Sent: Wednesday, September 13, 2017 11:38:05 AM
To: Wolfe, Lisa A
Subject: RRHA Housing: Can you call me?

Hey Lisa-

How are you?

Switching gears today to RRHA housing.

Can you give me a call please? (b)(6)

THANKS!
Melissa

From: Wolfe, Lisa A <Lisa.A.Wolfe@hud.gov>
Sent: Thursday, September 7, 2017 8:24 AM
To: Hipolit, Melissa
Subject: [EXT]HUD FOLLOW-UP Essex Village REAC Re-Inspection/FOIA Requests (3)

Hi Melissa – Here's what I learned late yesterday afternoon. The August 10 REAC score of 74.17 is a "passing" score, however, the Department found areas of non-compliance with HUD's standard of decent, safe, and sanitary housing in the inspection that were of sufficient concern to warrant the issuance of the August 21 letter to the owner. The intention of that letter, and requirements for owner inspection, repair and reporting to HUD, are to ensure that the owner meets his contractual obligations to HUD and the tenants and continues to address the physical needs of the property. As stated in the letter, HUD continues to provide oversight of the owner's efforts to address the conditions at the property and continues to assess whether enforcement action is warranted.

Hope that gives you what you need for now.
Lisa

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From: Hipolit, Melissa [mailto:MHipolit@wtvr.com]
Sent: Wednesday, September 06, 2017 10:39 AM
To: Wolfe, Lisa A <Lisa.A.Wolfe@hud.gov>
Subject: Re: [EXT]HUD FOLLOW-UP Essex Village REAC Re-Inspection/FOIA Requests

Lisa-

AMERICAN OVERSIGHT

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The letter states the overall score was much better at 74.17, but it also states individual unit scores are "unacceptable" and represent a serious risk to the health and safety of the tenants.
HUD is giving them another 90 days to comply.
I am wondering why they are getting yet another 90 days to comply without penalty? Why haven't they been penalized monetarily yet, or had their contract with HUD pulled?
Isn't the condition of the individual units most important for the residents?
Look forward to hearing backd.
Melissa

From: Wolfe, Lisa A <Lisa.A.Wolfe@hud.gov>
Sent: Wednesday, September 6, 2017 10:21 AM
To: Hipolit, Melissa
Subject: RE: [EXT]HUD FOLLOW-UP Essex Village REAC Re-Inspection/FOIA Requests

Hi Melissa -- Hope you had a good vacation. Who told you HUD was not happy about the score? Happy to check on your questions and will get back to you.
Lisa

Lisa A. Wolfe
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Subject: Re: [EXT]HUD FOLLOW-UP Essex Village REAC Re-Inspection/FOIA Requests

Hi Lisa-
Thanks for this response.
I've been on vacation and today is my first day back.
I see that Congressman McEachin told the public that the new score reflected extremely low unit scores. It appears Essex only received half the possible amount of points. Moreover, I understand HUD was not happy about that score.
Is this correct? What type of action are you taking to hold PK/GHC Housing accountable since they haven't held up their end of the bargin and improved conditions in the units?
THANK YOU!
Melissa

From: Wolfe, Lisa A <Lisa.A.Wolfe@hud.gov>
Sent: Wednesday, August 30, 2017 4:21 PM
To: Hipolit, Melissa
Subject: [EXT]HUD FOLLOW-UP Essex Village REAC Re-Inspection/FOIA Requests

AMERICAN OVERSIGHT

Melissa -- Sorry for the delay in the response. As we have communicated in past emails, once the score is released to the owner, the owner has up to 45 days to appeal the score before it is made public. With the inspection concluding on August 10 and the notification to the owner a few days following, the score may be releasable on October 9--depending upon possible appeals. As far as the inspection report, the release is typically 120 days if there is no appeal to slow things down.

As far as your FOIA requests, we are checking on the status of the release of the report as well as your request for Mr. LaVoy's emails. Both are being handled at Headquarters, so we have reached out and are waiting to hear back on both. Hope that helps...
Lisa

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AMERICAN OVERSIGHT

From: Wolfe, Lisa A
Sent: Wednesday, September 13, 2017 4:26 PM
To: Hipolit, Melissa
Subject: HUD FOLLOW-UP: RRHA Housing

Melissa -- I believe you will find that was a Choice Neighborhoods grant. Here's an article by the National Low-Income Housing Coalition that defines the two programs, when they were funded/received funding and how they differ. It's a little dated, so does not include all the funding information, but it's an unbiased view of the programs. And yes, Richmond RHA applied for a Choice Neighborhoods grant, but was unsuccessful. Please know these grants are extremely competitive and that RRHA was one of 29 agencies that did not make it to the final five. There were 34 applications in total.
http://nlihc.org/sites/default/files/2014AG-128.pdf

This is the last year HUD will be funding Choice Neighborhoods Implementation Grants. The Notice of Funding Availability is open now—application period ends November 22, 2017.
https://www.grants.gov/web/grants/view-opportunity.html?oppId=296794

Again, hope that helps…
Lisa

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OK. Thanks! I think I saw Richmond applied for a Hope 6 grant recently, but they were denied last year...

M

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Carrie – Just let me know what time you'd like to set-up a call as well as who you'd like to include. Thanks!
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Lisa
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Carrie Schmidt
Field Office Director
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For the public housing residents of Blackwell, the HOPE VI Program creates opportunities for new rental and homeownership housing and provides comprehensive self-sufficiency services

AMERICAN OVERSIGHT

(through "SSTP," RRHA's HOPE VI Self-Sufficiency Training Program) to improve their quality of life and support employment objectives.

In September 2001, just one year after breaking ground for Blackwell's first new multifamily housing, families have moved into the multifamily housing, the Townes at River South. Many of the families moving into these attractive, privately owned and managed rental units are former residents of Blackwell public housing."

From: Wolfe, Lisa A <Lisa.A.Wolfe@hud.gov>
Sent: Wednesday, September 13, 2017 3:16 PM
To: Hipolit, Melissa
Subject: RE: RRHA Housing: Can you call me?

I'm still working on the first round!! Will check. Back at my desk for a few minutes. Will try to batch the first set of answers and send before I unplug again.

Lisa A. Wolfe
Regional Public Affairs Officer
Office of Field Policy and Management
U.S. Department of Housing and Urban Development
The Wanamaker Building, 100 Penn Square East
Philadelphia, PA 19107
Office: (215) 430-6640

<image001.png>

From: Hipolit, Melissa [mailto:MHipolit@wtvr.com]
Sent: Wednesday, September 13, 2017 3:15 PM
To: Wolfe, Lisa A <Lisa.A.Wolfe@hud.gov>
Subject: Re: RRHA Housing: Can you call me?

Also-has RRHA ever received Hope 6 funding? Have they ever applied to get it?

THANKS!

Melissa

From: Hipolit, Melissa
Sent: Wednesday, September 13, 2017 1:37 PM
To: Wolfe, Lisa A
Subject: Re: RRHA Housing: Can you call me?

2:30 works for me. Hoping to do at least one angle for next Tuesday.

M

AMERICAN OVERSIGHT

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To: Wolfe, Lisa A
Subject: Re: RRHA Housing: Can you call me?

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So I want to do a deep dive into RRHA.

Here are some ideas I have...

1) Is there a way to track crime at RRHA there through HUD? Do y'all track crime at housing projects?

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3) Why did RRHA disband its police force in 2014?

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5) Is RRHA considered a "high performer" or "low performer"? Are there inspection scores I could look at for their communities like there are for section 8 multi family? Would love to see the scores for 2015, 2016 and 2017.

These are just some initial ideas...

THANKS!

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To: Hipolit, Melissa
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Melissa--I'm in meetings all day, but will call when we take a break. Is there something I can begin working on before we chat? In a lunchtime discussion now. Thanks! Lisa

AMERICAN OVERSIGHT

From: Hipolit, Melissa <MHipolit@wtvr.com>
Sent: Wednesday, September 13, 2017 11:38:05 AM
To: Wolfe, Lisa A
Subject: RRHA Housing: Can you call me?

Hey Lisa-

How are you?

Switching gears today to RRHA housing.

Can you give me a call please? (b)(6)

THANKS!
Melissa

From: Wolfe, Lisa A <Lisa.A.Wolfe@hud.gov>
Sent: Thursday, September 7, 2017 8:24 AM
To: Hipolit, Melissa
Subject: [EXT]HUD FOLLOW-UP Essex Village REAC Re-Inspection/FOIA Requests (3)

Hi Melissa – Here's what I learned late yesterday afternoon. The August 10 REAC score of 74.17 is a "passing" score, however, the Department found areas of non-compliance with HUD's standard of decent, safe, and sanitary housing in the inspection that were of sufficient concern to warrant the issuance of the August 21 letter to the owner. The intention of that letter, and requirements for owner inspection, repair and reporting to HUD, are to ensure that the owner meets his contractual obligations to HUD and the tenants and continues to address the physical needs of the property. As stated in the letter, HUD continues to provide oversight of the owner's efforts to address the conditions at the property and continues to assess whether enforcement action is warranted.

Hope that gives you what you need for now.
Lisa

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From: Hipolit, Melissa [mailto:MHipolit@wtvr.com]
Sent: Wednesday, September 06, 2017 10:39 AM
To: Wolfe, Lisa A <Lisa.A.Wolfe@hud.gov>
Subject: Re: [EXT]HUD FOLLOW-UP Essex Village REAC Re-Inspection/FOIA Requests

Lisa-

AMERICAN OVERSIGHT

I have a copy of the letter HUD sent to Greg Pearlman telling Greg he is in non-compliance with his "renewal contract".
The letter states the overall score was much better at 74.17, but it also states individual unit scores are "unacceptable" and represent a serious risk to the health and safety of the tenants.
HUD is giving them another 90 days to comply.
I am wondering why they are getting yet another 90 days to comply without penalty? Why haven't they been penalized monetarily yet, or had their contract with HUD pulled?
Isn't the condition of the individual units most important for the residents?
Look forward to hearing backd.
Melissa

From: Wolfe, Lisa A <Lisa.A.Wolfe@hud.gov>
Sent: Wednesday, September 6, 2017 10:21 AM
To: Hipolit, Melissa
Subject: RE: [EXT]HUD FOLLOW-UP Essex Village REAC Re-Inspection/FOIA Requests

Hi Melissa -- Hope you had a good vacation. Who told you HUD was not happy about the score? Happy to check on your questions and will get back to you.
Lisa

Lisa A. Wolfe
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From: Hipolit, Melissa [mailto:MHipolit@wtvr.com]
Sent: Wednesday, September 06, 2017 10:12 AM
To: Wolfe, Lisa A <Lisa.A.Wolfe@hud.gov>
Subject: Re: [EXT]HUD FOLLOW-UP Essex Village REAC Re-Inspection/FOIA Requests

Hi Lisa-
Thanks for this response.
I've been on vacation and today is my first day back.
I see that Congressman McEachin told the public that the new score reflected extremely low unit scores. It appears Essex only received half the possible amount of points. Moreover, I understand HUD was not happy about that score.
Is this correct? What type of action are you taking to hold PK/GHC Housing accountable since they haven't held up their end of the bargin and improved conditions in the units?
THANK YOU!
Melissa

From: Wolfe, Lisa A <Lisa.A.Wolfe@hud.gov>
Sent: Wednesday, August 30, 2017 4:21 PM
To: Hipolit, Melissa
Subject: [EXT]HUD FOLLOW-UP Essex Village REAC Re-Inspection/FOIA Requests

AMERICAN OVERSIGHT

Melissa -- Sorry for the delay in the response. As we have communicated in past emails, once the score is released to the owner, the owner has up to 45 days to appeal the score before it is made public. With the inspection concluding on August 10 and the notification to the owner a few days following, the score may be releasable on October 9--depending upon possible appeals. As far as the inspection report, the release is typically 120 days if there is no appeal to slow things down.

As far as your FOIA requests, we are checking on the status of the release of the report as well as your request for Mr. LaVoy's emails. Both are being handled at Headquarters, so we have reached out and are waiting to hear back on both. Hope that helps...
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From: Hipolit, Melissa [mailto:MHipolit@wtvr.com]
Sent: Monday, August 28, 2017 12:38 PM
To: Wolfe, Lisa A <Lisa.A.Wolfe@hud.gov>; Davis, Anne <anne.davis@hud.gov>
Subject: Checking In

Hi Ladies-
Just checking to see if the most recent Essex Village inspection report is ready for release? Can you tell me their score? Also-can you release that FOIA info I requested yet? (You had to wait to see if PK challenged the release). Also-I've heard nothing from inspector general on LaVoy emails. Thank you!
Melissa

Sent from my iPhone

AMERICAN OVERSIGHT

From: Williams, Sheppard V
Sent: Friday, September 15, 2017 8:25 AM
To: DeFelice, Joseph J
Subject: FW: Award Letters

Joe, the letters are in your in bin. I have reviewed them all. Van

S. Van Williams
Senior Management Analyst/Regional FOIA & CTS Liaison
Office of the Regional Administrator
Philadelphia Regional Office
Phone 215-430-6628 - Fax 215-656-3445
sheppard.v.williams@hud.gov

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From: Williams, Sheppard V
Sent: Friday, September 15, 2017 8:23 AM
To: Pollock, Patricia E <patricia.e.pollock@hud.gov>
Cc: Bynum, Nadab <nadab.bynum@hud.gov>; Collins, David M <David.M.Collins@hud.gov>; Wampler, Mandy <Mandy.Wampler@hud.gov>
Subject: RE: Award Letters

Hi Patricia.
Joe will looking at the letters today. I mentioned that they are a rush.

S. Van Williams
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Philadelphia Regional Office
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From: Pollock, Patricia E
Sent: Friday, September 15, 2017 7:35 AM
To: Williams, Sheppard V <sheppard.v.williams@hud.gov>
Cc: Bynum, Nadab <nadab.bynum@hud.gov>; Collins, David M <David.M.Collins@hud.gov>; Wampler, Mandy <Mandy.Wampler@hud.gov>
Subject: Award Letters

AMERICAN OVERSIGHT

Good Morning Van:

Have any of the FY 17 award letters been signed yet? Thanks.

AMERICAN OVERSIGHT

From: Dunn, Tracey
Sent: Friday, September 15, 2017 8:32 AM
To: Wolfe, Lisa A; Schmidt, Carrie S
Cc: Ott, Richard M; DeFelice, Joseph J
Subject: RE: RRHA Housing: Can you call me?

Any update on this call?

From: Wolfe, Lisa A
Sent: Thursday, September 14, 2017 8:23 AM
To: Schmidt, Carrie S <Carrie.S.Schmidt@hud.gov>
Cc: Ott, Richard M <richard.m.ott@hud.gov>; DeFelice, Joseph J <Joseph.J.DeFelice@hud.gov>; Dunn, Tracey <Tracey.Dunn@hud.gov>
Subject: RE: RRHA Housing: Can you call me?

Carrie – Just let me know what time you'd like to set-up a call as well as who you'd like to include. Thanks!
Lisa

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To: Wolfe, Lisa A <Lisa.A.Wolfe@hud.gov>
Cc: Ott, Richard M <richard.m.ott@hud.gov>; DeFelice, Joseph J <Joseph.J.DeFelice@hud.gov>; Dunn, Tracey <Tracey.Dunn@hud.gov>
Subject: Re: RRHA Housing: Can you call me?

Lisa
We should talk about this tomorrow. I have copied you Tracey as I'm sure the Congressman will begin to weigh in soon especially since the city has called for a housing Summit October 31.

Carrie Schmidt
Field Office Director
U S Department of Housing and Urban Development

On Sep 13, 2017, at 3:27 PM, Wolfe, Lisa A <Lisa.A.Wolfe@hud.gov> wrote:

AMERICAN OVERSIGHT

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Sent: Wednesday, September 13, 2017 3:22 PM
To: 'Hipolit, Melissa' <MHipolit@wtvr.com>
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Great news...I found that they did...haha.

Now I'm wondering if they can apply for more, or if they have applied for more Hope 6 funding?

"HOPE VI is a comprehensive program that is revitalizing Virginia's historic Blackwell community, which lies just south of downtown Richmond.

The Richmond Redevelopment and Housing Authority (RRHA) and the City of Richmond secured a HOPE VI grant of $26.9 million from HUD (the U.S. Department of Housing and Urban Development) to revitalize Richmond's Blackwell community. (HOPE VI is an acronym for Housing Opportunities for People Everywhere.)

AMERICAN OVERSIGHT

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AMERICAN OVERSIGHT

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Sent from my iPhone

AMERICAN OVERSIGHT

From: Wolfe, Lisa A
Sent: Friday, September 15, 2017 9:08 AM
To: Dunn, Tracey; Schmidt, Carrie S
Cc: Ott, Richard M; DeFelice, Joseph J; Brown, Jereon M
Subject: Re: RRHA Housing: Can you call me?

Tracey--Jerry has spoken with Janet about all of the RRHA issues, so there will be follow-up from that. I'm on sick leave today, and will follow-up with you on Monday.

From: Dunn, Tracey
Sent: Friday, September 15, 2017 8:32:06 AM
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Cc: Ott, Richard M; DeFelice, Joseph J
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Any update on this call?

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In September 2001, just one year after breaking ground for Blackwell's first new multifamily housing, families have moved into the multifamily housing, the Townes at River South. Many of the families moving into these attractive, privately owned and managed rental units are former residents of Blackwell public housing."

From: Wolfe, Lisa A <Lisa.A.Wolfe@hud.gov>
Sent: Wednesday, September 13, 2017 3:16 PM
To: Hipolit, Melissa
Subject: RE: RRHA Housing: Can you call me?

I'm still working on the first round!! Will check. Back at my desk for a few minutes. Will try to batch the first set of answers and send before I unplug again.

Lisa A. Wolfe
Regional Public Affairs Officer
Office of Field Policy and Management
U.S. Department of Housing and Urban Development
The Wanamaker Building, 100 Penn Square East
Philadelphia, PA 19107
Office: (215) 430-6640

<image001.png>

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Sent: Wednesday, September 13, 2017 3:15 PM
To: Wolfe, Lisa A <Lisa.A.Wolfe@hud.gov>
Subject: Re: RRHA Housing: Can you call me?

AMERICAN OVERSIGHT

Also-has RRHA ever received Hope 6 funding? Have they ever applied to get it?

THANKS!

Melissa

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To: Wolfe, Lisa A
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M

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1) Is there a way to track crime at RRHA there through HUD? Do y'all track crime at housing projects?

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3) Why did RRHA disband its police force in 2014?

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AMERICAN OVERSIGHT

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These are just some initial ideas...

THANKS!

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Melissa--I'm in meetings all day, but will call when we take a break. Is there something I can begin working on before we chat? In a lunchtime discussion now. Thanks! Lisa

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Subject: RRHA Housing: Can you call me?

Hey Lisa-

How are you?

Switching gears today to RRHA housing.

Can you give me a call please? (b)(6)

THANKS!
Melissa

From: Wolfe, Lisa A <Lisa.A.Wolfe@hud.gov>
Sent: Thursday, September 7, 2017 8:24 AM
To: Hipolit, Melissa
Subject: [EXT]HUD FOLLOW-UP Essex Village REAC Re-Inspection/FOIA Requests (3)

Hi Melissa – Here's what I learned late yesterday afternoon. The August 10 REAC score of 74.17 is a "passing" score, however, the Department found areas of non-compliance with HUD's standard of decent, safe, and sanitary housing in the inspection that were of sufficient concern to warrant the issuance of the August 21 letter to the owner. The intention of that letter, and requirements for owner inspection, repair and reporting to HUD, are to ensure that the owner meets his contractual obligations to HUD and the tenants and continues to address the physical needs of the property. As stated in the letter, HUD continues to provide oversight of the owner's efforts to address the conditions at the property and continues to assess whether enforcement action is warranted.

AMERICAN OVERSIGHT

Hope that gives you what you need for now.
Lisa

Lisa A. Wolfe
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U.S. Department of Housing and Urban Development
The Wanamaker Building, 100 Penn Square East
Philadelphia, PA 19107
Office: (215) 430-6640

<image001.png>

-----Original Message-----
From: Hipolit, Melissa [mailto:MHipolit@wtvr.com]
Sent: Wednesday, September 06, 2017 10:39 AM
To: Wolfe, Lisa A <Lisa.A.Wolfe@hud.gov>
Subject: Re: [EXT]HUD FOLLOW-UP Essex Village REAC Re-Inspection/FOIA Requests

Lisa-
I have a copy of the letter HUD sent to Greg Pearlman telling Greg he is in non-compliance with his "renewal contract".
The letter states the overall score was much better at 74.17, but it also states individual unit scores are "unacceptable" and represent a serious risk to the health and safety of the tenants.
HUD is giving them another 90 days to comply.
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Look forward to hearing backd.
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Lisa

Lisa A. Wolfe
Regional Public Affairs Officer
Office of Field Policy and Management
U.S. Department of Housing and Urban Development
The Wanamaker Building, 100 Penn Square East
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AMERICAN OVERSIGHT

Subject: Re: [EXT]HUD FOLLOW-UP Essex Village REAC Re-Inspection/FOIA Requests

Hi Lisa-
Thanks for this response.
I've been on vacation and today is my first day back.
I see that Congressman McEachin told the public that the new score reflected extremely low unit scores. It appears Essex only received half the possible amount of points. Moreover, I understand HUD was not happy about that score.
Is this correct? What type of action are you taking to hold PK/GHC Housing accountable since they haven't held up their end of the bargin and improved conditions in the units?
THANK YOU!
Melissa

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To: Hipolit, Melissa
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As far as your FOIA requests, we are checking on the status of the release of the report as well as your request for Mr. LaVoy's emails. Both are being handled at Headquarters, so we have reached out and are waiting to hear back on both. Hope that helps...
Lisa

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From: Hipolit, Melissa [mailto:MHipolit@wtvr.com]
Sent: Monday, August 28, 2017 12:38 PM
To: Wolfe, Lisa A <Lisa.A.Wolfe@hud.gov>; Davis, Anne <anne.davis@hud.gov>
Subject: Checking In

Hi Ladies-
Just checking to see if the most recent Essex Village inspection report is ready for release? Can you tell me their score? Also-can you release that FOIA info I requested yet? (You had to wait to see if PK challenged the release). Also-I've heard nothing from inspector general on LaVoy emails. Thank you!
Melissa

Sent from my iPhone

AMERICAN OVERSIGHT

From: Dunn, Tracey
Sent: Friday, September 15, 2017 9:16 AM
To: Wolfe, Lisa A
Cc: Ott, Richard M; DeFelice, Joseph J; Brown, Jereon M; Kelley, Michael J; Schmidt, Carrie S
Subject: RE: RRHA Housing: Can you call me?

+ Michael Kelley

From: Wolfe, Lisa A
Sent: Friday, September 15, 2017 9:08 AM
To: Dunn, Tracey <Tracey.Dunn@hud.gov>; Schmidt, Carrie S <Carrie.S.Schmidt@hud.gov>
Cc: Ott, Richard M <richard.m.ott@hud.gov>; DeFelice, Joseph J <Joseph.J.DeFelice@hud.gov>; Brown, Jereon M <Jereon.M.Brown@hud.gov>
Subject: Re: RRHA Housing: Can you call me?

Tracey--Jerry has spoken with Janet about all of the RRHA issues, so there will be follow-up from that. I'm on sick leave today, and will follow-up with you on Monday.

From: Dunn, Tracey
Sent: Friday, September 15, 2017 8:32:06 AM
To: Wolfe, Lisa A; Schmidt, Carrie S
Cc: Ott, Richard M; DeFelice, Joseph J
Subject: RE: RRHA Housing: Can you call me?

Any update on this call?

From: Wolfe, Lisa A
Sent: Thursday, September 14, 2017 8:23 AM
To: Schmidt, Carrie S <Carrie.S.Schmidt@hud.gov>
Cc: Ott, Richard M <richard.m.ott@hud.gov>; DeFelice, Joseph J <Joseph.J.DeFelice@hud.gov>; Dunn, Tracey <Tracey.Dunn@hud.gov>
Subject: RE: RRHA Housing: Can you call me?

Carrie – Just let me know what time you'd like to set-up a call as well as who you'd like to include. Thanks!
Lisa

Lisa A. Wolfe
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From: Schmidt, Carrie S
Sent: Wednesday, September 13, 2017 3:50 PM

AMERICAN OVERSIGHT

To: Wolfe, Lisa A <Lisa.A.Wolfe@hud.gov>
Cc: Ott, Richard M <richard.m.ott@hud.gov>; DeFelice, Joseph J <Joseph.J.DeFelice@hud.gov>; Dunn, Tracey <Tracey.Dunn@hud.gov>
Subject: Re: RRHA Housing: Can you call me?

Lisa
We should talk about this tomorrow. I have copied you Tracey as I'm sure the Congressman will begin to weigh in soon especially since the city has called for a housing Summit October 31.

Carrie Schmidt
Field Office Director
U S Department of Housing and Urban Development

On Sep 13, 2017, at 3:27 PM, Wolfe, Lisa A <Lisa.A.Wolfe@hud.gov> wrote:

> We are good on the Hope IV unless I gave her incorrect information—Melissa uncovered the grant. Please let me know if I did okay. THANKS!
>
> Lisa A. Wolfe
> Regional Public Affairs Officer
> Office of Field Policy and Management
> U.S. Department of Housing and Urban Development
> The Wanamaker Building, 100 Penn Square East
> Philadelphia, PA 19107
> Office: (215) 430-6640
>
> <image001.png>
>
> **From:** Wolfe, Lisa A
> **Sent:** Wednesday, September 13, 2017 3:22 PM
> **To:** 'Hipolit, Melissa' <MHipolit@wtvr.com>
> **Subject:** RE: RRHA Housing: Can you call me?
>
> I don't think so. We haven't awarded Hope IV program grants since I have been with HUD. I believe there are still a few projects being wrapped-up which is why it is still "active" but I do not think there will be any additional awards. I am confirming that—so please do not quote me. There may be some other things in play. Checking on them now.
>
> Lisa A. Wolfe
> Regional Public Affairs Officer
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> U.S. Department of Housing and Urban Development
> The Wanamaker Building, 100 Penn Square East
> Philadelphia, PA 19107
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> <image001.png>
>
> **From:** Hipolit, Melissa [mailto:MHipolit@wtvr.com]
> **Sent:** Wednesday, September 13, 2017 3:18 PM

AMERICAN OVERSIGHT

To: Wolfe, Lisa A <Lisa.A.Wolfe@hud.gov>
Subject: Re: RRHA Housing: Can you call me?

Great news...I found that they did...haha.

Now I'm wondering if they can apply for more, or if they have applied for more Hope 6 funding?

"HOPE VI is a comprehensive program that is revitalizing Virginia's historic Blackwell community, which lies just south of downtown Richmond.

The Richmond Redevelopment and Housing Authority (RRHA) and the City of Richmond secured a HOPE VI grant of $26.9 million from HUD (the U.S. Department of Housing and Urban Development) to revitalize Richmond's Blackwell community. (HOPE VI is an acronym for Housing Opportunities for People Everywhere.)

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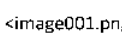

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AMERICAN OVERSIGHT

Philadelphia, PA 19107
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From: Hipolit, Melissa [mailto:MHipolit@wtvr.com]
Sent: Monday, August 28, 2017 12:38 PM
To: Wolfe, Lisa A <Lisa.A.Wolfe@hud.gov>; Davis, Anne <anne.davis@hud.gov>
Subject: Checking In

AMERICAN OVERSIGHT

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Melissa

Sent from my iPhone

AMERICAN OVERSIGHT

From: Williams, Sheppard V
Sent: Friday, September 15, 2017 10:37 AM
To: DeFelice, Joseph J
Subject: Attached - Re: Program Year Review Letters (Proposed revision to Haverford Township letter
Attachments: York County ACA 2016.docx; Haverford ACA 2016.docx

Joe,

Attached is the Haverford Township letter. The York County letter is also included.

I have amended the language in the FHEO paragraph for the Haverford letter to read as follows:

(b)(5) Deliberative Privilege

Let me know if this is ok before I finalized the revised letter. (I have not attached the revised one)

S. Van Williams
Senior Management Analyst/Regional FOIA & CTS Liaison
Office of the Regional Administrator
Philadelphia Regional Office
Phone 215-430-6628 - Fax 215-656-3445
sheppard.v.williams@hud.gov

This communication, along with any attachments, is covered by federal and state law governing electronic communications and may contain confidential and legally privileged information. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution, use, or copying of this message or portion thereof is strictly prohibited. If you have received this message in error, please reply immediately to the sender and delete this message. Thank you.

From: Collins, David M
Sent: Monday, September 11, 2017 1:38 PM
To: Williams, Sheppard V <sheppard.v.williams@hud.gov>
Cc: Robinson, Shana <Shana.Robinson@hud.gov>
Subject: Re: Program Year Review Letters

Van –

Here's the digital versions of the Program Year Review letters.

Dave

AMERICAN OVERSIGHT

David M. Collins, AICP
Program Manager
U.S. Department of Housing and Urban Development
Office of Community Planning and Development
The Wanamaker Building, 12th Floor
100 Penn Square East
Philadelphia, PA 19107-3380

Phone: (215) 861-7659
Fax: (215) 656-3442
Email: David.M.Collins@HUD.gov

AMERICAN OVERSIGHT

U.S. Department of Housing and Urban Development

Philadelphia Office
The Wanamaker Building
100 Penn Square East
Philadelphia, Pennsylvania 19107-3380

The Honorable Susan Byrnes
President
York County Board of Commissioners
County Administrative Building
28 E. Market Street, 2nd Floor
York, PA 17401-9550

Dear Ms. Byrnes:

RE: Annual Community Assessment
York County, Pennsylvania
January 1, 2016 to March 31, 2017

(b)(5) Deliberative Privilege

AMERICAN OVERSIGHT

(b)(5) Deliberative Privilege

AMERICAN OVERSIGHT

(b)(5) Deliberative Privilege

AMERICAN OVERSIGHT

(b)(5) Deliberative Privilege

Sincerely,

Joseph J. DeFelice
Regional Administrator

cc: Mr. George Barnock

AMERICAN OVERSIGHT

cc:
3ADPM Official File (2016 CAPER – York County)
3ADPM Chron File
3ADPM Cai
3AD Pollock
3AMA DeFelice
3AMA FPM
3AEHP Latham

3ADPM:Cai: 09/06/17 Draft (J:\cai\York County ACA 2016)
3ADPM:Cai: 9/11/17 Final

CONCURRENCE:

3ADPM	3ADSS	3AD
Cai	Collins	Bynum
_____	_____	_____

AMERICAN OVERSIGHT

U.S. Department of Housing and Urban Development

Philadelphia Office
The Wanamaker Building
100 Penn Square East
Philadelphia, Pennsylvania 19107-3380

Mr. Chris Connell, Sr.
President
Board of Commissioners of Haverford Township
2325 Darby Road
Havertown, PA 19083-2251

Dear Mr. Connell:

RE: Annual Community Assessment
Township of Haverford
April 1, 2016 through March 31, 2017

(b)(5) Deliberative Privilege

AMERICAN OVERSIGHT

(b)(5) Deliberative Privilege

AMERICAN OVERSIGHT

(b)(5) Deliberative Privilege

Sincerely,

Joseph J. DeFelice
Regional Administrator

cc:
Mr. Larry Gentile

AMERICAN OVERSIGHT

cc:
3ADSS Official File (FY-16 Haverford Township CAPER File)
3ADSS Chron File
3ADSS Cai
3AD Pollock
3AEHP Latham
3AMA FPM
3AMA DeFelice

3ADSS:Cai DRAFT 08/17/2017 J: \Cai\Haverford ACA 2016
3ADSS:Cai Final 9/11/17

CONCURRENCE:

3ADSS	3ADSS	3AD
Cai	Collins	Bynum
_____	_____	_____

AMERICAN OVERSIGHT

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Office of the Regional Administrator
Philadelphia Regional Office
Phone 215-430-6628 - Fax 215-656-3445
sheppard.v.williams@hud.gov

This communication, along with any attachments, is covered by federal and state law governing electronic communications and may contain confidential and legally privileged information. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution, use, or copying of this message or portion thereof is strictly prohibited. If you have received this message in error, please reply immediately to the sender and delete this message. Thank you.

From: Collins, David M
Sent: Monday, September 11, 2017 1:38 PM
To: Williams, Sheppard V <sheppard.v.williams@hud.gov>
Cc: Robinson, Shana <Shana.Robinson@hud.gov>
Subject: Re: Program Year Review Letters

Van –

Here's the digital versions of the Program Year Review letters.

Dave

AMERICAN OVERSIGHT

David M. Collins, AICP
Program Manager
U.S. Department of Housing and Urban Development
Office of Community Planning and Development
The Wanamaker Building, 12th Floor
100 Penn Square East
Philadelphia, PA 19107-3380

Phone: (215) 861-7659
Fax: (215) 656-3442
Email: David.M.Collins@HUD.gov

AMERICAN OVERSIGHT

U.S. Department of Housing and Urban Development

Philadelphia Office
The Wanamaker Building
100 Penn Square East
Philadelphia, Pennsylvania 19107-3380

The Honorable Susan Byrnes
President
York County Board of Commissioners
County Administrative Building
28 E. Market Street, 2nd Floor
York, PA 17401-9550

Dear Ms. Byrnes:

RE: Annual Community Assessment
York County, Pennsylvania
January 1, 2016 to March 31, 2017

(b)(5) Deliberative Privilege

AMERICAN OVERSIGHT

(b)(5) Deliberative Privilege

AMERICAN OVERSIGHT

(b)(5) Deliberative Privilege

AMERICAN OVERSIGHT

(b)(5) Deliberative Privilege

Sincerely,

Joseph J. DeFelice
Regional Administrator

cc: Mr. George Barnock

AMERICAN OVERSIGHT

cc:
3ADPM Official File (2016 CAPER – York County)
3ADPM Chron File
3ADPM Cai
3AD Pollock
3AMA DeFelice
3AMA FPM
3AEHP Latham

3ADPM:Cai: 09/06/17 Draft (J:\cai\York County ACA 2016)
3ADPM:Cai: 9/11/17 Final

CONCURRENCE:

3ADPM	3ADSS	3AD
Cai	Collins	Bynum
_____	_____	_____

AMERICAN OVERSIGHT

U.S. Department of Housing and Urban Development

Philadelphia Office
The Wanamaker Building
100 Penn Square East
Philadelphia, Pennsylvania 19107-3380

Mr. Chris Connell, Sr.
President
Board of Commissioners of Haverford Township
2325 Darby Road
Havertown, PA 19083-2251

Dear Mr. Connell:

RE: Annual Community Assessment
Township of Haverford
April 1, 2016 through March 31, 2017

(b)(5) Deliberative Privilege

AMERICAN OVERSIGHT

(b)(5) Deliberative Privilege

AMERICAN OVERSIGHT

(b)(5) Deliberative Privilege

Sincerely,

Joseph J. DeFelice
Regional Administrator

cc:
Mr. Larry Gentile

AMERICAN OVERSIGHT

cc:
3ADSS Official File (FY-16 Haverford Township CAPER File)
3ADSS Chron File
3ADSS Cai
3AD Pollock
3AEHP Latham
3AMA FPM
3AMA DeFelice

3ADSS:Cai DRAFT 08/17/2017 J: \Cai\Haverford ACA 2016
3ADSS:Cai Final 9/11/17

CONCURRENCE:

3ADSS	3ADSS	3AD
Cai	Collins	Bynum
_____	_____	_____

AMERICAN OVERSIGHT

NOTE: ATTACHMENTS NOT INCLUDED

From: Wolfe, Lisa A
Sent: Wednesday, September 20, 2017 10:14 AM
To: DeFelice, Joseph J; Ott, Richard M; Solivan, Elvis
Cc: Schmidt, Carrie S
Subject: FYI: ASSISTANCE REQUESTED VIRGINIA: FOIA weekly reports
Attachments: Agency Official Congressional and Media Report as of 9.20.17.xlsx; FOIA Case Info 17-FI-RO3-01548; Submission of Media FOIA #17-FI-RO3-01696 Max Lee to ExecSec for finalizing; Submission of Media FOIA #17-FI-RO3-01465 Debbie Truong to ExecSec for finalizing; Submission of Media FOIA #17-FI-RO3-01425 Theresa Clift to ExecSec for finalizing

Good morning everyone – Carrie asked me to make you aware that I am trying to find out why it is taking so long to process our FOIAs in HQ now that they are handling all of the incoming media requests. Of concern, are two FOIAs for the CDE Report for Essex Village. Jerry has offered to help me track and process our requests, so this is the first batch we are seeing assistance with. Please let me know if you have any questions.
Lisa

Lisa A. Wolfe
Regional Public Affairs Officer
Office of Field Policy and Management
U.S. Department of Housing and Urban Development
The Wanamaker Building, 100 Penn Square East
Philadelphia, PA 19107
Office: (215) 430-6640

From: Wolfe, Lisa A
Sent: Wednesday, September 20, 2017 10:02 AM
To: Davis, Anne <anne.davis@hud.gov>; Williams, Sheppard V (sheppard.v.williams@hud.gov) <sheppard.v.williams@hud.gov>
Cc: Schmidt, Carrie S <Carrie.S.Schmidt@hud.gov>
Subject: FW: ASSISTANCE REQUESTED VIRGINIA: FOIA weekly reports

FYI – Just wanted you to know that I am following up on the FOIAs that seem to have dropped into a black hole at HQ. Will let you know what I find out…

Lisa A. Wolfe
Regional Public Affairs Officer
Office of Field Policy and Management
U.S. Department of Housing and Urban Development
The Wanamaker Building, 100 Penn Square East
Philadelphia, PA 19107
Office: (215) 430-6640

AMERICAN OVERSIGHT

From: Wolfe, Lisa A
Sent: Wednesday, September 20, 2017 9:59 AM
To: Brown, Jereon M <Jereon.M.Brown@hud.gov>
Subject: ASSISTANCE REQUESTED VIRGINIA: FOIA weekly reports

8/8/2017	17-FI-HQ-01696	Lee, Max	-	To Whom It May Concern: (INITIAL REQUEST) I am makin to the Freedom of Information Act: – The following records an apartment complex at 100 Massanutten Manor Circle in copy of the original Housing Assistant Payments (HAP) con current/renewal Housing Assistant Payments (HAP) contrac the past year; and d) all initial Housing Quality Standards the past year. ---------- ---------- ---------- ---------- - To Whom It May Concern:I am making the following requ Information Act: (VIA 8/1/2017 EMAIL) If there are any ch request, I am requesting that I be notified of the charges p requesting: all initial Housing Quality Standards (HQS) insp year for Massanutten Manor at 100 Massanutten Manor Cir requesting to receive responses in electronic format if poss
7/13/2017	17-FI-HQ-01554	Hipolit, Melissa	WTVR	Essex Village, PK Management, GHC Housing Partners, Mel copies of all emails written to and from DJ Lavoy, Greg Pea between the following dates: January 19 and February 2 A and June 8th.
6/28/2017	17-FI-HQ-01465	Truong, Debbie	Richmond Times-Dispatch	1) Any documents that show the amount of federal funding between 2012 and 2016 as well as any documents that sh intended for; 2) Any documents from Essex Village owners used federal funding from HUD between 2012 and 2016; 3 Disposition and Enforcement plan submitted by PK Manage
6/20/2017	17-FI-HQ-01425	Hipolit, Melissa	WTVR	Compliance, Disposition and Enforcement Plan submitted M inspection Notice of Default "Project Owner's Certification" the project is in compliance with HUD's physical condition s codes (this was to be be submitted within 60 days of recei

Jerry – These are the four FOIAs that I am tracking. Anne spoke with Deena yesterday and apparently the last one (01425) is in OGC compliance. Debbie Truong has moved on, but Michael O'Connor has picked up her request for the Richmond Times Dispatch. Given her request is the same as Melissa's, I'm not sure why these have been classified this way. Please note one of the requests has been misclassified as "agency officials" not "media." Not sure how to handle that. Attached are the dates the FOIAs were either submitted and/or reassigned to HQ. Thanks for your reports—at least now I know how to check if they are still in queue. Thanks for your help!
Lisa

Lisa A. Wolfe
Regional Public Affairs Officer
Office of Field Policy and Management
U.S. Department of Housing and Urban Development
The Wanamaker Building, 100 Penn Square East
Philadelphia, PA 19107
Office: (215) 430-6640

From: Brown, Jereon M
Sent: Wednesday, September 20, 2017 7:44 AM
To: Wolfe, Lisa A <Lisa.A.Wolfe@hud.gov>
Subject: FW: FOIA weekly reports

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AMERICAN OVERSIGHT

US Department of Housing and Urban Development

Office of the Executive Secretariat 451 7th St., S.W., Room 10139

Washington, DC 20410

Report Date:09/20/2017

Time:8:59:21 AM

Agency Official, Congressional & Media

Received between 01/01/2015 and 09/20/2017

Received Date	Request ID	Requester Name	Organization	Request Description	Multi-Track Type	Priority
7/19/2017	17-FI-HQ-02153	Jones, Karianne	Democracy Forward Foundation	President Trump has made unprecedented use of so-called "informal advisers" to inform policymaking, bypassing both Senate-confirmed Cabinet secretaries and federal ethics regulations including conflict-of-interest rules. To understand and explain to the public the scope of government business conducted by these informal advisers, Democracy Forward Foundation requests that the Department of Housing and Urban Development produce the following within twenty (20) business days. All communications, including any attachments, sent to or from: Carl Icahn, Rudolph Giuliani, Richard LeFrak, Steven Roth, Robert Kraft, Ike Perlmutter, Steve Schwarzman, Phil Ruffin, Rupert Murdoch, Corey Lewandowski, Newt Gingrich, Chris Ruddy, Sean Hannity, Thomas Barrack, Jr., Chris Christie, Roger Stone, Eric Trump, or Donald Trump, Jr. All communications, including any attachments, made or received in relation to or reflecting the conduct of government business using any nongovernmental email account or nongovernmental communications device established, controlled or used by Carl Icahn, Rudolph Giuliani, Richard LeFrak, Steven Roth, Robert Kraft, Ike Perlmutter, Steve Schwarzman, Phil Ruffin, Rupert Murdoch, Corey Lewandowski, Newt Gingrich, Chris Ruddy, Sean Hannity, Thomas Barrack, Jr., Chris Christie, Roger Stone, Eric Trump, or Donald Trump, Jr. See Appendix for [illegible]	-	Media
9/18/2017	17 FI HQ 02122	Blacele, Daniel	-	request that a copy of the following documents be provided to me: A copy of correspondence from Congresswoman Diane Black or her staff and the response to the correspondence. Please search for documents from January 2011 through present. A copy of all correspondence from the majority staff of the House Budget Committee from January 1, 2017 through present. I believe the correspondence are most likely to be held by your Office of Congressional Affairs, Office of Legislative Affairs, or the office of the Executive Secretariat and likely tracked within a correspondence management system. I am specifically looking for correspondence regarding policy, legislation, or regulations, recommendations for executive branch positions or appointments, or support or opposition to federal funding for programs, projects, or companies. I am willing to pay fees for this request up to a	-	Congressional/InterAgency
9/18/2017	17 FI HQ 02121	Dejean, Ashley	-	09/15/2017 Dear Sir/Madam: This is a request under the Freedom of Information Act. I request that a copy of the following document(s) be provided to me: Date Range: March 2, 2017-Present Description of requested records: • Copies of all correspondence, including but not limited to emails, memos, and guidance, of Ben Carson and his confidential staff pertaining to public-private partnerships • Copies of all correspondence, including but not limited to emails, memos, and guidance, of David Eagles and his confidential staff pertaining to public-private partnerships • All calendar entries reflecting meetings of David Eagles For calendar entries created in Outlook or similar programs, the documents should be produced in "memo" form to include all invitees, notes, and all attachments. Please do not limit your search to Outlook calendars. I request the production of any calendar—paper or electronic, whether on government-issued or personal devices—used to track or coordinate how Mr. Eagles allocates his time on agency business. This request encompasses meetings Eagles actually attended as well as meetings to which he was invited or were cancelled. In order to help determine fees, you should know that I am a representative of the news media. As such, I am only required to pay for the direct cost of duplication after the first 100 pages. I am a reporter at Mother Jones magazine, an award-winning print and web publication with a readership of over 9 million people nationally, per month. As you can see on our website, MotherJones.com, our content is original analysis, not aggregation of information. We have a proven record of ably gathering information on current events, synthesizing that information into distinct journalistic pieces, and then disseminating it to a broad public. In accordance with 5 U.S.C. § 552(a)(4)(A)(iii) and 24 C.F.R. § 15.106(k), Mother Jones requests a waiver of fees associated with processing this request for records. The disclosure of the requested records is "likely to contribute significantly to public understanding" of government operations and activities. Housing and community development decisions and activities affect millions of Americans across the country. Thus, disclosure of the requested information to me is in the public interest, and is likely to contribute significantly to public understanding of the activities of the government. Given that Mother Jones is run by the Foundation for National Progress, a 501(c)(3), non-profit organization, the requested documents are not primarily in my commercial interest. If my request is denied in whole or part, I ask that you justify all deletions by reference to specific exemptions of the act. I will also expect you to release all segregable portions of otherwise exempt material. I reserve the right to appeal your decision to withhold any information or to deny a waiver of fees. I look forward to your reply within 20 business days, as the statute requires. Please send this information in electronic format wherever possible. As	-	Agency Officials
9/15/2017	17 FI HQ 02120	Dillon, Lauren	Democratic National Committee	All correspondence sent or received between Office of the Secretary or Office of the Executive Secretariat and Senator Bert Nasse from 1994 to the present. This is to include, but not be limited to, correspondence sent or received over following time periods: o January 2004 to January 2005, when Senator Nasse served as staff director of the U.S. Department of Justice Office of Legal Policy. o January 2005 to July 2005, when Senator Nasse served as chief of staff to Representative Jeff Fortenberry of Nebraska. o July 2005 to September 2005, when Senator Nasse served as a consultant to the Department of Homeland Security. o December 2006 to December 2007, when Senator Nasse served as counselor to the Secretary of Health and Human Services. o January 2008 to January 2009, when Senator Nasse served as Assistant Secretary for Planning and Evaluation at the U.S. Department of Health and Human Services. o January 2015 to the present, during which time	-	Congressional/InterAgency

HUD-17-0235-C-001387

9/15/2017	17-FI-HQ-02119	Casey, Kathleen	American Bridge 21st Century	I: Requested Records I am requesting copies of the following records: Section 236 Decoupling Use Agreements And/or Section 236 Interest Reduction Payment Agreements Submitted For The Starrett City And/or Spring Creek Towers Housing Development From January 2017 Through The Present Date. I am requesting copies of Section 236 Decoupling Use Agreements and/or Section 236 Interest Reduction Payment Agreements Submitted for the Starrett City and/or Spring Creek Towers Housing Development to the Associate Deputy Assistant Secretary for Multifamily Housing Programs from January 1, 2017, through the present date of this request. Drafted And/or Finalized Development Rights Use Agreement Plans For The Starrett City And/or Spring Creek Towers Housing Development Submitted to Associate Deputy Assistant Secretary for Multifamily Housing Programs from January 2017 Through The Present Date. I am requesting copies of drafted and/or finalized development rights use agreement plans for the Starrett City and/or Spring Creek Towers Housing Development submitted to Associate Deputy Assistant Secretary for Multifamily Housing Programs from January 1, 2017, through the present date of this request. Bid Documents Submitted By Brooksville Company LC And/or Redpoint Group LLC To Associate Deputy Assistant Secretary for Multifamily Housing Programs From January 2017 Through The Present Date. I am requesting copies of bid documents for the Starrett City And/or Spring Creek Towers Housing Development submitted to Associate Deputy Assistant Secretary for Multifamily Housing Programs from January 1, 2017, through the present date of this request. Incoming-And-Outgoing Correspondence Between The Starrett City Associates And The Associate Deputy Assistant Secretary for Multifamily Housing Programs From June 2017 Through The Present Date. I am requesting copies of incoming-and-outgoing correspondence, which should include emails and faxes, between the Associate Deputy Assistant Secretary for Multifamily Housing Programs, Robert Iber, and/or the Director of the Program Administrative Office, Mark Kudlowitz, from June 1, 2017, through the present date of this request. The search for correspondence with Starrett City Associates should be conducted through a search for the following email domain,	-	Agency Officials
9/12/2017	17-FI-HQ-02092	Kotch, Alex	Muckrock	I hereby request the following records: All correspondence from these selected Texas members of Congress (listed below) and their staff members, Texas Gov. Greg Abbott and former Texas Gov. Rick Perry to the Office of Community Planning and Development of the Department of Housing and Urban Development from January 1, 2015 through the present: Sen. John Cornyn, Sen. Ted Cruz, Rep. Louie Gohmert, Rep. Ted Poe, Rep. Sam Johnson, Rep. John Ratcliffe, Rep. Jeb Hensarling, Rep. Joe Barton, Rep. Ron Culberson, Rep. Kevin Brady, Rep. Michael McCaul, Rep. Michael Conaway, Rep. Kay Granger, Rep. Mac Thornberry, Rep. Randy Weber, Rep. Bill Flores, Rep. Jodey Arrington, Rep. Lamar Smith, Rep. Pete Olson, Rep. Will Hurd, Rep. Kenny Marchant, Rep. Roger Williams, Rep. Michael Burgess, Rep. Blake Farenthold, Rep. John Carter, Rep. Pete Sessions, Rep. Brian Babin and former Rep. Randy Neugebauer. For email correspondence, this refers to all communications from these elected officials sent to any hud.gov or related email addresses affiliated with the Office of	-	Congressional/InterAgency
9/12/2017	17 FI HQ 02083	Evers, Austin	American Oversight	All records reflecting communications—including emails, meetings, calendar entries, phone calls, phone call logs, or text messages—between Lynne Patton, Regional Administrator for Region II, and any of the following: o President Trump o Ivanka Trump (Kushner) o Jared Kushner o Donald Trump, Jr. o Vanessa (Haydon) Trump o Eric Trump o Lara (Yaeaska) Trump o Tiffany Trump o Anyone employed by or representing the Trump Organization, the Donald J. Trump Foundation, the Eric Trump Foundation, or the Seryl and Charles Kushner Charitable Foundation o Anyone using email addresses from the following domains: § @trump.com § @trumporg.com § @trumpintl.com § @trumpinternationalrealty.com § @trumptwitty.com § @trumphotels.com § @donaldjtrump.com § @yankatrump.com § @kushnerfamily.com Searches should include the individuals listed above both in to/from/cc/bcc fields of emails and calendar entries and in the body of those records. Emails forwarding otherwise responsive records to or from a personal email account are responsive to this request. For calendar entries created in Outlook or similar programs, the documents should be produced in "memo" form to include all invitees, any notes, and all attachments. Please do not limit your search to Outlook calendars—we request the production of any calendar—paper or electronic, whether on government-issued or personal devices—used to track or coordinate how these	Complex	Agency Officials
9/12/2017	17-FI-HQ-02082	Evers, Austin	American Oversight	Requested Records American Oversight requests that HUD produce the following within twenty business days: 1. All emails sent or received (including carbon copies or blind carbon copies) between any of the individuals listed below and anyone from the Executive Office of the President (including anyone using an eop.gov email address). Emails forwarding otherwise responsive records to or from a personal email account are responsive to this request. o Beth van Duyne o John Gibbs o Christopher Bourne o Lynne Patton 2. All calendar entries for the individuals listed below that also include any individual from the Executive Office of the President (including anyone using an eop.gov email address) as an invitee or participant. For calendar entries created in Outlook or similar programs, the documents should be produced in "memo" form to include all invitees, any notes, and all attachments. Please do not limit your search to Outlook calendars—we request the production of any calendar—paper or electronic, whether on government-issued or personal devices—used to track or coordinate how these individuals allocate the time or agency business. 1. Beth van Duyne 2. John	-	Agency Officials
9/12/2017	17-FI-HQ-02081	Evers, Austin	American Oversight	Requested Records American Oversight requests that HUD produce the following within twenty business days: All emails sent or received (including carbon copies or blind carbon copies) by the individuals listed below and any individual using a non-government address (that is, an address ending in a domain extension other than .gov, such as .com, .edu, .net, .org). o Beth van Duyne o John Gibbs o Christopher Bourne o Lynne Patton Emails to or from a personal email address, including emails forwarded or otherwise responsive records, are responsive to this request. Please provide all	-	Agency Officials
9/12/2017	17-FI-HQ-02080	Evers, Austin	American Oversight	1. Resumes submitted by any of the individuals listed below submitted to HUD in connection with obtaining their official positions or determining their salaries or, if that is not available, a recent resume contained within the agency's records. We have no objection to the redaction of contact information (addresses, telephone numbers, email addresses) for these individuals or their references, or to the redaction of personal information. Employment, education, and professional association information are not exempt, and we object to any redactions of such information. o Beth van Duyne o John Gibbs o Christopher Bourne 2. All SF-50 (Notification of Personnel Action) forms related to any of the individuals listed below: o Beth van Duyne o John Gibbs o Christopher Bourne 3. Records sufficient to show official titles and duties of the individuals listed below, including their	Complex	Agency Officials

AMERICAN OVERSIGHT

HUD-17-0235-C-001388

9/12/2017	17-FI-HQ-02079	Evers, Austin	American Oversight	All records reflecting communications—including emails, meetings, calendar entries, phone calls, phone call logs, or text messages—between any person listed in Category A below and any person listed in Category B below: Category A: Beth Van Duyne John Gibbs Christopher Bourne Lynne Patton Category B: Secretary Ben Carson Lacena "Candy" Carson Ben "B.J." Carson Searches should include the individuals listed above both in to/from/cc/bcc fields of emails and calendar entries and in the body of those records. Emails forwarding otherwise responsive records to or from personal email accounts are responsive to this request. For calendar entries created in Outlook or similar programs, the documents should be produced in "memo" form to include attendees, any notes, and all attachments. Please do not limit your search to Outlook calendars—we request the production of any calendars—paper or electronic, whether on government-issued or personal devices—used to track or coordinate how these individuals allocate their time in agency business. Please provide a responsive	Complex	Agency Officials
9/12/2017	17-FI-HQ-02076	Dillon, Lauren	Democratic National Committee	All written correspondence, emails, faxes, memos, reports, briefing documents, calendars or telephone records sent, received, or created by HUD Region II Administrator Lynne Patton which reference the Starrett City development in East New York, Brooklyn, New York. The records I request include, but are not limited to: Any record which references the sale of the Starrett City development by Starrett City Associates, or a joint venture including The Brookville Company and Ruppin Group, to include any record referencing HUD's approval of this transaction. Any record which references potential proceeds of the sale benefiting President Donald Trump, the Donald J. Trump Revocable Trust, any member of the Trump family, or any trust or other legal entity controlled by any member of the Trump family. Any record which references the minority ownership interests held by President Donald Trump and Trump family members in Starrett City Associates, presently the owner of the Starrett City housing development. Any record which references the recusal of Ms. Patton from any aspect of HUD's involvement in the sale of the Starrett City development. This is to include any records referencing the possibility, offer, or suggestion that Ms. Patton recuse herself, as well as any records referencing an actual recusal by Ms. Patton. The time-frame of my request is July 5, 2017 to September 11, 2017. I understand there may be fees associated with the processing of my request.	-	Agency Officials
9/6/2017	17 FI HQ 01960	Beaufort, Margaret	-	This is a request under the Freedom of Information Act. I hereby request copies of all documents and communications (including email communications) regarding the appointment of David Eagles as Acting Deputy Secretary of HUD. (Date Range for Record Search: From 06/01/2017 To 09/06/2017)	-	Agency Officials
9/6/2017	17 FI HQ 01959	Beaufort, Margaret	-	All documents and communications (including email communications) related to the hiring of Sheila Greenwood, including but not limited to statement of qualifications, resume, contract, terms of employment, annual compensation, title, references, and/or recommendations (Date Range for Record Search: From 01/01/2016 To 09/06/2017)	Complex	Agency Officials
9/6/2017	17 FI HQ 01957	Beaufort, Margaret	-	All documents and communications (including email communications) related to the hiring of David Eagles, including but not limited to statement of qualifications, resume, contract, terms of employment, annual compensation, title, references, and/or recommendations (Date Range for Record Search: From 01/01/2017 To 09/06/2017)	Complex	Agency Officials
9/6/2017	17 FI HQ 01953	Cade, Jon	Law Offices of Jonathan Cade	7) All email and digital communications sent to/from any HUD.gov account or HUD device associated or assigned to the following listed individuals containing the words "Kemp" or "Bravacos" from November 8, 2016 through February 28, 2017 • Nelson Bregon • Paul Scott • Linda Cruciani • Kevin Simpson • Jarel Gorlick • Craig Clemmensen • Sarah Lyberg • Peter Constantine • Aida Rodriguez (Date Range for Record Search: From 11/08/2016 To 02/28/2017)	-	Agency Officials
9/6/2017	17 FI HQ 01949	Herman, Lucretia	-	This is a request under the Freedom of Information Act. I hereby request all email and digital communications sent by or to Janet Golrick, David Eagles, Craig Clemmensen, Marie Kasper, Ada Rodriguez or Sheila Greenwood including the words "OA" "Office of Administration" "ASA" "Office of the Chief Administrative Officer" "OCAO" "desk" "Admin" "Exec Sec" "furniture" "executive secretary" "suite" "disaster" "CAO" "Executive Secretariat" "elevator" "facilities" "parking" "furniture" "chairs" "art" "desk" "paint" "guards" "security" "table" "FOIA" "correspondence" "McClure" or "privacy"	-	Agency Officials
9/5/2017	17-FI-HQ-01885	Gold, Maya	-	First, CREW requests copies of all communications from March 6, 2017 to the present between or involving Mrs. Candy Carson and any of the following HUD officials: • Acting Deputy Secretary Jarel Golrick • Chief of Staff Sheila Greenwood • Chief Operations Officer David Eagles • Deputy Chief of Staff Deana Bass • Deputy Chief of Staff Hunter Kurtz • Senior Advisor to the Secretary Adolfo Marzol • White House Liaison Andrew Hudgins • Chief Information Officer Johnson Joy • Ginnie Mae Executive Vice President Maren Kasper • Congressional Relations Officer Victoria Barton • Senior Policy Advisor Christopher Bourne Second, CREW seeks copies of all calendars and/or other records from March 6, 2017 to the present reflecting meetings with Mrs. Candy Carson and these same 11 individuals. Third, CREW seeks copies of all communications from March 6, 2017 to the present between or involving Mr. Ben Carson, Jr. (-13 J.") and any of these fourth, CREW seeks copies of all calendars and/or other records from March 6, 2017 to the present reflecting meetings with Mr. "B.J."	Complex	Agency Officials
8/30/2017	17 FI HQ 01850	Sayers, Justin	courier-journal	I would like to amend my previous records request. I no longer need Section 18 applications but am interested in receiving the RAD applications sent by the New Albany Housing Authority. As per the following email, below are the RAD applications that I was told would be available: • Parkview, 40 units – RAD CHAP award issued 1/1/13; transaction closed 6/30/16 • Crystal Apartments, 24 units – RAD CHAP award issued 1/1/13; transaction closed 6/30/16 • Riverside Terrace, 120 units – RAD CHAP award issued 7/21/15; financing plan due 9/30/17 • Riverview Towers (Mark Elrod), 101 units	Complex	Media
8/29/2017	17-FI-HQ-01845	Casey, Kathleen	American Bridge 21st Century	Claim For Reimbursements For Expenditures On Official Business, SF 1164, Submitted By And/or On Behalf Of Secretary Carson From March 2, 2017, Through The Present Date Of This Request. I am requesting copies of claim for reimbursements for expenditures on official business, standard form 1164, submitted by and/or on behalf of Secretary Carson from March 2, 2017, through the present date of this request. Travel Voucher, SF 1012, Submitted By And/or On Behalf Of Secretary Carson from March 2, 2017, Through The Present Date Of This Request. I am requesting copies of travel voucher forms, standard form 1012, submitted by and/or on behalf of Secretary Carson from March 2, 2017, through the present date of this request. Authorization Forms Submitted And Costs Incurred For Secretary Carson's Usage Of Governmental Aircrafts And/or Governmental Transportation. I am requesting copies of authorization forms submitted and a table of the costs incurred for Secretary Carson and/or his families usage of governmental aircrafts and/or governmental transport from March 2, 2017, through the present date of this request. Travel Itineraries And Authorized Expenses Logged Into GovTrip By And/or On Behalf Of Secretary Carson From March 2, 2017, Through The Present Date Of This Request. I am requesting copies of the travel itineraries and authorized expenses logged into GovTrip by and/or on behalf of Secretary Carson from March 2, 2017, through	-	Agency Officials

AMERICAN OVERSIGHT

HUD-17-0235-C-001389

8/29/2017	17-FI-HQ-01842	West, Ali	Democrat c Congressional Campaign Committee	: request access to and cop es of all logs of congressional correspondence regarding correspondence to or from any officials at Office of the Executive and Rep. Ted Budd between January 1, 2017, and August 17, 2017	Simple	Congressional/InterAgency
8/28/2017	17-FI-HQ-01836	Gold, Maya	-	first, CREW requests copies of all communicat ons from March 6, 2017 to the present between or involv ng Mrs. Candy Carson and any of the following HUD officials: • Act ng Deputy Secretary Janet Golrick • Chief of Staff Sheila Greenwood • Chief Operations Officer David Eagles • Deputy Chief of Staff Deana Bass • Deputy Chief of Staff Hunter Kurtz • Senior Advisor to the Secretary Adolfo Marzol • White House Liaison Andrew Hughes • Chief Information Officer Johnson Joy • Ginnie Mae Executive Vice President Maren Kasper • Congressiona Relations Off cer Victoria Barton • Senior Policy Advisor Christopher Bourne Second, CREW seeks copies of all calendars and/or other records from March 6, 2017 to the present reflecting meetings with Mrs. Candy Carson and these same 11 indiv duals. Third, CREW seeks copies of all communications from March 6, 2017 to the present between or involving Mr. Ben Carson, Jr. ("B.J.") and any of these 11 individuals. Fourth, CREW seeks copies of all calendars and/or other records from March 6, 2017 to the present reflecting	-	Agency Officials
8/28/2017	17-FI-HQ-01833	Knoblz, Derek	ProPublica	Pursuant to the federal Freedom of Information Act, 5 U.S.C. § 552, I request from the department: All email correspondence to and from the following Department of Housing and Urban Development employees (Beth Van Duyne, Nicolas Ramon, Patricia Campbell, Scott Hudman, Diane Fournier, Leslie Bradley, Carlos Berrelo, Chrysta Dav la-Lopez, Gail Prater, Dav d Storms, Ben Carson, David Eagles, Janet Golrick, Sheila Greenwood, Deana Bass, Hunter Kurtz, Adolfo Marzol, Andrew Hughes, Johnson Joy, Amy Thompson and Helen Goff Foster) between the dates of July 1, 2017, and the date this request is fulfilled with the following search terms: • "flood" (Date Range for Record Search: from	Complex	Media
8/28/2017	17-FI-HQ-01832	Evers, Austin	American Oversight	American Oversight requests that HUD produce the fol owing within twenty bus ness days and seeks expedited review of this request for the records identified below: 1. All records reflecting talking points prepared by, in conjunction with, or in consultation w th anyone from the Office of the White House for HUD to respond to med a inquiries about the events in Charlottesville. 2. All emails be ong ng to (a) any non-career member of the Senior Executive Service (SES) in the Office of the Secretary, or career employee detailed to a posit on eligible to be filled by a non-career member of the SES, (b) any Schedule C employee in the Off ce of the Secretary, (c) any employee appointed by the President, with or without Senate confirmation (PAS and PA), or (d) any administratively appointed emp oyee contain ng any of the fo low ng words or phrases: a) 1488 b) 1488ers c) 4chan d) AFL-CIO e) Alliance for American Manufacturing f) Alt-left g) Alt-right h) Altleft i) Altright j) Antifa k) BLM l) Breitbart m) Civ l er; Charlottesville o) Confederacy p) Confederate q) Civ l er; Duke s) Heather t) Hell u) Heyer v) Hitler w) Intel x) Jim Crow y) KKK z) Klan aa) Lee bb) Merck cc) Naz dd) Neo-nazi ee) Neonazi ff) Pepe gg) Pizzagate hh) Pride ii) Rebel jj) Remove Kebab kk) Sh omo Shlesbury ll) Spencer mm) Statue nn) Unite Armor oo) UVA pp) Virginia qq) Walmart rr) Walmart ss; White nationa ist tt) White supremacist 3. All records reflecting off-the-record com unicat ons between HUD's pub c affairs office and any member of the media regarding the events in Charlottesville, the president's response, the administration's response, the secretary's response, or HUD's response. 4. All records reflecting communications between anyone in the Office of the	Expedite	Media
8/25/2017	17-FI-HQ-01829	Murray-Bozeman, Ursula	Cambridge Day	The FOIA requester is requesting: the dates Section 8 contracts began; how many units the contracts covered; and when the contracts expired for the property Fresh Pond Apartments, located at 362-364 Rindge Avenue, Cambridge, MA.	Complex	Media
8/25/2017	17-FI-HQ-01826	Evers, Austin	American Oversight	1. Records related to plans or schedules for Secretary Carson's July 2017 trip to Baltimore, including itineraries or draft itineraries for Ben "B.J." Carson, Jr. or any employee of Enterprise Partners, LLC attending events included in that trip. 2. All visitor logs reflecting Ben "B.J." Carson, Jr. entering any HUD office building. 3. All records reflect ng commun cations (ncluding emails and telephone logs) between Ben "B.J." Carson Jr. or any employee of Enterprise Partners, LLC (interprisepartners.com) and any of the following: • Secretary Carson • Lacena "Candy" Carson • Lynne Patton, Regional Administrator for Region II • Janet Golrick, Acting Deputy Secretary • Sheila Greenwood, Chief of Staff • Dav d Eagles, Chief Operations Off ce • Deana Bass, Deputy Chief of Staff • Hunter Kurtz, Deputy Chief of Staff • Adolfo Marzol, Senior Advisor to the Secretary • Keith Surber, Chief Procurement Officer • Henry Hensley, Director, Off ce of Strategic Planning and Management • the Assistant Secretary for Community Planning and Development • the Principal Deputy Assistant Secretary for Community Planning and Development • the General Deputy Assistant Secretary for Community Planning and Development • the Deputy Assistant Secretary for Economic Development • the Assistant Secretary for Policy Development and Research • the General Deputy Assistant Secretary for Policy Development and Research • the Assistant Secretary for Fair Housing and Equal Opportunity • the General Counsel • the Principal Deputy General Counsel • the Assistant Secretary for Housing • the Deputy Ass stant Secretary for Hea thcare Programs • the Deputy Assistant Secretary for Risk Management and Regulatory Affairs • the Deputy Assistant Secretary for Housing Operations 4. All calendar entries reflecting meetings between Ben "B.J." Carson Jr. or any employee of Interprise Partners, LLC (nterprisepartners.com) and any of the fo low ng: • Secretary Carson • Lacena "Candy" Carson • Lynne Patton, Regional Admin strator for Region II • Janet Golrick, Acting Deputy Secretary • Sheila Greenwood, Chief of Staff • David Eagles, Chief Operations Office 3 HUD-17-0330 • Deana Bass, Deputy Chief of Staff • Hunter Kurtz, Deputy Chief of Staff • Adolfo Marzol, Senior Adv sor to the Secretary • Keith Surber, Chief Procurement Office • Henry Hensley, D rector, Office of Strategic Planning and Management • the Assistant Secretary for Community Planning and Development • the Principal Deputy Assistant Secretary for Community Planning and Development • the General Deputy Assistant Secretary for Community Planning and Development • the Deputy Assistant Secretary for Economic Development • the Assistant Secretary for Policy Deve opment and Research • the Genera Deputy Ass stant Secretary for Policy Development and Research • the Assistant Secretary for Fair Housing and Equal Opportunity • the General Counsel • the Principal Deputy General Counse • the Assistant Secretary for Hous ng • the Deputy Ass stant Secretary for Healthcare Programs • the Deputy Assistant Secretary for Risk Management and Regulatory Affairs •	Complex	Agency Officials

HUD-17-0235-C-001390

8/24/2017	17-FI-HQ-01821	Raasch, Chuck	St. Louis Post-Dispatch	Aug. 24, 2017 Dear Sir or Madam: This is a request under the Freedom of Information Act. I am a journalist, working for a daily newspaper and its web site, and I make this request in my official capacity as the Washington Correspondent for the St. Louis Post-Dispatch. I request, for the period covering Jan. 20, 2017 until the time of the search, copies of any and all memos, documents, emails, letters or any other communications pertaining to Department of Housing and Urban Development policies on dealing with and responding to news media requests. I would ask that this request include any and all communications, as described above, that mention the terms "fake news" in Department or Secretarial directions as it pertains to news coverage and, or requests from the news media. I would ask that you release information as you receive it, i.e., more readily available material, and not in one response. I am a Washington bureau reporter for the St. Louis Post-Dispatch, and thereby I request that in the public interest you waive fees for this request. This request is made as part of news gathering and not for commercial use. Should you decide to assess fees, please notify me if they are projected to be over a maximum of $25 to process this request. I reserve the right to appeal the assessment of fees. Disclosure of the requested information to me and to my newspaper is in the public interest because it is likely to contribute significantly to public understanding of the operations or activities of the government and is not primarily in my commercial interest. Thank you for your	Complex	Media
8/24/2017	17 FI HQ 01808	Lucia, Bill	-	August 23, 2017 To Whom It May Concern: This is a request under the Freedom of Information Act. I hereby request the following records: Any and all emails to and from the following recipients within the U.S. Department of Housing and Urban Development: Ben Carson, Secretary Pamela Hughes Patenaude, Deputy Secretary Neal J. Rackleff, Assistant Secretary of Community Planning and Development Which contain the following keywords and phrases. Community Development Block Grants Community Development Block Grant CDBG And which were sent between March 1, 2017, and the date your office processes this request. Please include any attached documents, full header information (the to, from, cc, and bcc fields), subsequent email forwards, and replies to the emails. I am a full-time staff reporter with Atlantic Media's Route Fifty. This request is part of the news-gathering process. The requested documents will be made available to the general public, and this request is not being made for commercial purposes. I am requesting a fee waiver because disclosure of the requested information is in the public interest and because it is likely to contribute significantly to public understanding of HUD's operations and activities. The request is not in the commercial interest of the requester. In the event that there are fees, I would be grateful if you would inform me of the total charges in advance of fulfilling my request. I would prefer the request to be completed electronically, by email attachment. I available or CD-ROM if not. Thank you in advance for your	-	Agency Officials
8/23/2017	17-FI-HQ-01806	Colman, Zack	E&E News	Aug. 23, 2017 451 7th Street, SW, Room 10139 Washington, DC 20410-1000 To Whom It May Concern: This is a request under the Freedom of Information Act (FOIA). I request all records concerning communications between Housing and Urban Development (HUD) and the National Association of Home Builders (NAHB) since Jan. 20, 2017 to Aug. 23, 2017. Please include any phone calls, calendars, call sheets, Skype calls or videos, emails, letters, hand-written notes, day calendars, memorandums, meeting agenda sheets, text messages, voice and video recordings and other documented forms of communication between HUD and NAHB. As for communications, I am seeking communications between Housing and Urban Development officials and representatives of the National Association of Home Builders, the latter of which is including but not limited to Billy Kaumaya, James Tobin, Scott Meyer, Lake Boulsor, Courtney Briggs, J.P. Delmore, Alex Strong, Jessica Hall, Julia Bogue, Dave Logan, Alexis Moch, Granger MacDonald, Randy Noe, Greg Ugalde, Dean Mon, Ed Brady, Justin MacDonald, and Greg Peek. I prefer to receive the response to this request in electronic form. If the response to this request exceeds more than 15 megabytes, please contact me in order to arrange another form of delivery other than email. If possible, I would prefer to receive the largest number of records or documents in electronic form. I am filing this FOIA request as a representative of the news media since I am a reporter for Climatewire -- one of Environment & Energy Publishing's five daily online publications. This designation entitles me to a waiver of fees accumulated during the actual search and review process. Nevertheless, if your agency does determine that I should be charged for any part of this request, please contact me before estimated costs exceed $25. This request is made as part of news-gathering activity and is not for commercial use. The information responsive to this FOIA request will contribute to the public's understanding of your agency and the government at large. This information is not in the public domain but once your agency responds to this FOIA request, it will be posted on our website, www.eenews.net, which has more than 40,000 unique visitors a day. We expect the information that is produced through this and other FOIA requests to serve as the basis for several articles that explain the government's actions and operations to the public. For more information about Climatewire and Environment & Energy Publishing, please refer to www.eenews.net. FOIA requires that if part of a record is exempt from disclosure, you must redact and release all segregated parts. Please describe the deleted material in detail and specify the reasons for believing that the alleged statutory justification applies in this instance. If my request is denied in whole or in part, please specify which exemption(s) is (are) claimed for each passage or whole document denied. In addition, please give the number of pages in each document and the total number of pages pertaining to this	-	Media
8/23/2017	17-FI-HQ-01805	Dunn, Andrew	Charlotte Agenda	I am requesting copies of inspection reports from HUD's Real Estate Assessment Center on Public Housing and Multifamily Housing properties in Mecklenburg County, North Carolina. These should include any relevant inspectors' notes and reasonings behind the scores given. I am interested in inspections conducted between 2013 and 2017. (Date Range for Record Search: From 01/01/2013 To	Simple	Media
8/23/2017	17-FI-HQ-01804	Weismann, Anne	CREW	(1) Copies of all records pertaining to the authorization and payment of Secretary Ben Carson's trip to Phoenix, Arizona on or before August 22, 2017, to speak at a campaign rally President Donald Trump held; (2) Copies of records reflecting who accompanied Secretary Carson on that trip; and (3) copies of all records indicating or reflecting which individuals helped Secretary Carson	Complex	Agency Officials
8/23/2017	17-FI-HQ-01800	West, Ali	Democratic Congressional Campaign Committee	request access to and copies of all high-level congressional correspondence regarding correspondence to or from any officials at Office of the Executive and Rep. Martha McSally between January 6, 2015, and the present day.	-	Congressional/OtherAgency
8/22/2017	17-FI-HQ-01795	Opfer, Chris	Bloomberg BNA	All contracts, and service contracts, granted since January 1, 2017 for work to be performed by a contractor for HUD or on a HUD project. (Date Range for Record Search: From 01/01/2017 To 08/01/2017)	-	Media

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8/16/2017	17-FI-HQ-01767	West, Ali	Democrat c Congress onal Campaign Committee	I equest access to and cop es of all logs of congressional correspondence regarding correspondence to or from any officials at the Office of the Executive and Representat ve Ed Royce between January 1, 1993, and the date of my request's rece pt. Ali West Democratic Congressional Campaign Committee 430 So ds Capitol Street, SW Washington, DC	Simple	Congressional/InterAgency
8/15/2017	17-FI-HQ-01753	Brown, Emma	The Washington Post	Cop es of all FOIA requests submitted to the U.S. Department of Housing and Urban Development since Jan 1 2017 (Date Range for Record Search: From 01/01/2017 To 08/15/2017)	-	Media
8/15/2017	17-FI-HQ-01752	Brown, Emma	The Washington Post	Access to and copies of all records concerning HUD Secretary Ben Carson s schedule and travel vouchers from March 2, 2017 to the present. Please include all records that document Secretary Carson's schedule, including but not limited to agenda sheets, appointments, day calendars, it neraries, Google calendars, Outlook calendars, programs, text messages and timetables. (Date Range for Record Search: From 03/02/2017 To 08/15/2017)	Complex	Agency Officials
8/15/2017	17-FI-HQ-01747	Chambers, Lorraine	N/A	Whom it may concern, I am requesting that the fol owing documents be released to me under the Freedom of Information Act. Please provide the documents in electronic searchable format. I am seeking the following documents in this FOIA request: 1. All emails sent, from, between, to and from any of the fo lowing HUD employees, Mannel a Murillo, D'andra Hankinson, Rhonda Essington, Keywauna Dunn Employee Labor Relations (ELR) and my FHEO supervisory staff Bonita Howard, Thurman Miles or Garry Sweeney, between January 2014 and August 2017 con ta ning "any and all subject matters" but specifical y inc ude email query searches specifically using the below related terms, as following, a. Lorraine b. Chambers c. Union d. Of cial Time e. Performance f. Rating g. Work product h. Overtime i. EPPES j. FHEO k. Promotion l. Na tional Council m. RVP or A t-RVP n. Harass or harassed or harassment o. Review p. Edit q. Employee r. Conflict s. Webta t. Time and Attendance u. Insubordination Please be sure to inc ude all responsive emails including archived emails and any and a l deleted ema ls. 2. Provide "All office communicator conversations" between Mannel a Murillo and D'andra Hankinson, Rhonda Essington, Keywauna Dunn between January 1, 2014 and August 14, 2017. Please include any and all arch ved conversat ons and any and all deleted conversations. 3. Provide "All emails" sent by Mannella Murillo outside of HUD working hours including, but not lim ted to, before 6:00am on weekdays, after 6:00 pm weekdays, and at any time on weekends during 2014, 2015, 2016 and 2017 calendar year. If the emails cannot be submitted in their entirety, provide a on stating the date, time, recip ent and subject alike will a se satisfy this request. 4. Concerning the email with the subject line " Nominations of Election - July 19, 2017 " in tially sent by Lorraine Chambers on Wednesday, July 19, 2017, at 5:01 pm. a.Provide the names of all recipients of this email. b.Indicate whether Mannella Murillo, a known recipient of this email, forwarded the ema l at any po nt and indicate to whom the ema l was forwarded and provide all names and parties, dates and times. 5. Concerning the email with the subject line "Reminder- Nomination and Election Notice" in tially sent by Lorraine Chambers on Monday, July 24, 2017, at 4:42pm: a. Provide the names of all recipients of this email. b. Indicate whether Mannella Murillo, a known recipient of this email, forwarded the email at any point and indicate to whom the email was forwarded and provide all names and parties, dates and times. 6. Concerning email subject: "Reminder-Nomination and Election Notice" in tially sent by Lorraine Chambers on Monday, July 24, [illegible]	-	Agency Officials
8/14/2017	17-FI-HQ-01744	Chanen, Rebecca	Democrat c Senatorial Campaign Committee	To Whom It May Concern: Pursuant to the Freedom of Informat on Act, 5 U S C §552 et seq. ("FOIA"), I request copies of a l documents outlined in detail below: • Any Freedom of Information Act requests filed November 2012 to present regarding Senator Joe Manchin or the staff or representatives of Senator Joe Manch n, in both his capacity as a United States Senator and as a private citizen. • Any responsive documents sent out by your agency in response to the above Freedom of Information Act requests. Direct correspondence should include letters, emails, reports, and other relevant material. I am not seek ng any secondary material such as phone logs, notations of conversation, etc. If any records are withheld or redacted, I request that you state the spec fic legal and factual grounds for withho ding any documents or port ons of documents, please ident fy each document that "alls with scope of th s request but is withheld from release. If requested documents are located in another nstallation or bureau, I request that you please refer this request or any relevant portion of this reques t to the appropriate installation or bureau. To the extent that the responsive records are available in electronic format, I would prefer to receive the information via email or CD, particularly if providing the informat on reduces the t me or expense involved. Otherwise, I will expect to receive the information in paper form. To help assess my status for copying and mailing fees, please note that I am gathering information for research purposes and not for commercial activities. I am willing to pay al reasonable costs incurred in locating and duplicating these materials. But please contact me prior to proceeding to approve any fees or charges incurred in	-	Congressional/InterAgency
8/11/2017	17-FI-HQ-01730	Serafin, Brian	-	I am request ng copies of: 1.) Any po ic es or procedures regarding HUD's h r ng or appointment of Administrative Judges (which are part of the HUD Office of Hearings and Appeals), including whether they are appointed to their positions by the HUD Secretary, a des gnee of the HUD Secretary, or any other person, or if they obtain these positions through any other process 2.) Any documents reflecting whether HUD's two current Administrative Judges (Vanessa L. Hall and H. Alexander Manuel) were appointed to their positions by the HUD Secretary, a designee of the HUD Secretary, or any other person, or if they received the position of Administrative Judge through any other process To be clear, HUD has both "Administrative Law Judges" and "Administrative Judges," which are two	Simple	Agency Officials
8/10/2017	17-FI-HQ-01728	Graham, Darwin	East Bay Express	Most recent inspection reports for EC Rooms Apartments in Oakland, CA	Simple	Media
8/8/2017	17-FI-HQ-01702	Faturechi, Robert	ProPublica	Pursuant to the Freedom of Information Act, 5 U S C. Section 552 et seq ("FOIA"), I request copies of (or access to) the logs or sign-in sheets for visitors at your agency's headquarters. This request spans January 20 to the date this FOIA is processed. (Date Range for Record Search: From 01/20/2017 To 08/08/2017)	Simple	Media

HUD-17-0235-C-001392

8/8/2017	17-FI-HQ-01696	Lee, Max	-	To Whom It May Concern, [INITIAL REQUEST] I am making the following request pursuant to the Freedom of Information Act: - The following records regarding Massanutten Manor, an apartment complex at 100 Massanutten Manor Circle in Strasburg, VA 22657-1100: a) a copy of the original Housing Assistant Payments (HAP) contract, b) a copy of the current/renewal Housing Assistant Payments (HAP) contract; c) all complaints filed within the past year, and d) all Initial Housing Quality Standards (HQS) inspection reports within the past year ---------- ---------- ---------- ---------- ---------- ---------- ---------- To Whom It May Concern, I am making the following request pursuant to the Freedom of Information Act: (VIA 8/7/2017 EMAIL) If there are any charges associated with this request, I am requesting that I be notified of the charges prior to fulfilling my request. I am requesting: a) Initial Housing Quality Standards (HQS) inspection reports within the past year for	Complex	Media
8/7/2017	17-FI-HQ-01686	Christensen, Ryan	-	We understand that Secretary Carson is a participant in bible studies put on by Capital Ministries (CM), a 501(c)(3) nonprofit organization whose vision is "to evangelize elected officials and lead them toward maturity in Christ."1 According to CM's website, Secretary Carson and eight other Cabinet officials are listed as White House Cabinet Sponsors of the organization's bible studies.2 Pursuant to the Freedom of Information Act (5 U.S.C. § 552), I request a copy of the following: 1. Any correspondence, including emails, between CM representatives and any representative of HUD, including Secretary Carson, since January 1, 2017. 2. Any internal correspondence, including emails, between representatives of HUD, including Secretary Carson, since January 1, 2017, regarding the Cabinet bible studies and/or CM. 3. Any of Secretary Carson's daily schedules that include the Cabinet bible	Complex	Agency Officials
8/1/2017	17-FI-HQ-01648	Falcinelli, Robert	ProPublica	Pursuant to the Freedom of Information Act, 5 U.S.C. Section 552 et seq. ("FOIA"), I request copies of (or access to) all emails between agency employees Marek Kasper, Beth Zorc or David Eagles and anyone with the domain name @roofstock.com, @financeofamerica.com, @wellsfargo.com, @afsa-mail.org or @ym.com. Please provide those emails for the period spanning January 20 to the date this FOIA is processed. (Daily Beast to Ryan Christenson, Case 01703702017, Tr. 08/01/2017)	Complex	Media
7/26/2017	17-FI-HQ-01612	Wise, Lindsay	McClatchy Newspapers	Under the Freedom of Information Act, I request copies of all correspondence between U.S. Sen. Claire McCaskill, her office or members of her staff and HUD officials between January 1, 2006 and July 25, 2017. (Date Range for Record Search: From 01/02/2006 To 07/25/2017)	-	Media
7/24/2017	17-FI-HQ-01605	Kelly, Caroline	The Dallas Morning News	1. All records concerning HUD Regional Administrator Beth Van Duyne's schedule since she assumed the office on May 8, 2017 to present. 2. All records concerning logs documenting who has visited the Fort Worth Regional Office at 801 Cherry Street, Unit #45 Suite 2500 Fort Worth, TX 76102 from March 8, 2017 to the present. Please include all records that document Region VI HUD's visitors, including but not limited to database queries, online registration forms, sign-in sheets, visitor badges, label stickers and passes. 3. All correspondence, including but not limited to emails, memos, letters and faxes, sent or received by HUD Regional Administrator Beth Van Duyne from March 8, 2017 to	Complex	Agency Officials
7/24/2017	17-FI-HQ-01602	McNeil, Ryan	-	This is a request under the Freedom of Information Act. I am requesting electronic copies of records detailing itemized expenditures of all travel and event costs incurred by the agency or individual agency employees and contract employees on behalf of the agency between Jan. 1, 2015 and the present date. Travel costs would include airfare, hotel, entertainment, meals, ground transportation, etc. and events would include conferences, meetings, retreats, town halls, etc. For each transaction I would like the date, amount, vendor, purpose and all other releasable information. I can handle most data types/formats but please notify me of the planned format for the releasable information prior to sending the file(s). And please include all supporting documentation for the data including any record layouts and code sheets. If there are any fees, please inform me if the cost will exceed $50. This information is not being sought for commercial purposes. If you deny any or all of this request, please cite each specific exemption you feel justifies the refusal to release the information and notify me of the appeal procedures available to me under the law. Thank you for considering my request. (Date	-	Media
7/21/2017	17-FI-HQ-01595	Tyler, Peter	Project on Government Oversight	Please provide the following records maintained by your agency or for your agency by a government contractor: • The agency's Congressional correspondence log or other records of the agency that track the receiving of Congressional communications, and information and briefing requests, including the date received, identity of sender, subject of the communication, office or official handling the response and date of agency response. Please provide the logs that record communications from	Simple	Congressional/InterAgency
7/21/2017	17-FI-HQ-01593	Tyler, Peter	Project on Government Oversight	Please provide the following records maintained by your agency or for your agency by a government contractor: • All records of Congressional correspondence that request information or briefings received by the agency during the months of May and June 2016, and May and June 2017. • All records of the agency responses to those requests that were received by the agency during May and June 2016 and May and June 2017.	-	Congressional/InterAgency
7/21/2017	17-FI-HQ-01592	Tyler, Peter	Project on Government Oversight	Please provide the following records maintained by your agency or for your agency by a government contractor: • All communication and records of internal discussions, formal or informal, on how and when to respond to Congressional requests for information from January 1, 2015 to July 18, 2017. • All records of any agency guidance, formal or informal, or communication distributed between May 1, 2017 and July 18, 2017, relating to the Department of Justice's Office of Legal Counsel opinion of May 1, 2017, titled "Authority of Individual Members of Congress to Conduct Oversight of the Executive	Complex	Congressional/InterAgency
7/21/2017	17-FI-HQ-01590	Paredes, John	The Protect Democracy Project	The Protect Democracy Project hereby requests that your office produce within 20 business days the following records (see below for clarity on the types of records sought). 1. Any and all records involving, reflecting, discussing, or memorializing instruction from, consultation with, or review by, the White House or the Executive Office of the President concerning requests submitted pursuant to FOIA, or responses thereto. This includes any records forwarded by the FBI for White House review in connection with FOIA requests; any policies, emails, or memoranda seeking White House review or consultation on FOIA requests and responses thereto; and any records with references to the phrases "White House equities," "executive branch confidentiality interests," or "executive privilege." 2. In addition to the records requested above, we also request records describing the processing of this request, including records sufficient to identify search terms used and locations and custodians searched, and any tracking sheets used to track the processing of this request. If your agency uses FOIA questionnaires or certifications completed by individual custodians or components to determine whether they possess responsive materials or to describe how they conducted searches, we also request any such records prepared in connection with the processing of this request. The timeframe	-	Agency Officials

AMERICAN OVERSIGHT

HUD-17-0235-C-001393

7/18/2017	17-FI-HQ-01575	Seidman, Jesse	VICE	Jesse Seidman Vice News 49 S 2nd Street Brooklyn NY 11211 To whom it may concern: This is a request under the Freedom of Information Act. On behalf of Vice News and myself, jointly, I request that you provide us with: - Secretary Carson's full daily schedule for every day since 2/10/17 to 7/18/17. Format. we prefer to receive records in the following formats, listed in order of preference. (1) an electronic data format such as a text-searchable PDF or Word document, or similar; (2) an electronic scanned PDF; (3) other non-proprietary electronic format. Please respond within 20 working days, as the Act provides, to notify me if "unusual" or "exceptional" circumstances apply – as the Act uses those terms. If you decide to exempt portion of any record, please release all other segregable parts. If you withhold any record or portion of a record, please specify which statutory exemptions are claimed for each withholding. Please separately state your reasons for not invoking your discretion, as the Act allows, to release the requested information. Please describe each record withheld, including its date and size – e.g., amount of electronic memory or number of paper pages. Fee Waiver Request If there are any search, review, or duplication fees greater than $25, inform me before you fill the request. But first please consider my requests for fee reduction and fee waiver. This request is being made in connection with Vice News' newsgathering and not any trial for any other commercial purpose. Vice News intends to produce one or more original investigative reports based on analysis of the requested information. Vice News requests a waiver of all duplication fees for this request as permitted under the Act. The disclosures we request under the Freedom of Information Act primarily serve the public interest and not any commercial interest. Expedited Processing Request Vice faces a compelling need to obtain this information as quickly as possible in order to show the American people the type of work, meetings and other activities the Secretary is participating in on their behalf. If you have any questions about any aspect of this request, please	-	Agency Officials
7/14/2017	17-FI-HQ-01561	Evers, Austin	American Oversight	American Oversight requests that HUD produce the following within twenty business days: 1. All communications between (a) Ben Carson, Chief of Staff Sheila Greenwood, Deputy Chief of Staff Deana Bass, Deputy Chief of Staff Hunter Kurtz, any other political appointees or SES staff in the Office of the Secretary, or Lynne Patton, Regional Administrator, Region II and (b) Fred Trump III, any person acting on behalf of Fred Trump III, or any employee, representative, or agent of Colliers International. 2. All calendar entries for Ben Carson, Chief of Staff Sheila Greenwood, Deputy Chief of Staff Deana Bass, Deputy Chief of Staff Hunter Kurtz, any other political appointees or SES staff in the Office of the Secretary, or Lynne Patton, Regional Administrator, Region II reflecting (a) meetings attended by Fred Trump III, any person acting on behalf of Fred Trump III, or any employee, representative, or agent of Colliers International, or (b) meeting invitations sent to or received from Fred Trump III, any person acting on behalf of Fred Trump III, or any employee, representative, or agent of Colliers International. For calendar entries created in Outlook or similar programs, the documents should be produced in "memo" form to include all invitees, any notes, and all attachments. Please do not limit your search to Outlook calendars—we request the production of any calendar—paper or electronic, whether on government-issued or personal devices—used to track or coordinate how these individuals allocate their time on agency business. 3. Any communications involving Ben Carson, Chief of Staff Sheila Greenwood, Deputy Chief of Staff Deana Bass, Deputy Chief of Staff Hunter Kurtz, any other political appointees or SES staff in the Office of the Secretary, or Lynne Patton, Regional Administrator, Region II relating to the application of any ethics statute,	-	Agency Officials
7/14/2017	17-FI-HQ-01560	Evers, Austin	American Oversight	American Oversight requests that HUD produce the following within twenty business days: 1. All emails sent or received by any political appointee or SES staff in the Office of the Secretary, the Office of the Deputy Secretary, the Office of Public Affairs, the Office of Congressional and Intergovernmental Relations, or the Office of Policy and Management including the phrase "Freedom of Information Act" or the word "FOIA". 2. All other communications involving any political appointee or SES staff in the Office of the Secretary, the Office of the Deputy Secretary, the Office of Public Affairs, the Office of Congressional and Intergovernmental Relations, the Office of the General Counsel, or the Office of Policy and Management regarding HUD's policies or practices for processing FOIA requests or producing documents in response to FOIA requests. This request includes communications regarding review of existing policies or practices as well as communications regarding adoption of new policies or practices or of changes to existing policies or practices affecting	Complex	Agency Officials
7/13/2017	17 FI HQ 01554	Hipolit, Melissa	WTVR	Essex Village, PK Management, GHC Housing Partners. Melissa Hipolit, and WTVR digital copies of all emails written to and from DJ Lacey, Greg Paarlman, Jenee McClain-Barkhead between the following dates: January 19 and February 2 April 19 and May 3, 2017 May 25 and June 8th	Complex	Agency Officials
7/13/2017	17 FI HQ 01553	Ravin, Shaun	-	All records from the FBI file of John McCown, a controversial civil rights leader in Hancock County, Georgia in the 1960's and 1970's.	Complex	Media
7/19/2017	17 FI HQ 01527	Ravitzky, Michael	-	Request a copy of each email since March 1, 2017 in the Dept of Housing and Urban Development, specifically within the Office of the Assistant Secretary for Congressional and Intergovernmental Relations (CIR) and the Office of Congressional Relations (OCR) and the Office of Intergovernmental Relations, that includes any of these words: adjutant antiquity bumbard bumbastic buffoon crazy dangerous egomania egotistical immature infantile insane irresponsible laughingstock lunatic misogynist narcissism narcissist narcissistic opportunist sociopath sociopathic unbefitting unfit grifter unhinged vulgar revolution whack CIR employees: Erika L. Moritsugu Dominique McCoy Alice Rutlinger Kim Rhynes Sun Aretha Buswell Stevens Carle: OCR Employees: Bernard Bullum Le aire Bigelow Richard Reffett El zabeth Sengwilly Tracey Dunn Louanice Farrar-Wilson Karen Pelham Starley	Complex	Congressional/InterAgency
7/7/2017	17 FI HQ 01525	Grozny, Ekaterina	-	I ask from FOIA for all emails sent by the people below to any address between January 20, 2017 and March 22 2017. For these HUD peoples: Ms. Sheila Greenwood, Mr. Craig Clemmenson, Ms. Towanda Brookes, Mr. Peter Constantine, Ms. Aida Rodriguez, and Ms. Janet Golrick. I also request all emails sent to any address by Ms. Janet Golrick, Ms. Pat Hoban-Moore, Mr. Craig Clemmensen, Mr David Eagles, and Mr. Shiela Greenwood between April first through June 25, 2017 (Date Range for	Complex	Agency Officials

HUD-17-0235-C-001394

7/7/2017	17-FI-HQ-01521	Gregor, Alison	ProPublica	Pursuant to FOIA, 5 U.S.C. § 552 et sec., the following Records are hereby requested through the date a response determination is sent to Requester: - A list of all Twitter accounts blocked by @hudgov (the official Twitter account of the Department of Housing and Urban Development). This information can easily be accessed, when logged in as @hudgov, by going to https://twitter.com/settings/b locked and printing out or saving the resulting list. - A list of all Twitter accounts blocked by @SecretaryCarson (the official Twitter account of Secretary of Housing and Urban Development Benjamin S. Carson, Sr.). This information can easily be accessed, when logged in as @SecretaryCarson, by going to https://twitter.com/settings/b locked and printing out or saving the resulting list. - A list of all direct messages sent or received by @hudgov (the official Twitter account of the Department of Housing and Urban Development) beginning Jan. 20, 2017. This information can easily be accessed, when logged in as @hudgov, by going to the messages tab on the top bar and printing out each message exchange. - A list of all direct messages sent or received by @SecretaryCarson (the official Twitter account of Secretary of Housing and Urban Development Benjamin S. Carson, Sr.). This information can easily be accessed, when logged in as @SecretaryCarson, by going to the messages tab on the top bar and printing out each message exchange. - All electronic mailboxes, email accounts and addresses, instant message accounts and addresses, and aliases associated with each of the Department of Housing and Urban Development political appointees used to send or receive any electronic communication related to any matter of the Agency. Responsive records should include, but not be limited to: Employee name, Employee job title, employee department, and all affiliated electronic mailboxes, email accounts and addresses, instant message accounts and addresses, and aliases. This covers both active and inactive mailboxes, accounts, addresses and aliases in existence on or after Jan. 20, 2017, whether publicly facing or not, whether provided by the government (e.g., name@agency.gov) or external, non-governmental (e.g., name@aol.com). This also includes, but is not limited to mailboxes, accounts, addresses and aliases listed in your Agency's online staff directory. - All email messages sent to or from information technology (IT) or similar personnel to which a federal government employee has requested the creation of an alternate electronic mailbox, email account and/or address, instant message account and/or address, or alias for a political appointee. This covers emails sent on or after Jan. 20, 2017.	-	Media
7/5/2017	17-FI-HQ-01510	Putzier, Konrad	-	Pursuant to the Freedom of Information Act, I would like to inspect the following public records: Lynne Patton's full schedule of meetings for the time period starting on April 1 2017 and ending on June 30 2017, including the names of all people Patton met with during that period. The purpose of this request is to further the public's understanding of whom a key advisor to Sec. Carson and administrator of HUD Region II of turns to for policy advice and the inner workings of the government. Thank you for your help. Best, Konrad Putzier You can reach me at 646-514-9769 or	Simple	Agency Officials
7/5/2017	17-FI-HQ-01509	Putzier, Konrad	-	Pursuant to the Freedom of Information Act, I would like to inspect the following public records: Secretary Ben Carson's full schedule of meetings for the time period starting on April 1 2017 and ending on June 30 2017, including the names of all people Sec. Carson met with during that period. The purpose of this request is to further the public's understanding of whom the Secretary turns to for policy advice, the Secretary's policy priorities and the inner workings of the government. Thank you for your help. Best, Konrad Putzier You can reach me at 646-514-9769 or kp@therealdeal.com.	Simple	Agency Officials
7/5/2017	17-FI-HQ-01505	Wangman, Jake	Shield Political Research	All emails from the HUD.gov email account of former employee Colin Z. Allred. Allred was a special assistant in the general counsel's office from Sept 2016 to Jan 2017. His email address was most likely Colin.Allred@hud.gov or Colin.Z.Allred@hud.gov. (Date Range for Record Search: From 09/01/2016	-	Agency Officials
7/3/2017	17-FI-HQ-01496	Kick, Russ	-	I hereby request the detailed, hour-by-hour calendar/schedule for Secretary Carson, from March 2, 2017, to the present. Further, I ask that these documents be sent to me in any digital formats in which they exist. Under the terms of the E-FOIA Amendments of 1996, Section 5, if a document exists in electronic format, it must be released in that format upon request. (Date Range for Record Search: From 03/02/2017 To 07/03/2017)	-	Agency Officials
7/3/2017	17-FI-HQ-01495	Kick, Russ	-	I hereby request the 70 most recent emails sent from and the 70 most recent emails received by all email accounts used by Secretary Carson for official business. This request includes all attachments to those emails. Further, I ask that these documents be sent to me in any digital formats in which they exist. Under the terms of the E-FOIA Amendments of 1996, Section 5, if a document exists in electronic format, it must be released in that format upon request. (Date Range for Record Search:	-	Agency Officials
7/3/2017	17-FI-HQ-01493	Brown, Evelyn	NA?	June 30, 2017 FOIA request This FOIA request is for ALL electronic email communications and attachments from the IT Department that occurred April 01, 2016 through May 31, 2017 between the following individuals listed below: 1. Brenda J. Brown, Director Multifamily Asset Management, Baltimore Satellite office with: Zera Farrah, Senior Account Executive, Midwest Region, Detroit Satellite office Pamela E. Ashby, Field Office Director, Field Policy Management, Cleveland HUD office John Schuster, Account Executive Branch Chief, Midwest Region Cleveland HUD Office Jimmie Thomas, Senior Account Executive, Midwest Region Cleveland HUD Office Phyllis Mitchell, Senior Account Executive, Midwest Region Cleveland HUD Office Mary B. Schwegler, Headquarters DC, Financial Transaction Manager, Office of Affordable Housing Transaction Division ALL electronic email communications that occurred between the timeframe of April 01, 2016 through May 31, 2017 between the following individuals: 2. Judith Bryant Parker, Account Executive Branch Chief, Baltimore Satellite office with: Zera Farrah, Senior Account Executive, Detroit Satellite office Pamela E. Ashby, Field Office Director, Field Policy Management, Cleveland HUD office John Schuster, Account Executive Branch Chief, Midwest Region Cleveland HUD Office Jimmie Thomas, Senior Account Executive, Midwest Region Cleveland HUD Office Phyllis Mitchell, Senior Account Executive, Midwest Region Cleveland HUD Office Mary B. Schwegler, Headquarters DC, Financial Transaction Manager, Office of Affordable Housing Transaction Division Please send this request to me Evelyn Brown via a	Complex	Agency Officials
6/29/2017	17-FI-HQ-01481	Schafer, Matthew	-	Request access to and copies of the last thirty emails sent by Lynne Patton as of the date of this request	-	Agency Officials
6/29/2017	17-FI-HQ-01475	Rony, Alexander	-	This is a request for the following records: 1. Evaluations, recommendations, and progress reports from the Regulatory Reform Task Force to the agency head regarding the repeal, replacement, or modification of existing regulations, pursuant to 82 C.F.R. 12285 ,3(c) and 82 C.F.R. 12285 3(g). 2. Emails, memoranda, presentations, official correspondence, and meeting notes from the Regulatory Reform Officer, Regulatory Reform Task Force members, and agency heading regarding compliance with and execution of Executive Order 13777. Please limit your search from February 20, 2017 to the	-	Media

AMERICAN OVERSIGHT
HUD-17-0235-C-001395

6/29/2017	17-FI-HQ-01473	Bittle, Jake	-	To whom it may concern, Pursuant to the U.S. Freedom of Information Act, 5 U.S.C. § 552 et seq., I hereby request the following documents: Reproduction of all emails sent within the specified date range (between 1/20/2017 and the date of the request -- parenthetical addition made after FOIA Branch asked requester) by Marianne Lazzaro Director, Moving to Work Office of the Deputy Assistant Secretary for Public Housing Investments that mention or relate to the Moving to Work agreement between HUD and the Chicago Housing Authority. I request the information be furnished digitally, in searchable PDF format if at all possible. I am requesting on behalf of The Nation, a weekly political newsmagazine. Because I, the requester, am a journalist, and I seek the information in order to disseminate it to the public, and because the information regards the safety, welfare, and legal rights of the general public, the request meets the statutory definition of "in the public interest." This request is not for commercial benefit as defined in the statute because this request is made by a member of the news media whose principal purpose is to access and disseminate information regarding the general public's safety, welfare, and legal rights. To the extent you intend to assess any charges, please notify me to discuss first. Thank you for your time and prompt attention to this	-	Media
6/29/2017	17-FI-HQ-01472	Bittle, Jake	-	To whom it may concern, Pursuant to the Freedom of Information Act, 5 U.S.C. § 552, I hereby request the following documents: Digital reproduction of all emails sent by any of the following employees of HUD, within the date range specified below, that contain reference to the Rental Assistance Demonstration program (or "RAD"). Jemine A. Bryon — General Deputy Assistant Secretary, Office of the Secretary Shylon Ferry-Jennings — Budget Director, Office of Budget Milan Ozdinec — Deputy Assistant Secretary for Public Housing and Voucher Programs Monica Shepherd — Director, Public Housing Management and Occupancy Division Ivan Pultz — Director, Capital Program Division (via email on July 1, 2017, the requester wrote back to FOIA Specialist Rosenberg, that he would be agreeable, as a way to streamline the request (at least for him to receive an initial reply), HUD's focusing on only one of the above email addresses -- the one that is most likely to contain the most responsive documents -- rather than HUD trying to locate duplicates of the same documents in more than one email account. Program Office would need to identify one of the above starters to single out for providing search results.) I request the information be furnished digitally, in searchable PDF format if at all possible. I am requesting on behalf of The Nation, a weekly political newsmagazine. Because I, the requester, am a journalist, and I seek the information in order to disseminate it to the public, and because the information regards the safety, welfare, and legal rights of the general public, the request meets the statutory definition of "in the public interest." This request is not for commercial benefit as defined in the statute because this request is made by a member of the news media whose principal purpose is to access and disseminate information regarding the general public's safety, welfare, and legal rights. To the extent you intend to assess any charges, please notify me to discuss	-	Media
6/28/2017	17-FI-HQ-01466	Casey, Kathleen	American Bridge 21st Century	Incoming-And-Outgoing Correspondence Between Jeff Bartos And Toll Brothers Inc. With The Office Of The Administrator Within The Philadelphia Regional Office From July 2005 Through August 2010. I am requesting copies of incoming-and-outgoing correspondence, which should include emails, between Jeff Bartos with Toll Brothers Inc. with the Office of the Administrator within the Philadelphia Regional from July 1, 2005, through August 31, 2010. Incoming-And-Outgoing Correspondence Between Jeff Bartos And Toll Brothers Inc. With The Office Of The Administrator Within The Pittsburgh Regional Office From July 2005 Through August 2010. I am requesting copies of incoming-and-outgoing correspondence, which should include emails, between Jeff Bartos with Toll Brothers Inc with the Office of the Administrator within the Pittsburgh Regional Office from July 1, 2005, through	Complex	Media
6/28/2017	17-FI-HQ-01465	Truong, Debbie	Richmond Times-Dispatch	1) Any documents that show the amount of federal funding Essex Village received from HUD between 2012 and 2016 as well as any documents that show what those funds were intended for; 2) Any documents from Essex Village owners or managers that show how they used federal funding from HUD between 2012 and 2016; 3) A copy of the Compliance, Disposition and Enforcement plan	Simple	Media
6/28/2017	17-FI-HQ-01463	Ewers, Austin	American Oversight	All decision memoranda, directives, or policy interpretations or guidance signed, approved, or otherwise accepted by Secretary Carson. This request includes any document establishing, modifying, clarifying, or rescinding any HUD policy, legal or policy interpretation, or practice, whether presented as a memorandum, letter, guidance document, or in any other form. Please provide all responsive	-	Media
6/27/2017	17-FI-HQ-01459	Alemany, Jacqueline	CBS News	Any and all documents and email communication at HUD mentioning the name "Lynne Patton" from January 20, 2017 through June 27, 2017. (Date Range for Record Search: From 01/20/2017 To 06/27/2017)	Complex	Agency Officials
6/27/2017	17-FI-HQ-01452	Smith, Greg	NY Daily News	The "Daily News" requests access to and if necessary a copy of emails between Lynn Patton and any employee of the U.S. Department of Housing & Urban Development's Office of Executive Resources between Jan. 20, 2017 and the about date.	Simple	Media
6/26/2017	17-FI-HQ-01449	Casey, Kathleen	American Bridge 21st Century	Complaints And Enforcement Actions Filed Against Toll Brothers With The Assistant Secretary For Housing-Federal Housing Commissioner From 2005 Through 2010. Incoming-And-Outgoing Correspondence Between Jeff Bartos And Toll Brothers Inc. With The HUD From July 2005 Through August 2010. I am requesting copies of incoming-and-outgoing correspondence, which should include emails, between Jeff Bartos with Toll Brothers Inc. with the HUD Offices listed below from July 1, 2005, through August 31, 2010. The following offices with HUD should be searched for correspondence: Office of Field Support and Operations, Office of Policy & Grant Administration, Office	-	Media

AMERICAN OVERSIGHT

HUD-17-0235-C-001396

6/23/2017	17-FI-HQ-01444	clark, brandon	-	Deborah Snowden Department of Housing and Urban Development Office of the Executive Secretariat 451 7th Street, SW, Room 10139 Washington, DC 20410-3000 6/23/17 Re: Freedom of Information Act Request Mrs. Snowden: Pursuant to the Freedom of Information Act ("FOIA"), 5 U.S.C. §552, et seq., I request access to and copies of all logs of congressional correspondence regarding correspondence to or from any officials at Office of the Executive Secretariat and Rep. Darrell Issa between January 1, 2000 and June 14, 2017. In the event formal congressional logs are not maintained between Office of the Executive Secretariat and members of Congress, I request access to and copies of all records of or reflecting communications to or from any officials at Office of the Executive Secretariat and Rep. Darrell Issa between January 1, 2000 and June 14, 2017. Please search for responsive records regardless of format, medium, or physical characteristics. Where possible, please produce records electronically, in PDF or TIF format, via email or CD, particularly if providing the information reduces the time or expense involved. If your office cannot honor this preference, I am willing to discuss the most cost-effective and efficient means of duplication. I agree to pay reasonable duplication fees for the processing of this request in an amount not to exceed $200. However, please notify me prior to your incurring any expenses in excess of that amount. If any records are withheld or redacted, I request that you state the specific legal and factual grounds for withholding any documents or portions of documents. Please identify each document that falls within the scope of this request but is withheld from release and provide an index of those documents as required under Vaughn v. Rosen, 484 F.2d 820 (D.C. Cir. 1973), cert. denied, 415 U.S. 977 (1974). Please describe each document claimed as exempt including the consequences of supplying the sought-after information. If it is your determination that some portions of requested records are exempt, please disclose any reasonably segregable non-exempt portions of the requested records. If requested documents are located in another Departmental unit or bureau, I respectfully request that you please refer this request or any relevant portion of this request to the appropriate installation or bureau. To help assess my status for copying and mailing fees, please note that I am gathering information for research purposes and not for commercial activities. Additionally, disclosure of the information sought is in the public interest because it is likely to contribute significantly to public understanding of the operations or activities of the government. Thank you for your cooperation with this request. If necessary, I welcome the opportunity to discuss whether and to what extent this	-	Congressional/InterAgency
6/22/2017	17-FI-HQ-01432	Lueder, Taylor	Public Citizen's Congress Watch	1. All records identifying individuals hired by the Housing and Urban Development as a political appointee since Jan. 20, 2017, and the job titles of these individuals. These records should include those hired as Presidential Appointments with Senate Confirmation (PAS); Presidential Appointments without Senate Confirmation (PA); Non-career Senior Executive Service (NA); and Schedule C Appointments (SC). 2. Any offer letters or other documents describing terms of employment and job duties for individuals described in paragraph 1, above. 3. Any resumes, curriculum vitaes or other documents that provide accounts of the career history and education of the individuals described in in paragraph 1, above. 4. Any documents referring to the termination, resignation or culmination of	Complex	Agency Officials
6/21/2017	17-FI-HQ-01426	Smith, Greg	NY Daily News	Request access to and copies of documents related to the last HUD inspection of Starrett City, Brooklyn	-	Media
6/20/2017	17-FI-HQ-01425	Tijani, Melissa	WTVR	Compliance, Disposition and Enforcement Plan submitted May 2018 Appeal to January 2017 inspection Notice of Default "Project Owner's Certification" Survey and Certification form that the project is in compliance with HUD's physical condition standards and state and local codes (this was to be submitted within 60 days of receipt of NOD)	Complex	Media
6/20/2017	17-FI-HQ-01417	Baxter, Christopher	-	Access to and copies of loan applications and all related exhibits, attachments and application materials, as well as annual reports filed by the applicant as required under the loan agreements, for the following healthcare facility project: FHA 031-22066 Teaneck Nursing Center 1104 Teaneck Rd., Teaneck, Bergen County, NJ Access to and copies of loan applications and all related exhibits, attachments and application materials, as well as annual reports filed by the applicant as required under the loan agreements, for the following healthcare facility project: FHA 031-22046 Manhattanview Nursing Center 3200 Hudson Ave., Union City, Hudson County, NJ (Date Range for	-	Media
6/20/2017	17-FI-HQ-01415	Baxter, Christopher	-	Access to and copies of loan applications and all related exhibits, attachments and application materials, as well as annual reports filed by the applicant as required under the loan agreements, for the following healthcare facility project: FHA 031-22097 Amboy Care Center 1 Lindberg Ave., Perth Amboy, Middlesex County, NJ (Date Range for Record Search: From 11/01/2014 to 06/01/2017)	-	Media
6/20/2017	17-FI-HQ-01413	Baxter, Christopher	-	Access to and copies of loan applications and all related exhibits, attachments and application materials, as well as annual reports filed by the applicant as required under the loan agreements, for the following healthcare facility project: FHA 035-22058 Royal Health Gate Nursing & Rehabilitation 1414 Brunswick Ave., Trenton, Mercer County, NJ (Date Range for Record Search: From 11/01/2014	-	Media
6/20/2017	17-FI-HQ-01411	Baxter, Christopher	-	Access to and copies of loan applications and all related exhibits, attachments and application materials, as well as annual reports filed by the applicant as required under the loan agreements, for the following healthcare facility project: FHA 035-22057 Manahawkin Nursing & Convalescent Center 1411 Route 72 West, Manahawkin, Ocean County, NJ (Date Range for Record Search: From	-	Media

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HUD-17-0235-C-001397

6/16/2017	17-HI-HQ-01406	Boburg, Shawn	Washington Post	All Real Estate Assessment Center inspection reports, audits, or documents related to any of the following companies or properties: Company: "Westminster Management, LLC" Company: "Westminster Title Associates, LLC" Company: "Westminster Title Realty Corp." Company: "Kinsbrier Midwest Partners I LLC" Company. "Heartland Multifamily IV LLC" Company. "K Maryland Associates, L.C" Company: "KF Middle River, LLC" Company: "KF Westwood Partner, LLC" Company: "KJS Westwood GP, LLC" Company: "JK2 Westminster, LLC" Company: "Westminster Mgt GP Corp" Company: "Kinsbrier Maryland Associates, LLC" Property: "Dorchester Village" — 145; 170; 137; 135 Chestnut LN, Richmond Heights, OH Company. Dorchester Village I Owner LLC; Dorchester Village II Owner LLC Property: "Park Valley Apartments" — 2912 HIGHFOREST LN, Cincinnati, OH Company: Park Valley Owner LLC; Park Valley Reorganization LLC Property: "Fernerest Apartments" -- 3173 Fernerest CT, Cincinnati, OH Company: Fernerest Properties Owner LLC Property: "Reinata Apartments" - 2459 WESTWOOD NORTHERN Blv, Cincinnati, OH Company. Renata Propert es Owner LLC Property: "Georgetown Village" — 3015 Iger Avenue, Toledo, OH Company: Georgetown Village I Owner LLC; Georgetown Village II Owner LLC; Georgetown Village III Owner LLC; Georgetown Owner IV Owner LLC Property: "Hunters Ridge" - 3406 Gibraltar Heights, Toledo, OH Company "Hunters Ridge Property Owner LLC" or "Toledo Properties Owner LLC" Property. "Abbey Run" - 3355 West Alex s Rd, Toledo, OH Company: Toledo Properties Owner LLC Property: "Miracle Manor" - 5066 Jamieson Drive, Toledo, OH Company: Toledo Properties Owner LLC; Miracle Manor Property Owner LLC Property: "Sunnydale Estates" - 5834 N. Vermo, Toledo, OH Company: Toledo Properties Owner LLC. Sunnydale Estates Property Owner LLC Property. "Cedarwood Village" - 1321 -1341, 1316 - 1350 Weathervane LN, Akron, OH Company. Cedarwood Village Apartments I & II Owner LLC; Cedarwood Village Apartments III Owner LLC Property: "Columbus Park" - 5977 - 6033 Bear Creek Drive, Bedford Heights, OH Company: Columbus Park Property Owner LLC Property: "Bavarian Woods" - 154 Bavarian Drive, Middletown Company. Bavarian Woods Owner LLC Property: "Skyline Apartments" — 120 terrace Avenue Hasbrouck heights NJ" Company. Skyline Property Owner L.P. Property: "Lakeview Apartments" - 91 E. Lakeview Avenue; 624 -640 Grand Avenue, Leonia NJ Company: Under Rock Leonia LLC Property: "Coventry Square" — 20-46 Charles Street Westwood, NJ Property: "Stanton Court" - 500 Center Avenue Westwood, NJ Property: "The Madison" - 99 madison avenue Westwood, NJ Property: "Village on the Green" - 229 Collignor Way Rivervale Property: "Chatham Hill Apartments" — 25 Hickory Place, Chatham NJ Company: "Chatham Hill LLC" or "Chatham Hill Associates, LLC" Property: "Boulevard Apartments" - 395 Church St, Hasbrouck Heights, NJ Property: Easton North Apartments - 126 Easton Ave, Franklin Township, NJ Company: "EASTON NORTH ASSOCIATES, LP" Property: "Dartmouth Village" - 270 Baldwin Parsippany, NJ Company: "DARTMOUTH VILLAGE, LLC" Property: Colonial Heights - 300 Parsippany RD, Parsippany,	-	Media
6/14/2017	17-HI-HQ-01380	Gregor, Alison	ProPublica	Pursuant to the federal Freedom of Information Act, 5 U.S.C. § 552, we request: • All Ethics removal or counseling memos issued by the agency since Jan. 20, 2017. I would like to receive the information in the following format. electronic. As a representative of the news media I am only required to pay for the direct cost of duplicat on after the first 100 pages. This information is being sought on behalf of ProPublica, an independent, non-profit news organization, for dissemination to the general public. Please waive any applicable fees. Release of the information is in the public interest because it will contribute sign ficantly to public understanding of government operat ons and activities, specifica ly the determination of potent al conflicts of interest of federal employees with decision-making authority over public policy, and the resolut on of these conflicts by Designated Agency Ethics Officials. As a non-profit journalistic entity, ProPublica does not have the same commercia interests of other news organizat ons. If my request is denied in whole or part, I ask that you justify all deletions by reference to spec fic exemptions of the Act. I will also expect you to release all segregable portions of otherwise exempt material. I, of course, reserve the right to appeal your decision to w thhold any information or to deny a waiver of fees. As I am making this request as a journal st and this information is of timely value, I would appreciate your communicating w th me by telephone, rather than by mai , if you have questions regarding th s request. I also ask that this request be expedited under terms of the Freedom of Information Act. Expedited processing is allowed for requests that show a "compell ng need." and ProPublica is primarily engaged in disseminat ng information, with an urgency to inform the public concern ng federal government act vity. Under this provision, I ask that expedited process ng be allowed with a certification of "compelling need." As the Act states, you have 10 days to decide whether to grant expedited processing. Our rationale for exped ted processing under the "compel ng need" st pulation is as fo lows: We are seeking greater clarity on the resolut on of potential conf icts of interest or the part of federal employees as part of cont nued coverage and release of ethics waivers and financial disclosures on the part of the federal government. These eth cs reviews are central to maintaining government accordance with the Ethics	Complex	Media
6/9/2017	17-HI-HQ-01365	Beaufort, Margaret	-	all ema ls sent by acting deputy secretary Janet Golrick and acting Secretary Craig Clemmerson dur ng the prior of December 1, 2016 through March 1, 2017. Please provide results in electronic form (pdf) w th all appropriate metadata included.	-	Agency Officials
6/9/2017	17-HI-HQ-01364	Beaufort, Margaret	-	all ema ls sent by Pat Hoban Moore during the period of July 1 through November 30, 2016. I request that th s information be provided electron cally in pdf format with all appropriate metadata included. (Date Range for Record Search: From 07/01/2016 To 11/30/2016)	Complex	Agency Officials
6/8/2017	17-HI-HQ-01348	Casey, Kathleen	American Bridge 21st Century	Cop es of the Congressiona Correspondence Logs that are maintained by HUD that lists congressional and/or governmento correspondence between HUD and Congressional officials listed below with the years in search in parenthesis: Senator Jeffry "Jeff" Flake (1/3/2001-Present) Governor Richard "Rick" Scott (1/4/2011-present) Congressma n Lucas "Luke" Messer (1/3/2013-present) Congressma n Theodore "Todd" Rokita (1/3/2011-present) Congressma n Frederick "Fred" Upton (1/1/2000-present) ME State Senator Randall "Randy" Richardville (1/1/2000-1/1/2015) Congresswo oman Ann Wagner (1/3/2013-present) Congresswo man Vicky Hartzler (1/3/2011-present) Attorney General Josh ua "Josh" Hawley (1/9/2017-present) Attorney General Timothy "Tim" Fox (1/7/2013) Montana Auditor Matthew "Matt" Rosendale (1/2/2017-present) Senator Dean Heller (5/9/2011-present) Congressma n Kevin Cramer (1/3/2013-present) ND State Senator Tom Campbell (12/1/2012-present) ND Representative Rick Becker (1/1/2013-present) OH Treasurer Josh ua "Josh" Mandel (1/10/2011-present) Congressm an Louis "Lou" Barletta (1/3/2011-present; Congressma n George "Mike" Kelly (1/3/2011-present) Senator Robert "Bob" Corker (1/3/2007-present) Senator Rafael "Ted" Cruz (1/3/2013-present) Congresswo man Barbara Comstork (1/3/2015-present) Congressma	-	Media
6/1/2017	17-HI-HQ-01319	Merlan, Anna	Gizmodo Media Group	I request access to and cop es of all records of Secretary Ben Carson's scheduled meetings between March 2, 2017 and June 1, 2017. That includes any records of who the meetings were w th and what topics were scheduled to be d scussed. (Date Range for Record Search: From 03/01/2017 To	-	Agency Officials

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5/30/2017	17-FI-HQ-01300	Lenderman, Erik	-	1. FY 2001 - $1 million- Sponsor, Congressman John Murtha-Ford City Brownfield Revitalization. 2. FY 2001 - $500,00 - Sponsor, Senator Rick Santorum - Ford City Brownfield Revitalization. 3. FY 2002 - $500,000 - Sponsor, Congressman John Murtha - Brownfield revitalization.	-	Congressional/InterAgency
5/30/2017	17-FI-HQ-01295	Casey, Kathleen	American Bridge 21st Century	1. A list of Presidential Appointed Positions Within The Department of Housing and Urban Development. I am requesting a list of all presidential appointed (PA) staff positions within HUD. 2. A list of Presidential Appointed positions filled since January 20, 2017. I am requesting a detailed list of all Presidential appointed positions within HUD that have been filled since January 20, 2017. The list should include the names, job appointment date, pay, grade, and staff title. (Date Range for Record [illegible]	Complex	Agency Officials
5/24/2017	17-FI-HQ-01268	Dubenstein, David	Human Rights Campaign	Dear FOIA Officer: Pursuant to the provisions of the Freedom of Information Act (FOIA), 5 U.S.C. §§ 552, et seq., the Human Rights Campaign (HRC) hereby requests from the Department of Housing and Urban Development any and all records including but not limited to emails, letters, text messages, phone records, scheduling records, and other communication related to the Budapest Family Summit, or communications with representatives of the World Congress of Families (WCF) or International Organization for the Family (IOF). This request includes, but is not limited to, information related to the following people: Secretary Ben Carson Brian Sullivan Mason Alexander Victoria Barton Deidre Bass Angela Backles Robert Bowes David Byrd Alexander Coffey Susan Dubin Nora Fitzpatrice Sheila Greenwood Anne Gribbin Barbara Gruson Stephanie Holderfield Gregory Holmes Andrew Hughes Maren Kasper Jonathon McCall Michael Nasim Lynne Patton Timothy Petty William Russell Sherm chael Singleton Elvis Sullivan Richard Youngblood Any employees in the Office for International and Philanthropic Innovation (OPI) HRC requests a waiver of fees associated with this request in accordance with 5 U.S.C. § 552(a)(4)(A)(iii). Releasing these documents are in the public interest and would contribute significantly to public understanding of the activities of the government. HRC is a non-profit organized under section 501(c)(4) of the Internal Revenue Code. If our request for a waiver is not granted, we agree to pay reasonable duplication fees for the processing of this request. We request that wherever possible records are delivered in digital format. Sincerely, David [illegible]	Complex	Agency Officials
5/19/2017	17-FI-HQ-01254	Eagleshem, Jean	-	Pursuant to the federal Freedom of Information Act, I request that a copy of the following documents be provided to me: Any and all documents, including emails, memos, correspondence, interoffice communications, and all other written records relating to communications between representatives of Quicken Loans and the Department of Housing and Urban Development from January 1 2017 onward. The Wall Street Journal is a news organization and the information requested will not be used for commercial purposes. If there is a cost associated with this request, please contact me with an estimate. I can be reached at (212) 416-2532 or jean.eagleshem@wsj.com. (Date Range for Record	-	Media
5/19/2017	17-FI-HQ-01252	Jones, Karianne	Democracy Forward Foundation	All communications, including any attachments, sent to or from any nongovernmental email address established, controlled, or used by the Secretary of Housing and Urban Development, Dr. Ben Carson. All records referring or relating to any nongovernmental email address established, controlled, or used by the Secretary of Housing and Urban Development, Dr. Ben Carson. All communications, including any attachments, made or received in connection with the transaction of government business using any nongovernmental email account or nongovernmental communications device established, controlled or used by Secretary Carson. The time period for this request is	-	Agency Officials
5/15/2017	17 FI HQ 01223	Touchton, Margaret	-	Any correspondence, including electronic, to your agency from or on behalf of Ohio Treasurer of State Josh Mandel (2011-present) Direct correspondence should include letters, emails, reports, and other relevant materia. I am not seeking any secondary material such as phone logs, notations of [illegible]	Complex	Congressional/InterAgency
5/12/2017	17 FI HQ 01218	Faturechi, Robert	ProPublica	All correspondence since April 1, 2017 sent to your agency by any member or members of Congress who are writing on behalf of the financial services committee of the House of Representatives. (Date Range for Record Search: From 04/01/2017 To 05/12/2017)	Complex	Congressional/InterAgency
5/11/2017	17 FI HQ 01209	Chopra, Ranu	-	Freedom of Information Act Office Dept. of Housing and Urban Development Office of the Executive 451 7th Street, SW, Room 10139 Washington, DC 20410-3000 May 11, 2017 Re: Freedom of Information Act Request To Whom It May Concern: Pursuant to the Freedom of Information Act ("FOIA"), 5 U.S.C. §552, et seq., I request access to and copies of all congressional correspondence logs regarding correspondence between any officials at the Office of the Executive of the Department of Housing and Urban Development and Representative Leonard Lance between January 1, 2009 and May 10, 2017. In the event formal congressional correspondence logs are not maintained between the Office of the Executive of the Department of Housing and Urban Development and members of Congress, I request access to and copies of all records of or reflecting communications to or from any officials at the Office of the Executive of the Department of Housing and Urban Development and Representative Leonard Lance between January 1, 2009 and May 10, 2017. Please search for responsive records regardless of format, medium, or physical characteristics. Where possible, please produce records electronically, in PDF or TIF format, via email or CD. Particularly if providing the information reduces the time or expense involved. If your office cannot honor this preference, I am willing to discuss the most cost-effective and efficient means of duplication. I agree to pay reasonable duplication fees for the processing of this request in an amount not to exceed $700. However, please notify me prior to your incurring any expenses in excess of that amount. If any records are withheld or redacted, I request that you state the specific legal and factual grounds for withholding any documents or portions of documents. Please identify each document that falls within the scope of this request but is withheld from release and provide an index of these documents as required under Vaughn v. Rosen, 484 F.2d 820 (D.C. Cir. 1973), cert. denied, 415 U.S. 977 (1974). Please describe each document claimed as exempt including the consequences of supplying the sought-after information. If it is your determination that some portions of requested records are exempt, please disclose any reasonably segregable non-exempt portions of the requested records. If requested documents are located in another installation or bureau, I respectfully request that you please refer this request or any relevant portion of this request to the appropriate installation or bureau. To help assess my status for copying and mailing fees, please note that I am gathering information for research purposes and not for commercial activities. Additionally, disclosure of the information sought is in the public interest because it is likely to contribute significantly to public understanding of the operations or activities of the government. Thank you for your cooperation with this request. If necessary, I welcome the opportunity to discuss whether and to what extent this request can be	Complex	Congressional/InterAgency
5/10/2017	17 FI HQ 01200	Ebbini, Ramzi	-	Any correspondence with State Representative Geoffrey ("Geoff") G. Diehl, in either his capacity as a State Representative or as a private citizen.	Simple	Congressional/InterAgency

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5/9/2017	17-FI-HQ-01194	Evers, Austin	American Oversight	1) All communications between HUD and Congressman Jeb Hensarling, any other member of the House Financial Services Committee, or any staff member working for or for the House Financial Services Committee or one of its members concerning proposed legislation or administrative actions. Please provide all responsive records from January 20, 2017, to the date the search is conducted. 2) All communications relating to the opinion of Committee Chairman Jeb Hensarling that communications between the House Financial Services Committee and federal agencies are not subject to disclosure under the Freedom of Information Act, including but not limited to instructions, directives, or guidance received on this issue from Chairman Hensarling or his staff, as well as internal agency correspondence on the issue. Please provide all responsive records from January 20, 2017, to the date the search is conducted. 3) Any memoranda, policies, rules, protocols, restrictions, directives, guidance, or other guidelines addressing how HUD responds to FOIA requests that implicate communications with Congress or records created at the request of Congress. Please do not limit the date of the search for records responsive to this portion of American Oversight's FOIA request. In addition to the records requested above, American Oversight also requests records describing the processing of this request, including records sufficient to identify search terms used and locations and custodians searched and any tracking sheets used to track the processing of this request. If HUD uses FOIA questionnaires or certifications completed by individual custodians or	Complex	Congressional/InterAgency
5/9/2017	17-FI-HQ-01186	Tau, Byron	Wall Street Journal	-- Any written, paper or digital correspondence between any person in the Congressional and Intergovernmental Affairs and any staff member or elected member of the U.S. House or U.S. Senate mentioning or concerning the "Freedom of Information Act" or "FOIA" generated between Jan 1, 2017 and present. (Date Range for Record Search: From 01/01/2017 To 05/08/2017)	Simple	Congressional/InterAgency
5/8/2017	17-FI-HQ-01182	Heikkinen, Nina	E&E News	I am requesting any documents, including email exchanges, calendars and memoranda from Secretary Ben Carson, that include the names or phrases "Ralph Drollinger," "Capitol Ministries," "Bible study," and/or "Cabinet member Bible study". Including, any HUD headquarters room reservation records on Wednesdays that mention "Bible Study." I am seeking this information from Jan. 20, 2017 to the date of processing the request. (Date Range for Record Search: From	Complex	Agency Officials
5/5/2017	17-FI-HQ-01175	Casey, Kathleen	American Bridge 21st Century	Incoming and outgoing email correspondence between the office of the Deputy Secretary for Grant Programs (Star Gilment, Jesse Handforth, Paul Webster, James Hoeman, Virginia Sarcone, and Marwan Barkat) and the individuals listed below from March 27, 2017 through the present: Reed Cordish Jared Kushner Gary Cohn Andrew Bremberg Chris Liddell Dina Powell Stephen Miller (Date Range for Record Search: From 03/27/2017 To 05/05/2017)	-	Media
5/4/2017	17-FI-HQ-01165	Surgey, Nick	-	Records in the possession of the Designated Agency Ethics Official(s) pertaining to political appointees. Please provide copies of any emails, consulting notes, counseling notes, or other written records pertaining to political appointees hired since January 20, 2017	Complex	Agency Officials
5/1/2017	17-FI-HQ-01138	O'Brien, Patrick	Democratic Senatorial Campaign Committee	Patrick O'Brien Democratic Senatorial Campaign Committee 120 Maryland Ave NE Washington, DC 20002 202-545-3560 Obrien@dscc.org May 1, 2017 Department of Housing and Urban Development Office of the Executive Secretariat 451 7th Street, SW, Room 10139 Washington, DC 20410-3000 Re: Freedom of Information Act Request To Whom It May Concern: Pursuant to the Freedom of Information Act, 5 U.S.C. §552 et seq. ("FOIA"), I request copies of all documents outlined in detail below: • Any Freedom of Information Act requests filed November 2012 to present regarding Senator Joe Manchin or the staff or representatives of Senator Joe Manchin, in both his capacity as a United States Senator and as a private citizen. • Any responsive documents sent out by your agency in response to the above Freedom of Information Act requests. Direct correspondence should include letters, emails, reports, and other relevant material. I am not seeking any secondary material such as phone logs, notations of conversation, etc. If any records are withheld or redacted, I request that you state the specific legal and factual grounds for withholding any documents or portions of documents. please identify each document that falls with scope of this request but is withheld from release. If requested documents are located in another installation or bureau, I request that you please refer this request or any relevant portion of this request to the appropriate installation or bureau. To the extent that the responsive records are available in electronic format, I would prefer to receive the information via email or CD, particularly if providing the information reduces the time or expense involved. Otherwise, I will expect to receive the information in paper form. To help assess my status for copying and mailing fees, please note that I am gathering information for research purposes and not for commercial activities. I am willing to pay all reasonable costs incurred in locating and duplicating these materials. But please contact me prior to processing to approve any fees or charges incurred in excess of $150. Thank you for your cooperation with this request. I am willing to discuss	-	Congressional/InterAgency
4/24/2017	17-FI-HQ-01102	Rodriguez, Chelsea	-	• Any direct correspondence between your agency and U.S. Representative Kevin Cramer or the staff of U.S. Representative Kevin Cramer between January 2013- present. • Any direct correspondence between your agency and Kevin D. Cramer of North Dakota, born 01/21/1961, between January 2013-present. Direct correspondence should include letters, emails, reports, and other relevant material. I am not seeking any secondary material such as phone logs, notations of conversation, etc. (Date Range for Record Search: From 01/01/2013 To 04/24/2017)	Simple	Congressional/InterAgency
4/13/2017	17-FI-HQ-01041	Lippman, Daniel	-	April 13, 2017 Dolores Cole Office of the Executive Secretariat Room 10139 451 7th Street, SW Washington, DC 20410-3000 Dear Dolores, This is a request under the Freedom of Information Act. I request that a copy of the following documents or documents containing the following information be provided to me. private schedules of the secretary since taking office (up to the time that you provide me the documents). In order to help to determine my status to assess fees, you should know that I am a representative of the news media affiliated with POLITICO and this request is made as part of news gathering and not for a commercial use. I request a waiver of all fees for this request. Disclosure of the requested information to me is in the public interest because it is likely to contribute significantly to public understanding of the operations or activities of the government and is not primarily in my commercial interest. Thank you for your consideration of this request. Sincerely, Dani	-	Agency Officials

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4/11/2017	17-FI-HQ-01023	Casey, Kathleen	American Bridge 21st Century	Incoming-And-Outgoing Email Correspondence Between The Office Of The Secretary And The Environmental Protection Agencies Office of Administration On The Topic Of "Lead" From March 2017 Through The Present. I am requesting incoming-and-outgoing correspondence between the Office of the Executive Secretariat and the Office of the Administrator within the Environmental Protection Agency on the topic of "lead," and/or "painting rule," and/or "the Lead Risk Reduction Program," from March 15, 2017 through the present. The search for email correspondence should be limited to the following officials and administrator within the offices noted above. • Ben Carson: HUD Office of the Executive Secretariat • Sheila Greenwood: HUD Office of the Executive Secretariat • Deana Bass: HUD Office of the Executive Secretariat • Andrew Hughes: HUD Office of the Executive Secretariat • Scott Pruitt: EPA Office of the Administrator • Mike Flynn: EPA Office of the Administrator • John Reeder: EPA Office of the Administrator • Charles Munoz: EPA Office of the Administrator Incoming-And- Outgoing Email Correspondence Between The Ben Carson And Andrew Hughes And The Executive Office Of The President On The Topic Of "Lead." I am requesting incoming-and-outgoing email correspondence between Secretary Ben Carson and White House liaison Andrew Hughes and the Executive Office of the President on the topic of "lead," from March 16, 2017, through the present. The search for correspondence with the EOP should be conducted by search for correspondence on the topic of	Complex	Agency Officials
4/10/2017	17 FI HQ 01013	Oswald, Bill	-	A copy of correspondence from Congressman Robert "Beto" O'Rourke and the response to the correspondence. Please search for documents from January 2013 through present.	-	Congressional/InterAgency
4/10/2017	17 FI HQ 01012	O'Connor, Brendan	Gizmodo Media Group	Daily appointment calendars, daily agendas, calendars, and detailed daily schedules for Ben Carson. Any daily appointment calendars, daily agendas, calendars or detailed daily schedules for Ben Carson that refer to a "Cabinet Member Bible Study", from March 1, 2017, to the date this request is	Complex	Agency Officials
4/3/2017	17 FI HQ 00968	Warbelow, Sarah	Human Rights Campaign	Dear FOIA Officer: Pursuant to the provisions of the Freedom of Information Act (FOIA),5 U.S.C., §§ 552, et seq, the Human Rights Campaign (HRC) hereby requests from the Department of Housing and Urban Development any and all records including but not limited to emails, letters, text messages, phone records, scheduling records, and other documentation that relate to the withdrawal of a survey related to an LGBT homelessness project between November 9th and the present. This request includes, but is not limited to, information related to the following people: ? Secretary Ben Carson ? Brian Sullivan ? Mason Alexander ? Victoria Burton ? Deidre Bass ? Angela Beckles ? Robert Bowes ? David Byrd ? Alexander Caffey ? Susan Dubin ? Nora Fitzpatrick ? Sheila Greenwood ? Arnie Grubman ? Barbara Gustson ? Stephanie Holdenfield ? Gregory Holmes ? Andrew Hughes ? Marek Kasper ? Jonathan McCall ? Michael Nason ? Lynne Patton ? Timothy Petty ? William Russell ? Shermichael Singleton ? Ely Sullivan ? Richard Youngblood HRC requests a waiver of fees associated with this request in accordance with 5 U.S.C. § 552(a)(4)(A)(iii). Releasing these documents are in the public interest and would contribute significantly to public understanding of the activities of the government. HRC is a non-profit organized under section 501(c)(4) of the Internal Revenue Code. If our request for a waiver is not granted, we agree to pay reasonable duplication fees for the processing of this request. We request that whenever possible records are delivered in digital format. Sincerely, Sarah	-	Agency Officials
3/31/2017	17-FI-HQ-00959	Herbert, Keith	Newsday reporter	1. Statistical information, year by year for at least 10 years but for as many years as you have the statistics compiled or available in reports, showing the number of fair housing complaints, under Title VIII, broken down by type of complaint (disability, familial status, race, Hispanic origin, sex, HIV/AIDs etc.) Please provide the data for (a) Region II, New York and New Jersey, and (b) The entire U.S. 2. Complaint/case information, including all information on all complaints/cases included in	Complex	Media
3/29/2017	17 FI HQ 00937	Dwyer, Min	Vice Media LLC	This is a request under the Freedom of Information Act. On behalf of Vice News and myself, jointly, I request that you provide us with: The daily schedule for Sec. Ben Carson since 1/20/17. Format: we prefer to receive records in the following formats, listed in order of preference: (1) an electronic data format such as a text-searchable PDF or Word document, or similar; (2) an electronic scanned PDF, (3) other non-proprietary electronic format. Please respond within 20 working days, as the Act provides, or notify me if "unusual" or "exceptional" circumstances apply – as the Act uses those terms. If you decide to exempt part or all of any record, please release all other segregable parts. If you withhold any record or portion of a record, please specify which statutory exemption are claimed for each withholding. Please separately state your reasons for not invoking your discretion, as the Act allows, to release the requested information. Please describe each record withheld, including its date	-	Agency Officials
3/27/2017	17-FI-HQ-00922	Weismann, Anne	CREW	1. Copies of all calendars and/or other records reflecting meetings Senior White House Counsel Marek Kasper had from January 20, 2017 to the present. 2. Documents reflecting the mission, responsibilities, and duties of the Senior White House Counsel position currently held by Ms. Kasper. 3. All communications between Ms. Kasper and White House Deputy Chief of Staff Rick Dearborn	-	Agency Officials
3/21/2017	17-FI-HQ-00895	McClanahan, Kel	National Security Counselors	All email correspondence sent to or received by the following officials (or acting officials, if appropriate) in the 10 business days prior to date search is commenced: Secretary of Housing and Urban Development and Chief of Staff Counsel to: General; Deputy Inspector General Brad Ritzel team members Deidre Bass, Sheila Greenwood, Marek Kasper, Lynne Patton, and Shermichael	Complex	Agency Officials
3/16/2017	17-FI-HQ-00866	Lord, Rich	Pittsburgh Post-Gazette	We request any and all correspondence, including email, and including attachments, between the Department of Housing and Urban Development and/or its representatives, and the Housing Authority of the City of Pittsburgh and/or its representatives or related entities, since Jan. 1, 2012, related to the redevelopment of the community formerly know as Addison Terrace, but now know as Skyline Terrace. "The Housing Authority of the City of Pittsburgh and/or its representatives or related entities" should include the Housing Authority of the City of Pittsburgh, Allies & Ross Management and Development Corporation, ARMDC Guarantee LLC, Char-Ster Site F3 Inc., ARMDC-Addison Terrace I Inc., ARMDC-Addison Terrace II Inc., ARMDC-Addison Terrace III Inc., ARMDC-Larimer-East Liberty I	Expedite	Media
3/13/2017	17-FI-HQ-00836	Gajna, Shaar	-	Any freedom of information Act requests and the responsive materials there of filed January 2011 to present regarding Senator Elizabeth Warren or the staff of representatives of Senator Elizabeth Warren, in both her capacity as a United States Senator and as a private citizen	-	Congressional/InterAgency

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HUD-17-0235-C-001401

3/7/2017	17-FI-HQ-00809	MacGillis, Alec	ProPublica	Pursuant to the federal Freedom of Information Act, 5 U.S.C. § 552, I request access to and copies of [illegible] calendars dated between January 20, 2017, and the present (up to and including the day this request is processed), of the following officials from the new administration's "beachhead team": - Nina Fitzpatrick -Robert Bowes -David Byrd -Susan Dudley -Andrew Hughes -Timothy Petty -William Russell -Elvis Solivan -Richard Youngblood -Mason Alexander -Victoria Barton -Stephanie Holderfield - Jonathan McCall -Gregory Holmes -Barbara Grusen -Angela Beeckler -Alexander Coffey -Anne Gribbin - Deidre Bove -Marie Kasper -Lynne Patton -Sherrinbel Singleton -Michael Nelson -Sheila Greenwood I would like to receive the information in the following format: electronic. As a representative of the news media I am only required to pay for the direct cost of duplicat on after the first 100 pages. This information is being sought on behalf of ProPublica, an independent non-profit news organization, for dissemination to the general public. If my request is denied in whole or part, I ask that you jus fy all de et ons by reference to specific exemptions of the act. I will a so expect you to re ease al segregable portions of otherwise exempt material. I, of course, reserve the right to appeal your decision to withhold any informat on or to deny a wa ver of fees. As I am making this request as a journalist and this information is of timely value, I would appre ate your communicating with me by [illegible]	Complex	Agency Officials
3/7/2017	17-FI-HQ-00804	Toni, Maxwell	-	This is a request under the Freedom of Information Act. I hereby request all email and digital communications sent by Janet Golnick and Sheila Greenwood including the words "slave" or "immigrant" or "speech" between 3/01/2017 and 3/05/2017. If there is a cost associated with this request, please let me know what the contact information included with this email. (Date Range for [illegible]	-	Agency Officials
3/6/2017	17-FI-HQ-00791	Maxwell, Tonya	Asheville Citizen-Times	1. Fiscal year ending Indian Housing Plan for the past five years, to include the most recently submitted plan. 2. Annual performance reports (and/or audits) that accompany the documents described in item 1. 3. On-site monitoring review dated April 24, 2015 and any subsequent documents/accompanying materials related to this review. 4. Schedule of any meetings from October 2016 to present with ONAP's Chicago office (to include but not limited to Mary White) and Tribal [illegible]	Simple	Media
3/3/2017	17 FI HQ 00788	MacGillis, Alec	ProPublica	Pursuant to the federal Freedom of Information Act, 5 U.S.C. § 552, I request access to and copies of [illegible] calendars dated between January 20, 2017, and the present (up to and including the day this request is processed), of the following members of the new administration's "agency landing team" for the department: -John Bravacos -Timmy Kemp -Heather Flick -Shawn Krause -Elvis Sullivan -David [illegible]	Complex	Agency Officials
3/2/2017	17 FI HQ 00771	Zurik, Lee	WWJE-TV	1) A list of all federally backed HUD loans now in default or loans that were written or charged off. Database would include, but not be limited to, date of loan, name of who loan was given to, address of property of loan, amount of loan, default amount, and default/charge off, or write off date	Simple	Media
2/28/2017	17 FI HQ 00761	McDermott, Nathan	-	Dear Custodian of Records: Under the Freedom of Information Act, I am requesting an opportunity to inspect or obtain copies of the following public records: 1) Any and all internal emails from or to Julian Castro, the former Secretary of Housing & Urban Development, during his tenure, that contain the phrase "Ben Carson" and/or "Carson" and/or "pyramids" and/or grain between December 1, 2016 to January 20, 2017 2) Any and all internal emails from or to Craig Clemmensen, the acting Secretary of Housing & Urban Development, that contain the phrase "Ben Carson" and/or "Carson" and/or "pyramids" and/or grain between January 20, 2017 to February 28, 2017 If there are any fees for searching or copying these records, please inform me if the cost will exceed $25. However, please note that I am a member of the media reporting for CNN and seek this information in the public interest, not for commercial use. The statute requires a response in a reasonable time period. If access to the records I am requesting will take longer, please contact me with information about when I might expect copies or the ability to inspect the requested records. If you deny any or all of this request, please cite each specific exemption you feel justifies the refusal to release the information and notify me of the appeal procedures available to me under the law. Thank you for considering my request. Sincerely, Nathan McDermott Reporter, CNN 559-760-6367 1 Time Square	-	Agency Officials
2/21/2017	17-FI-HQ-00708	Greenewald, John	-	http://www.zdnet.com/article/1-one-hacker-breaches-60-universities-federal-agencies/ The link above is to an article which states that a hacker, Rasputin, "has also struck the [illegible] US Department of Housing and Urban Development [illegible]." I respectfully request a copy of records, electronic or otherwise, of all after action reports, damage assessments, incident reports, and any communications concerning the HUD cyber cyber cybersecurity as mentioned in the article	Complex	Media
2/21/2017	17-FI-HQ-00707	O'Connor, Brendan	Gizmodo Media Group	Copies of all forms, questionnaires, or similar documents completed by Sherrinchae Singleton, a senior adviser to the Department of Housing and Urban Development from January 23, 2017, to February 16, 2017, as part of the vetting process for political appointees. To include copies of any [illegible]	Complex	Agency Officials
2/19/2017	17-FI-HQ-00642	Casey, Kathleen	American Bridge 21st Century	1) Incoming-And-Outgoing Correspondence Between U.S. Department Of Housing And Urban Development And Jared Kushner From 2005 Through The Present. I am requesting copies of incoming-and-outgoing correspondence between the U. S. Department of Housing and Urban Development and Jared Kushner from 2005 through the present. The search for correspondence within HUD should be limited to the following offices/positions: Office of the Secretary, Deputy Assistant Secretary for Multifamily Housing, Office of Housing Assistance and Grant Administration, Office of Regulatory Affairs, Office of Fair Housing and the Office of Investigation. 2) Housing Discrimination Complaints Filed Against The Corporations Listed Below. I am requesting copies of housing discrimination complaints, multi family housing complaints and property management complaints filed with the U.S. Department of Housing and Urban Development against the corporations listed below: • Kushner Companies • Westminster Management • Westminster City	Complex	Media
2/8/2017	17-FI-HQ-00620	Bailey, Kate	Judicial Watch	All records or communications between officials or employees of the U.S. Department of Housing and Urban Development and officers, officials employees, or representatives of the President-Elect's transition team. The time frame for this request is November 15, 2016 to the present.	Complex	Agency Officials
2/7/2017	17-FI-HQ-00611	Casey, Kathleen	American Bridge 21st Century	Item 1 - Incoming-And-Outgoing Correspondence Between U.S. Department Of Housing And Urban Development And Evan Jenkins From 2003 Through The Present. I am requesting copies of incoming-and-outgoing correspondence between the U.S. Department of Housing and Urban Development and Representative Evan Jenkins (Formerly West Virginia Senator Evan Jenkins) from 2003 through the present. The search for correspondence within HUD should be limited to the following offices/positions: Office of Congressional/Intergovernmental Relations, Secretary of the Department of Housing and Urban Development, and the Deputy Secretary of the Department of Housing and Urban Development. Item 2 - Housing Discrimination Complaints Filed Against The Corporations Listed Below. I am requesting copies of housing discrimination complaints filed with the U.S. Department of Housing and Urban Development against the corporations listed below: • Riverview Manor, Inc. (West Virginia) • Riverview Manor Neighborhood Association, Inc. (West Virginia) •	Complex	Media

AMERICAN OVERSIGHT

HUD-17-0235-C-001402

1/30/2017	17-FI-HQ-00558	Kesler, Rebecca	Fox News Channel	We are submitting a Freedom of Information Act request for correspondence, to include email or written letters, between Steven Mnuchin and HUD specifically as a response to "Mortgagee Letter 2015-11" but not limited to any and all correspondence between Mr. Mnuchin and HUD between the dates of 4/23/2015 and 12/01/2016. In his January 19th, 2017 senate confirmation hearing, Mr. Mnuchin said he wrote to HUD following the release of HUD issued Mortgagee Letter 2015-11. Mr. Mnuchin says he wrote on the subject of senior citizen foreclosures "who were behind only small amounts in taxes and insurance". We are requesting the correspondence from Mr. Mnuchin to HUD, and any written response to Mr. Mnuchin if it was given, and/or confirmation that this letter/email was never received by HUD. Steven Mnuchin was the CEO of OneWest at the time of the April, 23, 2015 dated "Mortgagee Letter 2015-11". For reference, this is Mr. Mnuchin's prepared testimony in which he references writing to HUD on the subject. https://www.finance.senate.gov/imo/media/doc/Mnuchin%20Confirmation%20Remarks%20-%20%20FINAL%20011817.pdf - Steven Mnuchin on January 19th, 2017: " Similarly, in 2015, when HUD issued Mortgagee Letter 2015-11, I wrote to HUD and asked them to change the policy so that we would not be forced to foreclose on senior citizens who were behind only small amounts on taxes and insurance. I was so troubled by this that I discussed it with our primary regulator, the Office of the Comptroller of the	Complex	Agency Officials
1/25/2017	17 FI HQ 00534	Rotkis, Susan	-	Please send me (1) a copy of each and every communication to or from the Secretary of Housing and Urban Development since January 15, 2017, through the present, including all that were sent from or received by any device, including but not limited to computer or mobile device of any kind. Please send me a copy of each and every communication to or from the Chief of Staff of the Secretary of Housing and Urban Development since January 15, 2017, through the present, including all that were	Complex	Agency Officials
1/11/2017	17-FI-HQ-00481	Haturechi, Robert	ProPublica	All correspondence between the office of the Secretary of HUD and HUD nominee Ben Carson. (Date Range for Record Search: From 01/01/2014 To 01/11/2017)	Complex	Agency Officials
1/9/2017	17-FI-HQ-00468	O'Connor, Brendan	Gannett Media Group	Any emails sent or received by those individuals listed below on November 8-9 2016, that mentioned the word 'Trump' in the body or subject: Julian Castro, Secretary; Nani A. Coloretti, Deputy Secretary; Neal D Barker, Chief of Staff; Tonya Robinson, Acting General Counsel; Edward L. Golding, Principal Deputy Assistant Secretary for the Office of Housing, Lourdes Castro Ramirez, Principal Deputy Assistant for the Office of Public and Indian Housing; Harriet Tregoning, Principal Deputy Assistant Secretary for the Office of Community Planning and Development; Katherine M. O'Regan, Assistant Secretary for Policy and Research; Gustavo E. Velasquez, Assistant Secretary for Fair	Complex	Agency Officials
1/3/2017	17 FI HQ 00456	Massie, Christopher	CNN	1.) Any and all HUD communications with "@hud.gov" emails addresses between the dates 11/9/2016 and 1/3/2017. 2.) Any and all internal HUD communications containing the name "Ben Carson" between the dates 1/1/2015 and 1/3/2017. 3.) Any and all communications to, from, or containing the name "Armstrong Williams" between the dates 11/9/2016 and 1/3/2017. (Date Range for Record Search: From 01/01/2015 To 01/03/2017)	-	Agency Officials
12/16/2016	17 FI HQ 00380	Wilson, Megan	The Hill	This is a request under the Federal Freedom of Information Act (FOIA), the First Amendment to the United States Constitution, the common law of the United States, the Privacy Act (5 U.S.C.) section 552a, and any statute providing for public access to government information. I request that I be sent copies of the following documents or, if there is a large number, be permitted to inspect the following documents. Any and all transition briefing documents or materials given by the Department of Housing & Urban Development to the transition/landing team for then-President-elect Barack Obama in 2008 and 2009. This includes copies of materials loaded onto technology (e.g. tablets or cloud technology) for ease of use by the transition and/or landing teams. If possible, I would prefer to receive the largest number of records or documents in electronic form. (Date Range for Record	Complex	Agency Officials
12/16/2016	17 FI HQ 00379	Wilson, Megan	The Hill	This is a request under the Federal Freedom of Information Act (FOIA), the First Amendment to the United States Constitution, the common law of the United States, the Privacy Act (5 U.S.C.) section 552a, and any statute providing for public access to government information. I request that I be sent copies of the following documents or, if there is a large number, be permitted to inspect the following documents. Any and all transition briefing documents or materials given by the Department of Housing & Urban Development to the transition/landing team for President-elect Donald Trump. This includes copies of materials loaded onto technology (e.g., but not limited to, tablets or cloud technology) for ease of use by the transition and/or landing teams. If possible, I would prefer to	Complex	Agency Officials
12/13/2016	17 FI HQ 00357	Levine, Carrie	Center for Public Integrity	Any records, documents, emails, questionnaires, memoranda or other correspondence or communications between agency officials and the Trump Presidential Transition Team, regardless of format, medium or physical characteristics and including electronic records and information. The request includes both inter-agency and external communications. The likely date range of the records is Sept. 1, 2016 through the present. I am requesting responsive records regardless of format, and the request includes attachments to those records. In addition, please whenever possible produce records electronically in non-proprietary formats such as Excel files or PDF files. Please also provide any and all documentation related to such electronic records, including but not limited to data dictionaries, database documentation, record layouts, code sheets, data entry instructions, and similar printed or electronic documentation materials. Please respond within 20 working days, as the Act provides, or notify me if "unusual" or "exceptional" circumstances apply (as the Act uses those terms). If you decide to withhold an exempt portion of any record, please release all other segregable parts. If you withhold any record or portion of a record, please specify which statutory exemptions are claimed for each withholding. Please separately state your reasons for not invoking your discretion, as the Act allows, to release the requested information. Please describe each record withheld, including its date	Complex	Agency Officials
12/9/2016	17-FI-HQ-00337	Morisy, Michael	MuckRock	A copy of the primary briefing materials created by XXXX for purposes of the Presidential Transition Process, specifically any presentations created for or delivered to members of the Presidential Transition Team for the new Administration during November/December 2016. (Date Range for Record Search: From 11/01/2016 To 12/09/2016)	Complex	Agency Officials
12/9/2016	17-FI-HQ-00336	Kravitz, Derek	ProPublica	All agency briefing materials related to the Presidential transition for Agency Review Teams (also known as Agency Landing Teams). These materials include, but are not limited to any agency's mission, vision and strategic goals; organizational chart, budget; human capital overview; current Presidential appointees; and an overview of priority issues facing the organization.	Complex	Media
10/13/2016	17-FI-HQ-00047	Holding, George	-	I am requesting an open disclosure of the details of a HUD loan application submitted by the Town of Cary for the purpose of building a luxury hotel. 1. Summary of HUD's current position on this application and the reasons (s) for its delay. 2. Any documents and/or correspondence submitted by the Town since originally submitting the application. 3. Job and economic results that will be required from the town by HUD. 4. A full and up-dated copy of the town's loan application.	Complex	Congressional/InterAgency

AMERICAN OVERSIGHT

HUD-17-0235-C-001403

10/5/2016	17-FI-HQ-00019	Woellert, Lorraine	Politico	Oct. 5, 2016 Chief FOIA Officer Department of Housing and Urban Development Washington, D.C. 20219 VIA EMAIL FREEDOM OF INFORMATION ACT REQUEST Dear Madam or Sir: Pursuant to the Freedom of Information Act, 5 U.S.C. Section 552 et seq (FOIA), I request details of Secretary Julian Castro's schedule. Please provide all appointments, phone logs and calendars related to or maintained by Mr. Castro dating from Jan. 1, 2016, to the date of your receipt of this letter. If HUD recently has responded to a similar request for information, I am willing to accept a copy of that prior response with the understanding that HUD is timely will be completely responsive in this request by filing in any gaps in information. I am a reporter for Politico, an accredited and recognized newsgathering organization. I request the records to inform the public about matters of public concern. FOIA requires that the your agency respond to this request within 20 business days. This request is segregable, and your agency may not withhold entire records because of one section that you believe is exempt from disclosure. Under federal law, if you choose to withhold any such parts of the records from disclosure, you must specify in a written response the factual and legal basis for withholding any part of the Records. In responding to FOIA requests, the agency and board must operate with a presumption in favor of disclosure. As stated in a January 21, 2009, presidential memorandum, "[a]ll agencies should adopt a presumption in favor of disclosure, in order to renew their commitment to the principles embodied in FOIA and to usher in a new era of open government." I agree to pay reasonable fees for the records, including actual costs up to $100. If you estimate that actual costs will exceed this amount, please contact me so that I may make the appropriate arrangements for	-	Media
7/21/2016	16-FI-HQ-01790	Barton, Ethan	Daily Caller News Foundation	Please see attached: Pursuant to the federal Freedom of Information Act, 5 U.S.C. § 552, I request access to and copies of any and all memos, documents or other records produced as a result of an Office of Inspector General Systemic Implications Report regarding changes to the Department of Housing and Urban Development's process to suspend and debar real estate professionals. I am also requesting access to and copies of any and all records pertaining to any policy changes as a result of this report. The report was submitted to the Department of Housing and Urban Development and is dated May 15, 2013. I am also requesting any and all communications, including emails, between HUD officials regarding either the report or the issue presented in the report 30 days before or after the report was issued. I would like to receive this information in a searchable PDF via email or thumb	Complex	Media
7/21/2016	16-FI-HQ-01789	Barton, Ethan	Daily Caller News Foundation	All memos, documents, or other records, produced as a result of a February 13, 2012, Office of Inspector General Systemic Implications Report regarding the discretion of public housing authorities (PHAs) not to terminate fugitive felons. Also seeking copies of all records pertaining to any policy changes as a result of the report: all communications, including emails, between HUD officials regarding either the report or the issue presented in the report 30 days before or after the report was issued; and directives and memoranda sent by HUD to PHAs as a result of the OIG report. Wants to receive the information in a searchable PDF via email or on a thumb drive. If not, available that way.	Complex	Media
7/19/2016	16-FI-HQ-01767	Jones, Ross	Scripps Washington Bureau	Records for all premium-class travel purchases since January 1, 2015, until the date of HUD's response, to include but not limited to, the department and individual for which the ticket was purchased, the purpose for travel, the origination and destination of the travel and the total cost	Simple	Media
5/18/2016	16-FI-HQ-01449	Gardner, Lyndsey	WJXT Channel 4	foia request	Simple	Media
4/22/2016	16-FI-HQ-01304	Hauser, Jeff	Revolving Door Project	I request an electronic copy (e.g. pdfs on a CD-ROM or via email) of all emails or memos in the possession of Secretary Castro, Neelie Parker, or Helen Kanovsky that mention Jason Rosenberg, Peter Scher, or Jamie Dimon between November 1, 2014 and April 22nd, 2016. This specifically includes, but is not limited to, all materials prepared in connection to meetings with Jason Rosenberg, Peter Scher, or Jamie Dimon. I request a waiver of all fees for this request. In order to help to determine my status to assess fees, you should know that the Revolving Door Project is a non-profit educational program currently housed at the Center for Effective Government, and this request is made for educational purposes and not for a commercial use. Disclosure of the requested information to me is in the public interest because it is likely to contribute significantly to public understanding of the operations or activities of the government. Specifically, it is of great public interest to understand factual concerning public curriculum concerning waivers (e.g., https://insidersenpl.com/2015/07/15/obama-admin-stration-fin ds-new-way -let-criminal-banks-avoid-cons equences/) and DAPs (e.g., https://www.sa on.com/2015/04/ 20/ this e ection s blinding us t o_a_wall_street_outrage_ nside _the_medias_negligent_response _to_a_fores osure_disaster/). The Revolving Door Project is committed to working with other media outlets to disseminate the publicly	Complex	Agency Officials
3/3/2016	16-FI-HQ-00937	Singer-Vine, Jeremy	BuzzFeed	Pursuant to the federal Freedom of Information Act, 5 U.S.C. § 552 et seq., I request copies of the request logs and all records from the RapidDCD 4.0 database "Disposition" and "Select Subscribers" tables. If there is any confusion about, or clarification needed, regarding these records, please see my correspondence with the FOIA Office's Eugene McGurl from Feb. 26 – March 2, 2016 (subject line: "PHAS inspection data update?"). I request this information in the same digital format as HUD provided in response to my previous request 15-FI-HQ-00618. (This request merely seeks updates to a subset of the tables from that response.) This information is being sought on behalf of BuzzFeed News for the purpose of informing the general public. Because the release of this information is in the public interest, please waive any applicable duplication fees. If you determine that fees will exceed $25, please inform me first. As I am making this request as a journalist and this information is of timely value, I would appreciate you communicating with me by telephone or electronic mail — listed above — rather than by postal mail. I look forward to your reply within 20 business days, as the	Complex	Media
2/26/2016	16-FI-HQ-00907	Singer-Vine, Jeremy	BuzzFeed	All database records from HUD's Lead Based Paint Inspection program, from the program's inception to the date this request is fulfilled. Please request all record layouts, data dictionaries, training manuals, and glossaries associated with this database. I request this information in a digital format, preferably as one or more Excel spreadsheets, comma separated values (CSV) files, or SQL schema files and preferably not as a PDF scanned document. Please contact me at [redacted] or [redacted] should	Complex	Media
2/24/2016	16-FI-HQ-00891	Catalini, Michael	-	PLEASE SEE ORIGINAL INCOMING REQUEST FOR COMPLETE DETAILS Requesting New Jersey & New York's application for the Natural Disaster Resilience Competition grant.	Complex	Media

AMERICAN OVERSIGHT
HUD-17-0235-C-001404

7/14/2016	16-FI-HQ-00099	Barton, Ethan	Daily Caller News Foundation	Pursuant to the federal Freedom of Information Act, 5 U.S.C. § 552, I request access to and copies of any and all documents regarding applications, awards, reviews, and reports of Capacity Building for Community Development and Affordable Housing grants through Section 4 of the HUD Demonstration Act of 1993 since 2010. These include, but are not limited to, any and all: 1. Applications for Section 4 funding; 2. Reviews of grant recipients' and sub-awardees' performance conducted by HUD, the Office of Inspector General, and/or third-parties; 3. Work and funding plans submitted by grant applicants, grant recipients and sub-awardees; 4. Performance reports and final reports submitted by grant recipients and sub-awardees; 5. Audits of awarded funds, grant recipients and sub-awardees conducted by HUD, the Office of Inspector General, and/or third-parties; 6. Performance goals and objectives submitted by grant applicants, grant recipients and sub-awardees; 7. Award notices; 8. Other documents that review the performance of grant recipients and sub-awardees, including, but not limited to, how grant recipients' and sub-awardees' performance increased community development corporations' capacity and how communities were subsequently affected; 9. Correspondence between HUD and grant recipients, including but not limited to emails, letters, and text messages; and 10. Correspondence between HUD and sub-awardees, including but not limited to [illegible]	Complex	Media
10/9/2015	16-FI-HQ-00078	Turney, Thomas	319 Group	Request for a copy of correspondence from Congressman Todd Young or his staff and the response to the correspondence from January 2011 through the present. Specifically, correspondence regarding policy, legislation, or regulations, recommendations for executive branch position or appointments, or support or opposition to federal funding for programs, projects, or campaigns	Simple	Congressional/InterAgency
10/8/2015	16-FI-HQ-00061	Parker, Molly	The Southern Illinoisan	Under applicable laws, send to the newspaper any correspondence between the U.S. Department of Housing and Urban Development and U.S. Sen. Dick Durbin's office regarding the Alexander County (Illinois) Housing Authority. (Date Range for Record Search: From 09/01/2015 To 09/01/2016)	Simple	Media
8/25/2015	15-FI-HQ-01964	MacDonald, Christine	The Detroit News	I want data on every Housing Choice Voucher currently issued in Michigan, as of Aug. 25, 2015. 1. Zip code of the rental location 2. Name of the entity issued the voucher 3. Name of landlord 4. Office address of landlord 5. Amount of rent paid by tenant 6. Remaining amount of rent paid to landlord	Simple	Media
8/23/2017	17-FI-RO4-01835	Dunn, Andrew	Charlotte Agenda	I am requesting copies of inspection reports from HUD's Real Estate Assessment Center on Public Housing and Multifamily Housing properties in Mecklenburg County, North Carolina. These should include any relevant inspectors' notes and reasonings behind the scores given. I am interested in inspections conducted between 2011 and 2017. <Date Range for Record Search: From 01/02/2013 To	-	Media

AMERICAN OVERSIGHT

HUD-17-0235-C-001405

From: Davis, Anne
Sent: Thursday, August 24, 2017 11:50 AM
To: Wright, Sandra J
Cc: Foster, Helen G; Snowden, Deborah R; Smallwood, Marcus R; Ott, Richard M; Schmidt, Carrie S; Wolfe, Lisa A; Williams, Sheppard V
Subject: Submission of Media FOIA #17-FI-RO3-01696 Max Lee to ExecSec for finalizing

Dear Sandi,

Following telephone conversations with the Region III FOIA Liaison, Van Williams, and pursuant to the recent FOIA policy and clarification, our office is turning over the responsive documents and supporting information to ExecSec-FOIA Branch for finalizing the processing of the documents and response to the requester.

I have uploaded the following documents in FMS2 under FOIA case control #17-FI-RO3-01696 (Max Lee, Northern Virginia Daily) in Document Management, File name "Lee-NVDaily":

1. Original HAP Contract
2. RFD Response from Program Area

Your will find the Recommendation Sheet in the correspondence log.

I plan to update the FOIA case control number in FMS2 to reflect that this is now a HQ-controlled case and remove it from the RO3 queue since ExecSec is finalizing the processing of the request.

Please advise if there is any outstanding matter or needed change to the above steps.

Thank you, Anne Davis

Anne Davis, Sr. Management Analyst

US Dept. of Housing & Urban Development

AMERICAN OVERSIGHT

Richmond Field Office

600 E. Broad Street, Richmond, VA 23219

804-822-4802/800-842-2610, ext. 4802

P Please do not print this e-mail unless necessary

AMERICAN OVERSIGHT

From: Davis, Anne
Sent: Thursday, August 24, 2017 11:37 AM
To: Wright, Sandra J
Cc: Foster, Helen G; Snowden, Deborah R; Smallwood, Marcus R; Ott, Richard M; Schmidt, Carrie S; Wolfe, Lisa A; Williams, Sheppard V
Subject: Submission of Media FOIA #17-FI-RO3-01465 Debbie Truong to ExecSec for finalizing

Dear Sandi,

Following telephone conversations with the Region III FOIA Liaison, Van Williams, and pursuant to the recent FOIA policy and clarification, our office is turning over the responsive documents and supporting information to ExecSec-FOIA Branch for finalizing the processing of the documents and response to the requester.

I have uploaded the following documents in FMS2 under FOIA case control #17-FI-RO3-01465 (Debbie Truong, Richmond Times-Dispatch) in Document Management, File name "RTD-TRUONGESSEX-2017":

1. All PK Properties
2. Essex HAP Payments 2012-2016
3. Essex CDE Original
4. Essex CDE Redacted

For your information, the requester received an interim response on July 10, 2017, which you will find in the correspondence log. With the interim response, the "All PK Properties" and "Essex HAP Payments 2012-2016" were released in full.

This FOIA has been linked to 17-FI-R03-01425, and the clock has been stopped, because the CDE document requested by both of these media requesters has not yet been released pending resolution of submitter objections to the release of the following documents:

The decision to release these documents has been made and the submitter was notified of HUD's intent to release on August 17, 2017 (this is in the correspondence log). The requester is anticipating receiving our final response by August 31, the date provided to the submitter as the intended date of document release.

I plan to update the FOIA case control number in FMS2 to reflect that this is now a HQ-controlled case and remove it from the RO3 queue since ExecSec is finalizing the processing of the request.

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Please advise if there is any outstanding matter or needed change to the above steps.

Thank you, Anne Davis

Anne Davis, Sr. Management Analyst

US Dept. of Housing & Urban Development

Richmond Field Office

600 E. Broad Street, Richmond, VA 23219

804-822-4802/800-842-2610, ext. 4802

P Please do not print this e-mail unless necessary

AMERICAN OVERSIGHT

From: Davis, Anne
Sent: Thursday, August 24, 2017 11:14 AM
To: Wright, Sandra J
Cc: Foster, Helen G; Snowden, Deborah R; Smallwood, Marcus R; Ott, Richard M; Schmidt, Carrie S; Wolfe, Lisa A; Williams, Sheppard V; Schmiegelow, Toni D
Subject: Submission of Media FOIA #17-FI-RO3-01425 Theresa Clift to ExecSec for finalizing

Dear Sandi,

Following telephone conversations with the Region III FOIA Liaison, Van Williams, and pursuant to the recent FOIA policy and clarification, our office is turning over the responsive documents and supporting information to ExecSec-FOIA Branch for finalizing the processing of the documents and response to the requester.

I have uploaded the following documents in FMS2 under FOIA case control #17-FI-RO3-01425 (Melissa Hipolit, WTVR-TV) in Document Management, File name "WTVR-Essex-June20-2017":

1. Notice of Default
2. CDE-May 25-Approved
3. January 2017 REAC Appeal
4. Project Owner Certification Survey
5. REAC Appeal Redacted

In the review layer you will find the following redacted documents:

1. CDE-May 25 – Approved

2. Project Owner Certification Survey

3. REAC Appeal Redacted

For your information, the requester received an interim response on July 10, 2017, which you will find in the correspondence log. With the interim response, the "Notice of Default" was released in full.

The clock is stopped on this request pending resolution of submitter objections to the release of the following documents:

1. CDE – May 25 – Approved (Redacted)
2. Project Owner Certification Survey (Redacted)

AMERICAN OVERSIGHT

3. REAC Appeal Redacted

The decision to release these documents has been made and the submitter was notified of HUD's intent to release on August 17, 2017 (this is in the correspondence log). The requester is anticipating receiving our final response by August 31, the date provided to the submitter as the intended date of document release.

I plan to update the FOIA case control number in FMS2 to reflect that this is now a HQ-controlled case and remove it from the RO3 queue since ExecSec is finalizing the processing of the request.

Please advise if there is any outstanding matter or needed change to the above steps.

Thank you, Anne Davis

Anne Davis, Sr. Management Analyst

US Dept. of Housing & Urban Development

Richmond Field Office

600 E. Broad Street, Richmond, VA 23219

804-822-4802/800-842-2610, ext. 4802

P Please do not print this e-mail unless necessary

AMERICAN OVERSIGHT

From: Williams, Sheppard V
Sent: Thursday, September 21, 2017 8:08 AM
To: Robinson, Shana
Cc: Ott, Richard M; Edwards, Nika V; Hawkins, Monica A; DeFelice, Joseph J
Subject: Please Log in CTS and assign to PH (email to J. DeFelice from John Leary re HCV/AFFH/FMRs)
Attachments: PHA Sect8 Sept2017.pdf

Shana,

Please log this incoming email and attachment to Joe in CTS and assign to PH. Monica Hawkins is already aware and will be speaking with Joe about preparation of a formal response.

S. Van Williams
Senior Management Analyst/Regional FOIA & CTS Liaison
Office of the Regional Administrator
Philadelphia Regional Office
Phone 215-430-6628 - Fax 215-656-3445
sheppard.v.williams@hud.gov

This communication, along with any attachments, is covered by federal and state law governing electronic communications and may contain confidential and legally privileged information. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution, use, or copying of this message or portion thereof is strictly prohibited. If you have received this message in error, please reply immediately to the sender and delete this message. Thank you.

From: Hawkins, Monica A
Sent: Tuesday, September 19, 2017 11:54 AM
To: DeFelice, Joseph J <Joseph.J.DeFelice@hud.gov>
Cc: Williams, Sheppard V <sheppard.v.williams@hud.gov>; Ott, Richard M <richard.m.ott@hud.gov>
Subject: RE: FMR, AFFH, PHA

Hi Joe: Let's discuss these so that I can separate the statutory requirements/HUD regulations from PHA's discretionary policy decisions. After we discuss, we can formulate a response to this inquiry. Let me know when you are available. Thanks.

Monica A. Hawkins, MBA
Director
U.S. Department of Housing and Urban Development
Office of Public Housing
The Wanamaker Building
100 Penn Square East

AMERICAN OVERSIGHT

Philadelphia, PA 19107
(215) 861-7593

From: DeFelice, Joseph J
Sent: Tuesday, September 19, 2017 7:25 AM
To: Hawkins, Monica A <monica.a.hawkins@hud.gov>; Ott, Richard M <richard.m.ott@hud.gov>
Cc: Williams, Sheppard V <sheppard.v.williams@hud.gov>
Subject: Fwd: FMR, AFFH, PHA

Joseph J. DeFelice
Regional Administrator
U. S. Department of Housing and Urban Development

From: John Leary <admin@thejlo.org>
Sent: Tuesday, September 19, 2017 1:28:38 AM
To: DeFelice, Joseph J
Cc: info@pha.phila.gov; helen.gym@phila.gov; maria.q.sanchez@phila.gov; cindy.bass@phila.gov; jennifer.kates@phila.gov; darrell.clarke@phila.gov; james.kenney@phila.gov; ubinas@philly.com; media@nlihc.org; ourhomes@nlihc.org; eweiss@nlihc.org; rwillis@nlihc.org; smickelson@nlihc.org; Edwards, Nika V; Wolfe, Lisa A
Subject: FMR, AFFH, PHA

September 19, 2017

Mr. Joseph J. DeFelice, Regional Administrator
Office of the Regional Administrator
Mid-Atlantic Region
U.S. Department of Housing and Urban Development
Philadelphia Regional Office
The Wanamaker Building
100 Penn Square East
Philadelphia, PA 19107-3380Phila

Dear Mr. DeFelice,

Congratulations on your appointment under President Trump's administration. Your involvement in community development over the years will allow for very effective changes needed in all our communities in the region. I had contacted you when you were the Chairman of the PhillyGOP in April 2016 in reference to problems facing voters in selecting appropriate delegates to represent candidates at the upcoming Presidential election. I had also sent an email to Dick Thornburg of Committee of Seventy for his viewpoint (**From:** John Leary [mailto:admin@thejlo.org] **Sent:** Monday, April 25, 2016 10:33 PM **To:** 'josephjdefelice@(b)(6) 'dthornburgh@seventy.org' **Subject:** April 26, 2016 voting)

Following are emails concerning the PHA and landlord/tenant problems in the whirlpool of FMR levels and affordable housing issues in various areas causing much grief (please see the PDF attachment), PRRAC alert on the Small Area FMR rule, contact with NLIHC for AFFH comments, and my submission in 2013 for HUD Docket No. FR-S173-P-0l.

I would look forward to speaking with you concerning these items and how your office can help the specific issue with the PHA in relation to tenants caught in the crossfire between PHA and their listed realtors;. It is important that affordable housing will continue to be possible for lower and fixed income households in the midst of the extreme cost of living which is displacing many people in various metropolitan areas, driven by developers seeking to profit without regard. For your information, I have contacted various individuals and agencies for consideration using disposable or net income instead of gross income being more realistic as the qualifier for housing affordability.

Thank you for your consideration, and much success in your position.

AMERICAN OVERSIGHT

Sincerely,

John Leary

Consultant * Producer
2 Penn Center * POB 59107 * Phila, PA 19102
1.800.561.8050 ** 215.701.7216
www.thejlo.org

"May this communication be a blessing in your day."
THE JOHN LEARY ORGANIZATION

Cc:
Councilwoman Helen Gym (Re: your current hearings on the Eviction Crisis)
Councilwoman Maria Quinones-Sanchez (Re: your current hearings on the Eviction Crisis)
Councilwoman Cindy Bass (Re: your current hearings on the Eviction Crisis)
Ms. Jennifer Kates, Esq. for Councilwoman Gym
Council President Darrell Clarke
Mayor James Kenney
Ms Helen Ubinas, Phila Inq
Renee Willis, VP, Field & Communications, NLIHC
(Possibly for NLIHC VP for Research Andrew Aurand and NLIHC Research Analyst Dan Emmanuel per their authorship).
Sarah Mickelson, Public Policy Director, NLIHC
Elayne Weiss, Senior Policy Analyst, NLIHC
Timothy Smyth, Deputy Assistant Secretary for Enforcement and Programs, HUD, Wash, DC
(April 28, 2017, edition of The HUDdle, "Enforcing Fair Housing 49 Years after the Fair Housing Act"; excellent article)
Niki Edwards, HUD, Phila, PA
Lisa Wolfe, HUD, Phila, PA

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####################

From: John Leary [mailto:admin@thejlo.org]
Sent: Monday, September 18, 2017 1:22 PM
To: 'info@pha.phila.gov'
Cc: 'helen.gym@phila.gov'; 'maria.q.sanchez@phila.gov'; 'cindy.bass@phila.gov'; 'jennifer.kates@phila.gov'; 'darrell.clarke@phila.gov'; 'james.kenney@phila.gov'; 'ubinas@philly.com'
Subject: Section 8 Eviction
Importance: High

September 18, 2017

Mr. Kelvin A. Jeremiah
President and CEO
Philadelphia Housing Authority
12 South 23rd Street
Philadelphia, PA 19103

Dear Mr. Jeremiah,

This is in reference to an article written by Helen Ubinas in the Sunday, September 10, 2017, edition of The Philadelphia Inquirer. Please take a moment to read the article (see copy of PDF attached) and review the options available.

The article details a problem with a Section 8 recipient who is caught in a battle with the landlord and PHA voucher payments. The tenant is a single mother raising three young children and is now facing possible eviction after residing at the property for nine years.

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I am involved in helping the residents and businesses of Philadelphia and look forward to making a difference accordingly. In line with that, I have been following Philadelphia's Eviction Crisis as instituted by Councilwomen Gym, Quinones-Sanchez, and Bass.

I would look forward to hearing more about your thoughts on making changes and collaboration among various entities empowered to take responsibility, and to coordinate a meeting for everyone to sit at the table and discuss proactively, not reactively.

Thank you for your consideration.

John Leary

Consultant * Producer
2 Penn Center * POB 59107 * Phila, PA 19102
1.800.561.8050 ** 215.701.7216
www.thejlo.org

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Community Development * Consumer Advocacy * Entertainment Productions
Event Planning * Fundraising * Image Consulting * Marketing & Promotions

Cc:
Councilwoman Helen Gym (Re: your current hearings on the Eviction Crisis)
Councilwoman Maria Quinones-Sanchez (Re: your current hearings on the Eviction Crisis)
Councilwoman Cindy Bass (Re: your current hearings on the Eviction Crisis)
Ms. Jennifer Kates, Esq. for Councilwoman Gym
Council President Darrell Clarke
Mayor James Kenney
Ms Helen Ubinas, Phila Inq

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Small Area Fair Market Rent Rule >>>>>>

Also, per the PRRAC update sent 9/14/17 >>>>>

More on the Trump Administration's unlawful suspension of the Small Area Fair Market Rent rule: The Center on Budget and Policy Priorities has published an excellent commentary urging HUD to reinstate the mandatory implementation of the Small Area Fair Market Rent rule, and a detailed analysis of HUD's Interim Report on the Small Area FMR demonstration, which, contrary to Trump Administration claims, actually supports the implementation of the new rule. The suspension of the rule was also recently covered in the Atlantic, quoting former HUD Secretary Julian Castro. emerbiAqhirquicksand eFMR Tto At this juncture the responsibility of deciding who should be a delegate under the Republican focus places those voters in a negative, eleventh hour decision making process, which is actually discriminatory, given that the voters under the Democratic focus will be able to identify the delegates to the candidates they support. >>>>>> Through the Department of Housing and Urban Development (HUD), the Obama administration undertook a number of that sought to help families move from low- to high-opportunity neighborhoods. Part of the idea was that doing so would actually get people off government assistance, Julián Castro, the secretary of HUD during the final years of the Obama administration, told me. If they move to better neighborhoods, families can access better educational opportunities and jobs, make more money,

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and stop needing public help. "You need to help empower families by ensuring that they have the tools they need to succeed," he said.

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Additionally, please refer to my email of 6/8/17 to NLIHC (copies to HUD offices) concerning FMR problems and my **Comment for * Docket No. FR-5173-P-01 * Affirmatively Furthering Fair Housing August 12, 2013 for consideration by HUD**

From: John Leary [mailto:admin@thejlo.org]
Sent: Thursday, June 8, 2017 8:37 PM
To: 'outreach@nlihc.org'
Cc: 'media@nlihc.org'; 'rwillis@nlihc.org'; 'smickelson@nlihc.org'; 'eweiss@nlihc.org'; 'Timothy.Smyth@hud.gov'; 'Nika.V.Edwards@hud.gov'; 'Lisa.A.Wolfe@hud.gov'
Subject: RE: Out of Reach 2017 from NLIHC Now Available
Importance: High

June 8, 2017

National Low Income Housing Coalition
Washington, DC

Thank you again for excellent information and for your "Out of Reach 2017" content.

Following is a copy of the comment I submitted for the 2013 HUD Docket FR-5173-P-01 referencing the AFFH situation in 2013. You'll note my reference to your "Out of Reach 2013" report. I had forwarded this information to various agencies and various ***powers that be*** to do something positive (you were also sent copies as well).

The problem hasn't gone away and is still one of discrimination when using the FMR calculation and factoring the gross income versus disposable income information and the fallacy of the 30% limit being equitable. Those individuals who are not wage earners are discriminated against due to the question of tax liability. This is an obvious example of a flagrant disregard for quality of life and the belief that a certain income level is the rule of the land. Logic becomes non-existent.

My belief is that legislators continue to unethically and immorally allow various interest groups to continue this discrimination.

I would look forward to assisting any organization in proposing legislative adjustments. And, for a little light humor, **I am not "out of reach"**. Everyone is invited to be a guest on my show, www.thejlo.org (media tab).

John Leary

Consultant * Producer
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Community Development * Consumer Advocacy * Entertainment Productions
Event Planning * Fundraising * Image Consulting * Marketing & Promotions

Cc:
Renee Willis, VP, Field & Communications, NLIHC
(Possibly for NLIHC VP for Research Andrew Aurand and NLIHC Research Analyst Dan Emmanuel per their authorship).
Sarah Mickelson, Public Policy Director, NLIHC

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Elayne Weiss, Senior Policy Analyst, NLIHC
Timothy Smyth, Deputy Assistant Secretary for Enforcement and Programs, HUD, Wash, DC
(April 28, 2017, edition of The HUDdle, "Enforcing Fair Housing 49 Years after the Fair Housing Act"; excellent article)
Niki Edwards, HUD, Phila, PA
Lisa Wolfe, HUD, Phila, PA

We are pleased to announce the release of *Out of Reach 2017: The High Cost of Housing*. This report, released today by the National Low Income Housing Coalition (NLIHC), reveals that on average a full-time worker in the U.S. must earn $21.21 per hour to afford a modest two-bedroom apartment and S17.14 to afford a one-bedroom apartment. The report indicates that housing costs are "out of reach" for both for the average renter and for millions of low-wage workers, seniors and people with disabilities living on fixed incomes, and other low-income households.

Out of Reach reports on the Housing Wage - the hourly wage a full-time worker must earn to afford a modest rental home without spending more than 30% of his or her income on housing costs - for every state, county, and metropolitan area in the country. The average hourly wage of renters in the U.S. is $16.38, $4.83 lower than the two-bedroom Housing Wage and nearly $1 lower than for the one-bedroom Housing Wage.

In no state, even those where the minimum wage has been set above the federal level, can a minimum wage renter working a 40-hour work week afford a modest two-bedroom rental unit. A worker earning the federal minimum wage of S7.25 per hour would need to work 117 hours per week for 52 weeks of the year (or nearly 3 full-time jobs) to afford a modest two-bedroom rental home and 94.5 hours per week (2.4 full time jobs) to afford a modest one-bedroom apartment.

U.S. Representative Keith Ellison (D-MN) wrote the preface for this year's report and was a guest speaker on a call to announce the launch of the report to the press.

The disparity between the Housing Wage needed to afford a rental home and workers' wages results in a shortage of 7.4 million rental homes nationwide that are affordable and available to extremely low income households, underscoring the need for greater investments in affordable housing solutions. NLIHC advocates for solutions like those in the United for Homes campaign and Mr. Ellison's "Common Sense Housing Investment Act" (H.R. 948), both of which call for modest reforms to the mortgage interest deduction - a tax expenditure that largely benefits wealthier homeowners who would be stably housed without the government's support - to generate billions of dollars in savings to reinvest in affordable rental housing programs.

To call national attention to the report and how this year's Housing Wage clearly demonstrates that housing costs are too high for low-wage workers and other vulnerable households, we invite you to participate in today's tweetstorm from 3:00 pm - 4:00 pm ET and share information about how the mismatch between the wages people earn and the price of decent rental housing affects you and your community.

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Comment for * Docket No. FR-5173-P-01 * Affirmatively Furthering Fair Housing
August 12, 2013

AMERICAN OVERSIGHT

The Fair Housing Act has protected classes including race, creed, gender, color, national origin, age, handicap, and familial status. Some locations, such as New York City and Philadelphia, include additional classes such as sexual orientation, marital status, partnership status, and source of income.

While the source of income is important, disposable or net income after taxes, is more of a criteria to determine a person's qualification for housing. Most wage earners are subject to compulsory payroll taxes, such as federal, state, and possibly city (or local) taxes, social security, medicare, and unemployment taxes, and these taxes approximate 30% of gross income.

People with fixed income, such as pensions (Social Security, Railroad Retirement), various forms of federal, state or local disability, public assistance, and housing assistance, are, in most cases, not required to pay payroll taxes because they are not wage earners, and the tax laws eliminate the filing requirement due to the modest income involved.

The stipulation that no more than 30% of income be used on housing costs seems to be the qualifier in most areas. One report, *"Out of Reach 2013"* published by the National Low Income Housing Coalition on March 11, 2013, mentions that a gross income amount of $39,080 (hourly wage of $18.79 @40 hours/week @52 weeks/year) is needed to qualify for a Fair Market Rental (FMR) of $977 ($39,080/12 = $3,257 x .30 = $977).

The $977 is fine; however, the payroll tax deductions are not included, so if a figure of 30% for payroll taxes is used, the $977 becomes $684 ($977 x .70) for disposable or net income available. Therefore, a person on a fixed income of $27,360 not subject to payroll taxes would also qualify for a Fair Market Rental of $977. If we follow the *"Out of Reach 2013"* example and use the 30% as qualifying for a FMR of $977, then the $39,080 for the wage earner should be reduced by 30% ($39,080 x .70 = $27,356) to accommodate the payroll tax deduction, or the person on a fixed income should have the 30% payroll tax figure added to the qualifying income ($27,360/12 = $2,280/.70 = $3,257 x .30 = $977). Therefore both individuals will be equally qualified. Disposable or net income after taxes becomes an equitable guideline for affordable housing, and gross income can be removed as a qualifier. Additionally, all persons on fixed income are not interested in senior citizen or handicapped housing, nor should they be, and they should not be discriminated against when applying for standard or "normal" housing.

In summary, fixed income (or lower income) households, primarily those with no payroll tax deduction, face discrimination in their ability to find affordable housing. I respectfully request consideration of including disposable, or net income after taxes, as a protected class under the Fair Housing Act (and also to include source of income besides New York City, Philadelphia, and other locations), and to include both of these classes as a part of the Affirmatively Furthering Fair Housing rule being proposed by HUD under Docket No. FR-5173-P-01. John Leary * The John Leary Organization * P.O. Box 59107 * Philadelphia, PA 19102 * 215.701.7216

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AMERICAN OVERSIGHT

Nicole Fleming outside the Germantown house she shares with her three children. Her landlord has sought a rent increase from the PHA for four years, but the agency is not agreeing to the terms. TOM GRALISH / Staff Photographer

The Section 8 blues

Couldn't some way be found to keep family in their home of 9 years?

Nicole Fleming has been renting the same three-bedroom house in Philadelphia through Section 8 for the last nine years.

It's not perfect — some rooms could use a fresh coat of paint, she'd like some new carpeting or hardwood floors. But it's been a solid house on a safe, quiet Germantown street for her and her three children.

It's home.

So, why is she now packing up to leave?

Basically what we have here is a single mother with health issues stuck between a frustrated landlord who says he's been trying to get a fair rent increase from an unresponsive Philadelphia Housing Authority for at least four years, and the PHA, with lots of rules that don't seem to leave a lot of room for common sense.

HELEN UBIÑAS
@NotesFromHel

PHA has paid Fleming's landlord, Pesach Adlerstein, $765 a month in rent since she moved in. He wants $950, a figure he said he's basing on HUD rates for a fair market rent. Recently, PHA agreed to pay him $850, an amount he considers to be "too little, too late."

When I first talked to him, one of his biggest complaints about PHA was its lack of transparency. There seemed to be no rhyme or reason for its decisions. He said his calls and emails weren't answered for weeks and months, if ever.

If I doubted his claims of a less-than-transparent agency, I quickly realized he wasn't exaggerating. I tried to reach the executive director and you would have thought I was asking to be transferred to the Oval Office. After multiple days and calls, I eventually reached PHA spokeswoman Nichole Tillman.

She was sympathetic, but unmoved.

"PHA determines the appropriate rent by examining the amenities a property offers, studying comparable rental properties in the neighborhood, and using a third-party analysis," she said by email. "There is an affordable housing crisis in Philadelphia. In order to serve as many families possible, we cannot exceed these fair market rents. To do so would be unfair to prospective clients and taxpayers."

As simple as it would be to have a clear-cut villain here, I get it. The Housing Choice Voucher program serves nearly 50,000 residents. Almost 5,000 landlords participate in the program. It's a huge bureaucracy. There have to be rules. It's public money.

But ...

You didn't expect me not to have a "but," did you?

Public agencies need to be responsive — no one should have as hard a time getting through to PHA as the landlord and I had. They should also strive to be flexible. Bureaucracies fail most often when rules override flexibility and common sense.

And no matter how I look at this, I'm not convinced that it wouldn't save everyone involved time and money to just pay the extra $100 a month and not uproot a family that feels safe in a home they've lived in for years. The house is close to Fleming's job and the kids' schools.

PHA said it will direct her to services that could help her move, but it does not provide security-deposit assistance.

In the realm of all the things going on in the world these days, none of this may seem like a big deal — one landlord who disagrees with the PHA, one tenant who doesn't want to move.

But it illustrates a broader reality of what it's like to be poor and at the mercy of a bureaucratic system.

They set the rules, they, in essence, are in charge of your life.

So here we are.

After Fleming leaves, maybe Adlerstein will rent the place again. Maybe he won't.

"Maybe I'm not meant to be a landlord," he said.

Whatever he decides, it probably won't affect him much. Same with PHA, who made it clear that there are a lot more landlords where he came from.

"The pool of landlords is large and PHA continually recruits for more property owners to participate," Tillman wrote.

Meanwhile, Fleming is hunting for boxes to pack up her stuff, and trying to figure out how she's going to pay to move.

Between her part-time job at a nearby school and her benefits, there's never a lot of extra money, especially at the start of the school year for her children, ages 4, 13, and 19.

"I don't know what I'm going to do, but I have to do something."

Unlike her landlord and PHA, she has no other choice.

ubinas@philly.com
215-854-5943 @NotesFromHel

AMERICAN OVERSIGHT

From: Wolfe, Lisa A
Sent: Tuesday, September 26, 2017 3:10 PM
To: DeFelice, Joseph J; Ott, Richard M; Edwards, Nika V
Subject: FW: Updated Telephone Directories as of 5.15.2017
Attachments: 5.15.2017.xlsx; Communications Guide Dec. 2014.PDF

Joe – There may be one more version of this. It includes the direct dials of all staff throughout the region. Also, attached is the last FPM Communications Guide that has the FODs numbers and cells. I have an excel file of the Comm Guide somewhere, but will need to dig it up. Do you want us to drop all of this in one spreadsheet?

Lisa A. Wolfe
Regional Public Affairs Officer
Office of Field Policy and Management
U.S. Department of Housing and Urban Development
The Wanamaker Building, 100 Penn Square East
Philadelphia, PA 19107
Office: (215) 430-6640

From: Russo (Ctr), Vittoria M
Sent: Wednesday, May 17, 2017 9:31 AM
To: PHI STAFF - A - J <PHI_STAFF_A-J@hud.gov>; PHI STAFF - K - Z <PHI_STAFF_K-Z@hud.gov>; PHI IG AUDIT STAFF <PHI_IG_AUDIT_STAFF@hud.gov>; PHI IG INVESTIGATIONS STAFF <PHI_IG_INVESTIGATIONS_STAFF@hud.gov>
Subject: Updated Telephone Directories as of 5.15.2017

Attached please find the most recent telephone directories for Philadelphia as well as all the Region III offices.

Vicky Russo
Office of Administration & Field Support

U.S. Department of Housing & Urban Development
Philadelphia Regional Office
Phone: (215) 430-6704

AMERICAN OVERSIGHT

Fax: (215) 656-3433
Vittoria.m.russo@hud.gov

Please give us your feedback

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PHILADELPHIA REGIONAL OFFICE DIVISIONAL TELEPHONE DIRECTORY

TTY: 800-877-8339 HEARING IMPAIRED HOTLINE

FEDERAL POLICE 800-525-5726

Banks, Antoinette Perry	430-6705	OFFICE OF ADMINISTRATION/ FIELD SUPPORT	Regional Support Manager
Juzwiak, Carol	430-6706	OFFICE OF ADMINISTRATION/ FIELD SUPPORT	Support Services Specialist
Russo, Vicky	430-6704	OFFICE OF ADMINISTRATION/ FIELD SUPPORT	Clerk
Thompson, William F.	430-6701	OFFICE OF ADMINISTRATION/ FIELD SUPPORT	Project Management Division
West, Melvina L.	430-6707	OFFICE OF ADMINISTRATION/ FIELD SUPPORT	Support Services Specialist
Mailroom - 11th fl.	430-6703	FIELD SUPPORT / MAILROOM	Mailroom Clerk
Mailroom - 12th fl.	861-7255	FIELD SUPPORT / MAILROOM	Mailroom Clerks Main Line
Wright-Ellis, Justin	861-7245	FIELD SUPPORT / MAILROOM	Mailroom Clerk
Yeargin, George	861-7244	FIELD SUPPORT / MAILROOM	Mailroom Clerk
Bellacima, Mary Anne	861-7654	COMMUNITY PLANNING & DEVELOPMENT	Senior CPD Representative
Bynum, Nadab	861-7652	COMMUNITY PLANNING & DEVELOPMENT	Director
Cai, Xiaomin	861-7655	COMMUNITY PLANNING & DEVELOPMENT	CPD Representative
Collins, David M.	861-7659	COMMUNITY PLANNING & DEVELOPMENT	Program Manager
Colon, Ileana	861-7656	COMMUNITY PLANNING & DEVELOPMENT	Senior CPD Representative
Edwards, Andrea	861-7658	COMMUNITY PLANNING & DEVELOPMENT	Economic Development Specialist
Edwards, Crystal	861-7657	COMMUNITY PLANNING & DEVELOPMENT	CPD Representative
Gummel, Kathleen	861-7549	COMMUNITY PLANNING & DEVELOPMENT	CPD Representative
Jones, Christine	861-7668	COMMUNITY PLANNING & DEVELOPMENT	CPD Representative
Lehmann, Paul J.	430-6636	COMMUNITY PLANNING & DEVELOPMENT	Environmental Officer
McDonnell, Chris	861-7661	COMMUNITY PLANNING & DEVELOPMENT	Financial Analyst
Ming, Fatina	861-7662	COMMUNITY PLANNING & DEVELOPMENT	CPD Representative
Patterson, Michelle	861-7665	COMMUNITY PLANNING & DEVELOPMENT	CPD Representative
Pollock, Patricia	861-7666	COMMUNITY PLANNING & DEVELOPMENT	Program Support Specialist
Satiah, Stephanie	861-7653	COMMUNITY PLANNING & DEVELOPMENT	Financial Analyst
Szupper, Michael	861-7669	COMMUNITY PLANNING & DEVELOPMENT	Regional Relocation Specialist
Wampler, Amanda (Mandy)	861-7664	COMMUNITY PLANNING & DEVELOPMENT	Program Manager
Anderson, Bridgette M.	430-6722	CONTRACTING DIVISION	Contract Specialist
Fabian, Daniel	430-6725	CONTRACTING DIVISION	Contract Specialist
Johnson, Michelle	430-6717	CONTRACTING DIVISION	Contract Specialist
McGivern, Jennifer L.	430-6724	CONTRACTING DIVISION	Contract Specialist
McQuoid, Patrick	430-6718	CONTRACTING DIVISION	Procurement Analyst
Odne, David	430-6639	CONTRACTING DIVISION	Contract Specialist
Staffieri, Gary F	430-6794	CONTRACTING DIVISION	Contract Specialist
Valentine, Kathy	430-6716	CONTRACTING DIVISION	Contract Specialist
Waltz, Shelli J.	430-6721	CONTRACTING DIVISION	Branch Chief
Weise, Elisa	430-6719	CONTRACTING DIVISION	Contract Specialist
Flannelly, Michael	430-6677	EMAD	Economist
Moroz, Patricia C.	430-6682	EMAD	Director - EMAD
Shinn, Joseph	430-6683	EMAD	Economist
Tieff, Matthew	430-6680	EMAD	Economist
Beltran, William	861-7647	FAIR HOUSING & EQUAL OPPORTUNITY	Equal Opportunity Specialist
Carabello, Mary Jean	861-7621	FAIR HOUSING & EQUAL OPPORTUNITY	Equal Opportunity Specialist
Chavez, Roberto H	861-7625	FAIR HOUSING & EQUAL OPPORTUNITY	Intake Branch Chief
Delaney, Barbara	861-7637	FAIR HOUSING & EQUAL OPPORTUNITY	Director - FHEO Phila. Program Center
DiCriscio, Linda	861-7644	FAIR HOUSING & EQUAL OPPORTUNITY	Equal Opportunity Assistant
James, Sharron L.	861-7628	FAIR HOUSING & EQUAL OPPORTUNITY	Equal Opportunity Specialist
Latham, Ronaldlyn	861-7629	FAIR HOUSING & EQUAL OPPORTUNITY	Program Compliance Branch Chief
Lew, Richard	861-7630	FAIR HOUSING & EQUAL OPPORTUNITY	Equal Opportunity Specialist
McAllister, Laura	861-7631	FAIR HOUSING & EQUAL OPPORTUNITY	Equal Opportunity Specialist
Marvit, Tom	861-7645	FAIR HOUSING & EQUAL OPPORTUNITY	Presidential Management Fellow

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Nibley, Megan	861-7617	FAIR HOUSING & EQUAL OPPORTUNITY	Presidential Management Fellow/EOS
Rivera, Nancy	861-7634	FAIR HOUSING & EQUAL OPPORTUNITY	Equal Opportunity Specialist
Rucker, Wayman	861-7635	FAIR HOUSING & EQUAL OPPORTUNITY	Equal Opportunity Specialist
Sievers, Danielle	861-7611	FAIR HOUSING & EQUAL OPPORTUNITY	Equal Opportunity Specialist
Taylor, Melody C.	861-7643	FAIR HOUSING & EQUAL OPPORTUNITY	Regional Director - FHEO
Waheed, Raeesa	861-7636	FAIR HOUSING & EQUAL OPPORTUNITY	Program Analyst
Wallace, Kim	861-7639	FAIR HOUSING & EQUAL OPPORTUNITY	Equal Opportunity Assistant
Welch, Miranda L.	861-7641	FAIR HOUSING & EQUAL OPPORTUNITY	Equal Opportunity Specialist
Edwards, Nika V.	430-6622	FPM	Public Affairs Specialist
Green, Patrice	430-6641	FPM	Management Analyst
Kirshenbaum, K. Lyn	430-6695	FPM	Senior Management Analyst
Murphy, Katelyn M.	430-6623	FPM	Executive Secretary
Ott, Richard	430-6621	FPM	Deputy Regional Administrator
Porinchak, Brandon	430-6624	FPM	Presidential Management Fellow
Robinson, Shana	430-6632	FPM	Executive Secretary
Williams, Sheppard (Van)	430-6628	FPM	Senior Management Analyst/Regional FOIA
Wolfe, Lisa A.	430-6640	FPM	Public Affairs Specialist
Worth, Michael	430-6665	FPM	Supervisory Management Analyst
Thomas, Edward A.	861-7670	HEALTHY HOMES & LEAD HAZARD CONTROL	Healthy Homes Representative
Eilers, Beth	861-7262	HOUSING OUTREACH & CAPACITY BLDG	Housing Specialist
Maclean, Sharon E.	861-7268	HOUSING OUTREACH & CAPACITY BLDG	Management Analyst
Panasiuk, Annette	861-7265	HOUSING OUTREACH & CAPACITY BLDG	Housing Specialist
Buckmaster, Michele	430-6642	HUMAN RESOURCES	HR Specialist
Webster, Ashley T.	430-6646	HUMAN RESOURCES	HR Specialist - Employee/Labor Relations
Woodson, Darryl B.	430-6644	HUMAN RESOURCES	HR Specialist
Bubel, Mark	430-6694	INFORMATION TECHNOLOGY	User Experience Designer & Researcher
Jankowski, Debbie	430-6689	INFORMATION TECHNOLOGY	Director - Information Technology
Shipley, Rob	430-6693	INFORMATION TECHNOLOGY	Field Technology Manager
Trinh, Tram N.	430-6692	INFORMATION TECHNOLOGY	IT Specialist
Burgwald, Gregory	430-6739	INSPECTOR GENERAL - AUDIT	Auditor
Catania, Annamaria	430-6735	INSPECTOR GENERAL - AUDIT	Administrative Support Assistant
Carrington Jr., James A.	430-6741	INSPECTOR GENERAL - AUDIT	Auditor
Cholewiak, Stephen A.	430-6637	INSPECTOR GENERAL - AUDIT	Auditor
Dahl, Kimberly	430-6729	INSPECTOR GENERAL - AUDIT	Asst Regional Inspector General for Audit
Darby, Debra	430-6731	INSPECTOR GENERAL - AUDIT	Asst Regional Inspector General for Audit
Downey, Michael	430-6728	INSPECTOR GENERAL - AUDIT	Auditor
Fulton-Jenkins, Juanita	430-6734	INSPECTOR GENERAL - AUDIT	Administrative Support Assistant
Grant, Forell	430-6736	INSPECTOR GENERAL - AUDIT	Auditor
Kasperowicz, David	430-6730	INSPECTOR GENERAL - AUDIT	Regional Inspector General for Audit
Knox, Thomas	430-6759	INSPECTOR GENERAL - AUDIT	Auditor
Lloyd, Ronald	430-6748	INSPECTOR GENERAL - AUDIT	Asst Regional Inspector General for Audit
Morelli, Ashley	430-6638	INSPECTOR GENERAL - AUDIT	Auditor
Swager, Jennie	430-6737	INSPECTOR GENERAL - AUDIT	Auditor
Williams, Clarice	430-6696	INSPECTOR GENERAL - AUDIT	Auditor
Aeillo, Frank	430-6751	INSPECTOR GENERAL - INVESTIGATIONS	Special Agent
Barbat-Gonce, Danny	430-6752	INSPECTOR GENERAL - INVESTIGATIONS	Special Agent
Duque, Analuisa	430-6750	INSPECTOR GENERAL - INVESTIGATIONS	Special Agent
Laforet, Deborah	430-6749	INSPECTOR GENERAL - INVESTIGATIONS	Administrative Officer
Madarang, Dennis	430-6753	INSPECTOR GENERAL - INVESTIGATIONS	Special Agent
Mancini, Louis	430-6754	INSPECTOR GENERAL - INVESTIGATIONS	Special Agent
Nelson, Bertrand N.	430-6756	INSPECTOR GENERAL - INVESTIGATIONS	Special Agent in Charge
Porcelli, Steve	430-6755	INSPECTOR GENERAL - INVESTIGATIONS	Special Agent
Quartapella, John	430-6745	INSPECTOR GENERAL - INVESTIGATIONS	Special Agent
Rice, Shawn	861-7676	INSPECTOR GENERAL - INVESTIGATIONS	Assistant Special Agent in Charge

AMERICAN OVERSIGHT

Steel, Michele	430-6742	INSPECTOR GENERAL - INVESTIGATIONS	Criminal Research Specialist
Bensala, Debra	430-6648	LABOR RELATIONS	Regional Labor Relations Officer
Ramoth, Eric	430-6626	LABOR RELATIONS	Senior Management Analyst
Anastasi, Carolyn	861-7551	MULTI-FAMILY HOUSING	Contract Admin. Oversight
Blesi, Christopher J.	861-7585	MULTI-FAMILY HOUSING	Account Executive
Bowie, Brenda J.	861-7552	MULTI-FAMILY HOUSING	Account Executive
DeMarco, Rita	861-7554	MULTI-FAMILY HOUSING	Account Executive
Henry, Robert	861-7575	MULTI-FAMILY HOUSING	Account Executive
Luberto, Nancy	861-7577	MULTI-FAMILY HOUSING	Account Executive
Nguyen, Hoang Yen Thi	861-7570	MULTI-FAMILY HOUSING	Account Executive
Noce, Susan J.	861-7583	MULTI-FAMILY HOUSING	Account Executive
Scheetz, Randall J.	861-7576	MULTI-FAMILY HOUSING	Supervisory Project Manager (Asset. Mgmt.)
Taylor-Whitehead, Stacy	861-7579	MULTI-FAMILY HOUSING	Account Executive
Baldwin, Margaret	430-6653	OFFICE OF REGIONAL COUNSEL	Trial Attorney Litigation
Caramenico, Michele	430-6667	OFFICE OF REGIONAL COUNSEL	Trial Attorney Litigation
Droz-Berrios, Teresita	430-6670	OFFICE OF REGIONAL COUNSEL	Paralegal Specialist for Programs
Durham, Andrea	430-6666	OFFICE OF REGIONAL COUNSEL	Program Attorney
Johnson, Sheryl L.	430-6655	OFFICE OF REGIONAL COUNSEL	Regional Counsel
Kaloyanides, Sonya	430-6671	OFFICE OF REGIONAL COUNSEL	Deputy Regional Counsel
Knebels, Patricia McGarvey	430-6664	OFFICE OF REGIONAL COUNSEL	Trial Attorney Litigation
Lego, John	430-6663	OFFICE OF REGIONAL COUNSEL	Program Attorney
Marchese, Richard	430-6668	OFFICE OF REGIONAL COUNSEL	Trial Attorney Litigation
Prout, Ivy	430-6654	OFFICE OF REGIONAL COUNSEL	Associate Regional Counsel for Programs
Ross, Elizabeth	430-6656	OFFICE OF REGIONAL COUNSEL	Paralegal Specialist
Rappaport, Steven J.	430-6661	OFFICE OF REGIONAL COUNSEL	Assoc. Reg. Counsel Litigation & Prog. Enforcement
Smith, Donna M.	430-6657	OFFICE OF REGIONAL COUNSEL	Paralegal Specialist for Litigation
Turrin, Elizabeth	430-6662	OFFICE OF REGIONAL COUNSEL	Legal Honors Intern
Xu, Tanya	430-6659	OFFICE OF REGIONAL COUNSEL	Legal Honors Intern
Beale, Eugenia	861-7601	PUBLIC HOUSING - OUTSTATION FROM HQ	Quality Assurance Specialist
Paradise, Neil B.	861-7623	PUBLIC HOUSING - OUTSTATION FROM HQ	Energy Management Specialist
Triolo, Theresa	861-7586	PUBLIC HOUSING - OUTSTATION FROM HQ	Program Analyst
Couture, Ashley	861-7606	PUBLIC HOUSING - OFFICE OF DIRECTOR	Program Analyst
Hawkins, Monica	861-7593	PUBLIC HOUSING	Director - Public and Indian Housing
Jones, Alice	861-7599	PUBLIC HOUSING - OFFICE OF DIRECTOR	Program Support Assistant
Chavez, Ivan	861-7597	PUBLIC HOUSING - DIVISION A	Engineer
Schlosnagle, Brian	861-7594	PUBLIC HOUSING - DIVISION A	Engineer
Allen, Damien	861-7681	PUBLIC HOUSING - DIVISION B	Public Housing Revitalization Specialist
Axler, Judy R.	861-7604	PUBLIC HOUSING - DIVISION B	Director - Office of Public Housing Divison B
Cox, Lynn	861-7598	PUBLIC HOUSING - DIVISION B	Public Housing Revitalization Specialist
Duca, Santo	861-7600	PUBLIC HOUSING - DIVISION B	Public Housing Revitalization Specialist
Gannone Jr., James P.	861-7682	PUBLIC HOUSING - DIVISION B	Financial Analyst
Martin, Trina A.	861-7607	PUBLIC HOUSING - DIVISION B	Public Housing Revitalization Specialist
Santiago, William	861-7608	PUBLIC HOUSING - DIVISION B	Public Housing Revitalization Specialist
Washington, Martina B.	861-7602	PUBLIC HOUSING - DIVISION B	Public Housing Revitalization Specialist
Williams, Edward	861-7609	PUBLIC HOUSING - DIVISION B	Public Housing Revitalization Specialist
Wilson, Deanda	861-7612	PUBLIC HOUSING - DIVISION B	Public Housing Revitalization Specialist
Clark, Julia	861-7204	S/F HOC - OFFICE OF DIRECTOR	Business Analyst
Grabowski, David J.	861-7243	S/F HOC - OFFICE OF DIRECTOR	Business Analyst
Holland, Camille R.	861-7238	S/F HOC - OFFICE OF DIRECTOR	Management Analyst
Levine, Michael	861-7239	S/F HOC - OFFICE OF DIRECTOR	Housing Program Officer
Shaffer, Julie	861-7216	S/F HOC - OFFICE OF DIRECTOR	Director - Homeownership Center
Triolo, Anthony	861-7252	S/F HOC - OFFICE OF DIRECTOR	Deputy Director - Philadelphia HOC

AMERICAN OVERSIGHT

Cahall, Elizabeth M.	861-7236	S/F PROGRAM SUPPORT DIV. OFFICE OF DIR.	Director - Program Support Division
Daniel, Maryanne F.	861-7261	S/F PROGRAM SUPPORT DIV. BR #3	Management Analyst
Peacock, Deborah	861-7199	S/F PROGRAM SUPPORT DIV. BR. #3	Housing Program Specialist
Skinner, Janice	861-7267	S/F PROGRAM SUPPORT DIV. BR #3	Housing Program Specialist
Ambrose-Evans, Greta	861-7688	S/F HOC - OCSD	Management Analyst
Boguslaw, Christopher J.	861-7241	S/F HOC - OCSD	Director - Operations & Customer Service
Eisele, Kathleen	430-6715	S/F HOC - OCSD	Management Analyst
Kinnard, David	861-7273	S/F HOC - OCSD	Management Analyst
Litty, Lance	861-7541	S/F HOC - OCSD	Management Analyst
Longo, Thomas	861-7548	S/F HOC - OCSD	Management Analyst
Owens, Laurence	430-6627	S/F HOC - OCSD	Management Analyst
Pollard, Michael	861-7247	S/F HOC - OCSD	Management Analyst
Roe, Kathleen E.	861-7248	S/F HOC - OCSD	Management Analyst/Compliance Officer
Sica, Jennifer	861-7690	S/F HOC - OCSD	Management Analyst
Young, Richard J	861-7693	S/F HOC - OCSD	Management Analyst
Brooks, Janie V.	861-7504	S/F PUD - INSURANCE BRANCH #1	Program Analyst
Byrd, Rashida	861-7514	S/F PUD - INSURANCE BRANCH #1	Program Assistant
Cosenza, Sarah	430-6793	S/F PUD - INSURANCE BRANCH #1	Senior Underwriter
Criniti, Theresa C.	861-7282	S/F PUD - INSURANCE BRANCH #1	Underwriter
Fogle, Valerie	861-7285	S/F PUD - INSURANCE BRANCH #1	Program Support Assistant
Herre, Donna	861-7253	S/F PUD - INSURANCE BRANCH #1	Senior Underwriter
Maldonado, Deborah	861-7276	S/F PUD - INSURANCE BRANCH #1	Chief - Insurance & Underwriting Branch #1
Pyle, Lisa	861-7296	S/F PUD - INSURANCE BRANCH #1	Underwriter
Scott, Crystal	861-7543	S/F PUD - INSURANCE BRANCH #1	Program Analyst
Yong, Liong	861-7291	S/F PUD - INSURANCE BRANCH #1	Underwriter
Burkel, Cheryl	861-7289	S/F PUD - INSURANCE BRANCH #2	Senior Underwriter
Cella, Karen	861-7279	S/F PUD - INSURANCE BRANCH #2	Underwriter
Griffin, Carla	861-7515	S/F PUD - INSURANCE BRANCH #2	Program Assistant
Jones, Antwine	861-7521	S/F PUD - INSURANCE BRANCH #2	Underwriter
Jones, Joyce	861-7519	S/F PUD - INSURANCE BRANCH #2	Chief - Insurance & Underwriting Branch #2
Minch, Patricia A.	861-7293	S/F PUD - INSURANCE BRANCH #2	Underwriter
Naiditch, Francine	861-7295	S/F PUD - INSURANCE BRANCH #2	Underwriter
Woodward, Roberta	861-7686	S/F PUD - INSURANCE BRANCH #2	Underwriter
Calderaio, Madeline	861-7275	S/F PUD - INSURANCE BRANCH #3	Underwriter
Czechowski, Jennifer L.	861-7234	S/F PUD - INSURANCE BRANCH #3	Underwriter
Doughty, Deborah A.	861-7284	S/F PUD - INSURANCE BRANCH #3	Underwriter
Gonzalez, Evelyn	861-7287	S/F PUD - INSURANCE BRANCH #3	Underwriter
Matheny, Ernestine	861-7290	S/F PUD - INSURANCE BRANCH #3	Program Assistant
Mezey, Barnet E.	861-7292	S/F PUD - INSURANCE BRANCH #3	Underwriter
Philips, John	861-7298	S/F PUD - INSURANCE BRANCH #3	Chief - Insurance & Underwriting Branch #3
Smith, Ruth	861-7542	S/F PUD - INSURANCE BRANCH #3	Program Analyst
Anderson, Charles	861-7281	S/F PUD - INSURANCE BRANCH #4	Chief - Insurance & Underwriting Branch #4
Clark, Audrey	861-7280	S/F PUD - INSURANCE BRANCH #4	Program Assistant
Dilks, Cheryl	861-7530	S/F PUD - INSURANCE BRANCH #4	Underwriter
Duffie, Dawn	861-7614	S/F PUD - INSURANCE BRANCH #4	Underwriter
Fostik, Christopher	861-7547	S/F PUD - INSURANCE BRANCH #4	Senior Underwriter
Gedling, Cheryl Ann	861-7249	S/F PUD - INSURANCE BRANCH #4	Underwriter
McDowel, Eric	430-6795	S/F PUD - INSURANCE BRANCH #4	Senior Underwriter
Pusicz, Lisa	861-7278	S/F PUD - INSURANCE BRANCH #4	Program Assistant
Ridley, Wesley (Jasmine)	430-6797	S/F PUD - INSURANCE BRANCH #4	Underwriter
Robinson, Cynthia	861-7297	S/F PUD - INSURANCE BRANCH #4	Program Assistant
Cianci, Andrew	861-7687	S/F PUD - OFFICE OF DIRECTOR	Director - Processing and Underwriting
Hall, Shelia A.	861-7277	S/F PUD - OFFICE OF DIRECTOR	Program Analyst, CHUMS Coordinator
Buck, Daniel	861-7613	S/F PUD - TECHNICAL BRANCH #1	Underwriter

AMERICAN OVERSIGHT

Cherubini, Suzanne	861-7511	S/F PUD - TECHNICAL BRANCH #1	Program Assistant
Dubin, Scott	861-7257	S/F PUD - TECHNICAL BRANCH #1	Senior Single Family Housing Specialist
Greaux, Rose	861-7517	S/F PUD - TECHNICAL BRANCH #1	Underwriter
Hill, Landon	861-7512	S/F PUD - TECHNICAL BRANCH #1	Program Analyst
Jennings, Danielle A.	861-7535	S/F PUD - TECHNICAL BRANCH #1	Underwriter
Mazurkiewicz, Cheryl L.	861-7522	S/F PUD - INSURANCE BRANCH #1	Underwriter
McArdle, Michael H	861-7689	S/F PUD - TECHNICAL BRANCH #1	Chief - Technical Branch #1
Nicodemo, Joseph A.	861-7251	S/F PUD - INSURANCE BRANCH #1	Senior Single Family Housing Specialist
Owens, Donita	861-7528	S/F PUD - TECHNICAL BRANCH #1	Underwriter
Rivera, Felicia	430-6798	S/F PUD - TECHNICAL BRANCH #1	Program Analyst
Tang, Sylvania	861-7675	S/F PUD - TECHNICAL BRANCH #1	Underwriter
Walter, Kevin	861-7524	S/F PUD - TECHNICAL BRANCH #1	Underwriter
Watsko, Stephen P.	861-7272	S/F PUD - TECHNICAL BRANCH #1	Construction Analyst
Williams, Lisa A.	861-7525	S/F PUD - TECHNICAL BRANCH #1	Underwriter
Willoughby, Steven	861-7526	S/F PUD - TECHNICAL BRANCH #1	Underwriter
Cella, Nicholas	861-7527	S/F PUD - TECHNICAL BRANCH #2	Underwriter
Cicciarelli, James	861-7286	S/F PUD - TECHNICAL BRANCH #2	Appraiser
Coleman, Christopher K.	861-7520	S/F PUD - TECHNICAL BRANCH #2	Appraiser
DiGiovanni, Carmen	861-7529	S/F PUD - TECHNICAL BRANCH #2	Underwriter
Gdula, Michael	861-7532	S/F PUD - TECHNICAL BRANCH #2	Review Appraiser
Halon, William	861-7533	S/F PUD - TECHNICAL BRANCH #2	Senior Single Family Housing Specialist
Hoffman, Jeffrey S.	861-7534	S/F PUD - TECHNICAL BRANCH #2	Appraiser
Hofmann, Lynda	861-7685	S/F PUD - TECHNICAL BRANCH #2	Appraiser
Kennedy, Dan S.	861-7536	S/F PUD - TECHNICAL BRANCH #2	Appraiser
McCloskey, Patrick	861-7254	S/F PUD - TECHNICAL BRANCH #2	Appraiser
Negro, Richard P.	861-7509	S/F PUD - TECHNICAL BRANCH #2	Appraiser
Raja, Krish R.	861-7539	S/F PUD - TECHNICAL BRANCH #2	Chief - Technical Branch #2
Snively, Barbara J.	861-7538	S/F PUD - TECHNICAL BRANCH #2	Underwriter
Spina, John	861-7523	S/F PUD - TECHNICAL BRANCH #2	Senior Single Family Housing Specialist
Calderaio, Madeline	861-7275	S/F QAD - FIELD REVIEW BRANCH #1	Senior Single Family Housing Specialist
Chelak, Terri Ann	861-7218	S/F QAD - FIELD REVIEW BRANCH #1	Senior Single Family Housing Specialist
Czechowski, John L.	861-7500	S/F QAD - FIELD REVIEW BRANCH #1	Senior Single Family Housing Specialist
Danzeisen, Rhona	861-7208	S/F QAD - FIELD REVIEW BRANCH #1	Senior Single Family Housing Specialist
Gross, Glenn D.	861-7237	S/F QAD - FIELD REVIEW BRANCH #1	Senior Single Family Housing Specialist
Isaac, Luis	861-7211	S/F QAD - FIELD REVIEW BRANCH #1	Senior Single Family Housing Specialist
Nickens, Ronda	861-7222	S/F QAD - FIELD REVIEW BRANCH #1	Senior Single Family Housing Specialist
Peacock, Deborah	861-7199	S/F QAD - FIELD REVIEW BRANCH #1	Senior Single Family Housing Specialist
Perkins, Diana	861-7540	S/F QAD - FIELD REVIEW BRANCH #1	Senior Single Family Housing Specialist
Poole, Ramona	861-7502	S/F QAD - FIELD REVIEW BRANCH #1	Program Assistant
Santiago, Luz	861-7223	S/F QAD - FIELD REVIEW BRANCH #1	Program Support Assistant
Swartz, Maria	861-7210	S/F QAD - FIELD REVIEW BRANCH #1	Senior Single Family Housing Specialist
Tate Cech, Joyce A.	861-7225	S/F QAD - FIELD REVIEW BRANCH #1	Chief - Field Review Branch #1
Williams, Kamilah	861-7240	S/F QAD - FIELD REVIEW BRANCH #1	Program Support Assistant
King, Theresa	861-7256	S/F QAD - FIELD REVIEW BRANCH #2	Senior Single Family Housing Specialist
Milillo, Donna	861-7221	S/F QAD - FIELD REVIEW BRANCH #2	Senior Single Family Housing Specialist
Morad, William	861-7684	S/F QAD - FIELD REVIEW BRANCH #2	Senior Single Family Housing Specialist
Peiffer, Patricia	861-7209	S/F QAD - FIELD REVIEW BRANCH #2	Chief - Field Review Branch #2
Zaic, Jerome E.	861-7691	S/F QAD - FIELD REVIEW BRANCH #2	Senior Single Family Housing Specialist
Chalk, Therese	430-6714	S/F QAD - FIELD REVIEW BRANCH #3	Senior Single Family Housing Specialist
Diorio, Donna	861-7531	S/F QAD - FIELD REVIEW BRANCH #3	Senior Single Family Housing Specialist
Errichetti, Christina	861-7294	S/F QAD - FIELD REVIEW BRANCH #3	Senior Single Family Housing Specialist
Redrup, Melissa	861-7584	S/F QAD - FIELD REVIEW BRANCH #3	Single Family Housing Specialist
Stines, Peter	861-7219	S/F QAD - FIELD REVIEW BRANCH #3	Senior Single Family Housing Specialist
Van de Zilver, John	861-7226	S/F QAD - FIELD REVIEW BRANCH #3	Chief - Field Review Branch #3
DiPietro, Andy	861-7220	S/F QAD - OFFICE OF DIRECTOR	Director - S/F - Quality Assurance Div.

AMERICAN OVERSIGHT

Curry, Jr. Michael J.	861-7202	S/F REO - OFFICE OF DIRECTOR	Director - Real Estate Owned Division
Harrigan, Carmella S.	861-7263	S/F REO - OFFICE OF DIRECTOR	Management Analyst
Anderson, Tracey M.	861-7183	S/F REO BRANCH #1	Program Support Assistant
Bouwie, Anthony	861-7182	S/F REO BRANCH #1	Program Support Assistant
Coursey, Kim	861-7185	S/F REO BRANCH #1	Single Family Housing Specialist
Engler, James	861-7545	S/F REO BRANCH #1	Single Family Housing Specialist
Hauser, Charles	861-7692	S/F REO BRANCH #1	Single Family Housing Specialist
McCall, Lisa A.	861-7230	S/F REO BRANCH #1	Management Analyst
McCoy, Valerie	861-7230	S/F REO BRANCH #1	Chief - REO Branch #1
Smith, Elisha M.	861-7203	S/F REO BRANCH #1	Single Family Housing Specialist
Casey, David	861-7198	S/F REO BRANCH #2	Single Family Housing Specialist
Dennis, Michael	861-7508	S/F REO BRANCH #2	Single Family Housing Specialist
Kellett, Clifford J.	861-7190	S/F REO BRANCH #2	Housing Program Officer
Lawlor, Patricia	861-7192	S/F REO BRANCH #2	Senior Single Family Housing Specialist
Marshall, David	861-7193	S/F REO BRANCH #2	Chief - REO Branch #2
Mendoza, Lumen	861-7196	S/F REO BRANCH #2	Single Family Housing Specialist
Moon, Meredith	861-7200	S/F REO BRANCH #2	Single Family Housing Specialist
Mungin, Alison E.	861-7197	S/F REO BRANCH #2	Single Family Housing Specialist
Sicilia, Patrick	861-7546	S/F REO BRANCH #2	Single Family Housing Specialist
Wilkinson, Michelle	861-7206	S/F REO BRANCH #2	Single Family Housing Specialist
Williams, Elizabeth	861-7207	S/F REO BRANCH #2	Single Family Housing Specialist
Batcha, James	861-7187	S/F REO BRANCH #3	Single Family Housing Specialist
Hawthorne, Walter	861-7188	S/F REO BRANCH #3	Single Family Housing Specialist
Iovine, Joseph	861-7505	S/F REO BRANCH #3	Single Family Housing Specialist
Jamison, James J.	861-7205	S/F REO BRANCH #3	Single Family Housing Specialist
Johnson, Cardel	861-7189	S/F REO BRANCH #3	Senior Single Family Housing Specialist
Melendez, William	861-7537	S/F REO BRANCH #3	Single Family Housing Specialist
Surrey, Kevin	861-7503	S/F REO BRANCH #3	Senior Single Family Housing Specialist
Thress, John D.	861-7194	S/F REO BRANCH #3	Supervisory S/F Housing Specialist - Branch #3
Willson, Scott T.	861-7271	S/F REO BRANCH #3	Single Family Housing Specialist
Caulfield, Philip	861-7269	S/F HQ - HOME MORTGAGE INSURANCE DIV.	Housing Policy Specialist
Crowley, Donna	430-6720	S/F HQ - PROCUREMENT MANAGEMENT DIV.	Contract Oversight Specialist
Union Office	861-7591	AFGE - LOCAL 2032	Union President, Lynn Cox
Brockington, Carolyn	861-7231	CONTRACTOR	NEW WORLD TECHNOLOGY
Brockington, Nadirah	861-7233	CONTRACTOR	LJ CONSULTANTS
Graham, Dinah	861-7232	CONTRACTOR	LJ CONSULTANTS
Lawrence, Anna	861-7215	CONTRACTOR	KATMAI INFORMATION TECHNOLOGIES
Moy, Brian	861-7201	CONTRACTOR	KATMAI INFORMATION TECHNOLOGIES

AMERICAN OVERSIGHT

PHILADELPHIA REGIONAL OFFICE ALPHA TELEPHONE DIRECTORY

TTY: 800-877-8339 HEARING IMPAIRED HOTLINE

FEDERAL POLICE 800-525-5726

Aeillo, Frank	430-6751	INSPECTOR GENERAL - INVESTIGATIONS	Special Agent
Allen, Damien	861-7681	PUBLIC HOUSING - DIVISION B	Public Housing Revitalization Specialist
Ambrose-Evans, Greta	861-7688	S/F HOC - OCSD	Management Analyst
Anastasi, Carolyn	861-7551	MULTI-FAMILY HOUSING	Contract Admin. Oversight
Anderson, Bridgette M.	430-6722	CONTRACTING DIVISION	Contract Specialist
Anderson, Charles	861-7281	S/F - HOC - PUD INSURANCE BRANCH #4	Chief - Insurance Branch #4
Anderson, Tracey M.	861-7183	S/F HOC - REO BRANCH#1	Program Support Assistant
Axler, Judy R.	861-7604	PUBLIC HOUSING - DIVISION B	Director - Office of Public Housing Division B
Baldwin, Margaret	430-6653	OFFICE OF REGIONAL COUNSEL	Trial Attorney Litigation
Banks, Antoinette Perry	430-6705	OFFICE OF ADMINISTRATION/FIELD SUPPORT	Regional Support Manager
Barbat-Gonce, Danny	430-6752	INSPECTOR GENERAL - INVESTIGATIONS	Special Agent
Batcha, James	861-7187	S/F REO BRANCH #3	Single Family Housing Specialist
Beale, Eugenia	861-7601	PUBLIC HOUSING - OFFICE OF DIRECTOR	Quality Assurance Specialist
Bellacima, Mary Anne	861-7654	COMMUNITY PLANNING & DEVELOPMENT	Senior CPD Representative
Beltran, William	861-7647	FAIR HOUSING & EQUAL OPPORTUNITY	Equal Opportunity Specialist
Bensala, Debra	430-6648	LABOR RELATIONS	Regional Labor Relations Officer
Blesi, Christopher J.	861-7585	MULTI-FAMILY HOUSING	Account Executive
Boguslaw, Christopher J.	861-7241	S/F HOC - OCSD OFFICE OF DIRECTOR	Director, Operations & Customer Service Div.
Bouwie, Anthony	861-7182	S/F REO BRANCH #1	Program Support Assistant
Bowie, Brenda J.	861-7552	MULTI-FAMILY HOUSING	Account Executive
Brockington, Carolyn	861-7231	TECHNICAL SUPPORT SUPERVISOR	New World Technology Contractor
Brockington, Nadirah	861-7233	SENIOR PROJECT MANAGER	LJ Consultants Supervisor (Contractor)
Brooks, Janie V.	861-7504	S/F PUD - INSURANCE BRANCH #1	Program Analyst
Bubel, Mark	430-6694	INFORMATION TECHNOLOGY	User Experience Designer & Researcher
Buck, Daniel	861-7613	S/F PUD - TECHNICAL BRANCH #1	Underwriter
Buckmaster, Michele	430-6642	HUMAN RESOURCES	HR Specialist
Burgwald, Gregory	430-6739	INSPECTOR GENERAL - AUDIT	Auditor
Burkel, Cheryl	861-7289	S/F PUD - INSURANCE BRANCH #2	Senior Underwriter
Bynum, Nadab	861-7652	COMMUNITY PLANNING & DEVELOPMENT	Director
Byrd, Rashida	861-7514	S/F PUD - INSURANCE BRANCH #1	Program Assistant
Cahall, Elizabeth M.	861-7236	S/F PROGRAM SUPPORT DIV. OFFIC OF DIR.	Director -Program Support Division
Cai, Xiaomin	861-7655	COMMUNITY PLANNING & DEVELOPMENT	CPD Representative
Calderaio, Madeline	861-7275	S/F QAD - FIELD REVIEW BRANCH #1	Senior Single Family Housing Specialist
Carabello, Mary Jean	861-7621	FAIR HOUSING & EQUAL OPPORTUNITY	Equal Opportunity Specialist
Caramenico, Michele	430-6667	OFFICE OF REGIONAL COUNSEL	Trial Attorney Litigation
Carrington Jr., James A.	430-6741	INSPECTOR GENERAL - AUDIT	Auditor
Casey, David	861-7198	S/F REO	Single Family Housing Specialist
Catania, Annamaria	430-6735	INSPECTOR GENERAL - AUDIT	Administrative Support Assistant
Caulfield, Philip	861-7269	S/F HQ, HOME MORTGAGE INSURANCE DIV.	Housing Policy Specialist
Cella, Karen	861-7279	S/F PUD - INSURANCE BRANCH #2	Underwriter
Cella, Nicholas	861-7527	S/F PUD - TECHNICAL BRANCH #2	Underwriter
Chalk, Therese	430-6714	S/F QAD - FIELD REVIEW BRANCH #3	Senior Single Family Housing Specialist
Chavez, Ivan	861-7597	PUBLIC HOUSING - DIVISION A	Engineer
Chavez, Roberto H.	861-7625	FAIR HOUSING & EQUAL OPPORTUNITY	Intake Branch Chief
Chelak, Terri Ann	861-7218	S/F QAD - FIELD REVIEW BRANCH #1	Senior Single Family Housing Specialist
Cherubini, Suzanne	861-7511	S/F PUD - TECHNICAL BRANCH #1	Program Assistant
Cholewiak, Stephen A.	430-6637	INSPECTOR GENERAL - AUDIT	Auditor
Ciacciarelli, James	861-7286	S/F PUD - TECHNICAL BRANCH #2	Appraiser
Cianci, Andrew	861-7687	S/F PUD - OFFICE OF DIRECTOR	Director - Processing and Underwriting
Clark, Audrey	861-7280	S/F PUD - INSURANCE BRANCH #4	Program Assistant
Clark, Julia	861-7204	S/F HOC - OFFICE OF DIRECTOR	Business Analyst
Coleman, Christopher K.	861-7520	S/F PUD - TECHNICAL BRANCH #2	Appraiser
Collins, David M.	861-7659	COMMUNITY PLANNING & DEVELOPMENT	Program Manager
Colon, Ileana	861-7656	COMMUNITY PLANNING & DEVELOPMENT	Senior Representative

AMERICAN OVERSIGHT

Cosenza, Sarah	430-6793	S/F PUD - INSURANCE BRANCH #1	Senior Underwriter
Coursey, Kim	861-7185	S/F REO BRANCH #1	Single Family Housing Specialist
Couture, Ashley	861-7606	PUBLIC HOUSING - OFFICE OF DIRECTOR	Program Analyst
Cox, Lynn	861-7598	PUBLIC HOUSING - DIVISION B	Public Housing Revitalization Specialist
Criniti, Theresa C.	861-7282	S/F PUD - INSURANCE BRANCH #1	Underwriter
Crowley, Donna	430-6720	S/F HQ PROCUREMENT MANAGEMENT DIV.	Contract Oversight Specialist
Curry, Jr. Michael J.	861-7202	S/F REO, OFFICE OF DIRECTOR	Director - Real Estate Owned Division
Czechowski, Jennifer L.	861-7234	S/F PUD - INSURANCE BRANCH #3	Underwriter
Czechowski, John L.	861-7500	S/F QAD - FIELD REVIEW BRANCH #1	Senior Single Family Housing Specialist
Dahl, Kimberly	430-6729	OFFICE OF THE INSPECTOR GENERAL	Assistant Regional Inspector General for Audit
Daniel, Maryanne F.	861-7261	S/F PROGRAM SUPPORT DIV. BRANCH #3	Management Analyst
Danzeisen, Rhona	861-7208	S/F QAD - FIELD REVIEW BRANCH #1	Senior Single Family Housing Specialist
Darby, Debra	430-6731	INSPECTOR GENERAL - AUDIT	Assistant Regional Inspector General for Audit
Delaney, Barbara	861-7637	FAIR HOUSING & EQUAL OPPORTUNITY	Director - FHEO Philadelphia Program Center
Delp, Matthew	430-6757	INSPECTOR GENERAL - INVESTIGATIONS	Special Agent
Demarco, Rita	861-7554	MULTI-FAMILY HOUSING	Account Executive
Dennis, Michael	861-7508	S/F REO BRANCH #2	Single Family Housing Specialist
DiCriscio, Linda	861-7644	FAIR HOUSING & EQUAL OPPORTUNITY	Equal Opportunity Assistant
DiGiovanni, Carmen	861-7529	S/F PUD - TECHNICAL BRANCH #2	Underwriter
Dilks, Cheryl	861-7530	S/F PUD - TECHNICAL BRANCH #4	Underwriter
Diorio, Donna	861-7531	S/F QAD - FIELD REVIEW BRANCH #3	Senior Single Family Housing Specialist
DiPietro, Andy V.	861-7220	S/F QAD - OFFICE OF DIRECTOR	Director - S/F Quality Assurance Division
Doughty, Deborah A.	861-7284	S/F PUD - INSURANCE BRANCH #3	Underwriter
Downey, Michael	430-6728	INSPECTOR GENERAL - AUDIT	Auditor
Droz-Berrios, Teresita	430-6670	OFFICE OF REGIONAL COUNSEL	Paralegal Specialist for Programs
Dubin, Scott	861-7257	S/F PUD - TECHNICAL BRANCH #1	Senior Single Family Housing Specialist
Duca, Santo	861-7600	PUBLIC HOUSING - DIVISION B	Public Housing Revitalization Specialist
Duffie, Dawn	861-7614	S/F PUD - TECHNICAL BRANCH #4	Underwriter
Duque, Analuisa	430-6750	INSPECTOR GENERAL - INVESTIGATIONS	Special Agent
Durham, Andrea	430-6666	OFFICE OF REGIONAL COUNSEL	Programs Attorney
Edwards, Nika V.	430-6622	FPM	Public Affairs Specialist
Edwards, Andrea	861-7658	COMMUNITY PLANNING & DEVELOPMENT	Economic Development Specialist
Edwards, Crystal	861-7657	COMMUNITY PLANNING & DEVELOPMENT	CPD Representative
Eilers, Beth	861-7262	HOUSING OUTREACH & CAPACITY BUILDING	Housing Program Specialist
Eisele, Kathleen	430-6715	S/F HOC - OCSD	Management Analyst
Engler, James	861-7545	S/F HOUSING - REO BRANCH #1	Single Family Housing Specialist
Errichetti, Christina	861-7294	S/F QAD - FIELD REVIEW BRANCH #3	Senior Single Family Housing Specialist
Fabian, Daniel	430-6725	CONTRACTING DIVISION	Contract Specialist
Flannelly, Michael	430-6677	EMAD	Economist
Fogle, Valarie	861-7285	S/F PUD - INSURANCE BRANCH #1	Program Support Assistant
Fostik, Christopher	861-7547	S/F PUD - INSURANCE BRANCH #4	Senior Underwriter
Fulton-Jenkins, Juanita	430-6734	INSPECTOR GENERAL - AUDIT	Administrative Support Assistant
Gannone Jr., James P.	861-7682	PUBLIC HOUSING - DIVISION B	Financial Analyst
Gdula, Michael	861-7532	S/F PUD - TECHNICAL BRANCH #2	Review Appraiser
Gedling, Cheryl Ann	861-7249	S/F PUD - INSURANCE BRANCH #4	Underwriter
Gonzalez, Evelyn	861-7287	S/F PUD - INSURANCE BRANCH #3	Underwriter
Grabowski, David J.	861-7243	S/F HOC - OFFICE OF DIRECTOR	Business Analyst
Graham, Dinah	861-7232	CONTRACTOR	LJ Consultants
Grant, Forell	430-6736	INSPECTOR GENERAL - AUDIT	Auditor
Greaux, Rose	861-7517	S/F PUD - TECHNICAL BRANCH #1	Underwriter
Green, Patrice	430-6641	FPM	Management Analyst
Griffin, Carla	861-7515	S/F PUD - INSURANCE BRANCH #2	Program Assistant
Gross, Glenn D.	861-7237	S/F QAD - FIELD REVIEW BRANCH #1	Senior Single Family Housing Specialist
Gummel, Kathleen	861-7549	COMMUNITY PLANNING & DEVELOPMENT	CPD Representative
Hall, Shelia A.	861-7277	S/F PUD - OFFICE OF DIRECTOR	Program Analyst, CHUMS Coordinator
Halon, William	861-7533	S/F PUD - TECHNICAL BRANCH #2	Senior Single Family Housing Specialist

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Harrigan, Carmella S.	861-7263	S/F REO - OFFICE OF DIRECTOR	Management Analyst
Hauser, Charles	861-7692	S/F REO, BRANCH #1	Single Family Housing Specialist
Hawkins, Monica	861-7593	PUBLIC HOUSING - DIRECTOR	Director - Public and Indian Housing
Hawthorne,Walter	861-7188	S/F REO BRANCH #3	Single Family Housing Specialist
Henry, Robert	861-7575	MULTI-FAMILY HOUSING	Account Executive
Herre, Donna	861-7253	S/F PUD - TECHNICAL BRANCH #1	Senior Underwriter
Hill III, Landon	861-7512	S/F PUD - TECHNICAL BRANCH #1	Program Analyst
Hoffman, Jeffrey S.	861-7534	S/F PUD - TECHNICAL BRANCH #2	Appraiser
Hofmann, Lynda	861-7685	S/F PUD - TECHNICAL BRANCH #2	Appraiser
Holland, Camille R.	861-7238	S/F HOC - OFFICE OF DIRECTOR	Management Analyst
Iovine, Joseph	861-7505	S/F REO BRANCH #3	Single Family Housing Specialist
Isaac, Luis	861-7211	S/F QAD - FIELD REVIEW BRANCH #1	Senior Single Family Housing Specialist
James, Sharron L.	861-7628	FAIR HOUSING & EQUAL OPPORTUNITY	Equal Opportunity Specialist
Jamison, James J.	861-7205	S/F REO BRANCH #3	Single Family Housing Specialist
Jankowski, Debbie	430-6689	INFORMATION TECHNOLOGY	Director, Information Technology
Jennings, Danielle A.	861-7535	S/F PUD - TECHNICAL BRANCH #1	Underwriter
Johnson, Cardell	861-7189	S/F REO BRANCH #3	Senior Single Family Housing Specialist
Johnson, Michelle	430-6717	CONTRACTING DIVISION	Contract Specialist
Johnson, Sheryl L.	430-6655	OFFICE OF REGIONAL COUNSEL	Regional Counsel
Jones, Alice	861-7599	PUBLIC HOUSING - OFFICE OF DIRECTOR	Program Support Assistant
Jones, Antwine	861-7521	S/F PUD - INSURANCE BRANCH #2	Underwriter
Jones, Christine	861-7668	COMMUNITY PLANNING & DEVELOPMENT	CPD Representative
Jones, Joyce	861-7519	S/F PUD - INSURANCE BRANCH #2	Chief - Insurance & Underwriting Branch #2
Juzwiak, Carol	430-6706	OFFICE OF ADMINISTRATION/ FIELD SUPPORT	Support Services Specialist
Kaloyanides, Sonya	430-6671	OFFICE OF REGIONAL COUNSEL	Deputy Regional Counsel
Kasperowicz, David	430-6730	INSPECTOR GENERAL - AUDIT	Regional Inspector General for Audit
Kellett, Clifford J.	861-7190	S/F REO BRANCH #2	Housing Program Officer
Kennedy, Dan S.	861-7536	S/F PUD - TECHNICAL BRANCH #2	Appraiser
King, Theresa	861-7235	S/F QAD - FIELD REVIEW BRANCH #2	Senior Single Family Housing Specialist
Kinnard, David	861-7273	S/F HOC - OCSD	Management Analyst
Kirshenbaum, K. Lyn	430-6695	FPM	Senior Management Analyst
Knebels, Patricia McGarvey	430-6664	OFFICE OF REGIONAL COUNSEL	Trial Attorney Litigation
Knox, Thomas	430-6759	INSPECTOR GENERAL - AUDIT	Auditor
Laforet, Deborah	430-6749	INSPECTOR GENERAL - INVESTIGATIONS	Administrative Officer
Latham, Ronaldlyn	861-7629	FAIR HOUSING & EQUAL OPPORTUNITY	Program Compliance Branch Chief
Lawlor, Patricia	861-7192	S/F REO BRANCH #2	Senior Single Family Housing Specialist
Lawrence, Anna	861-7215	HOMEOWNERSHIP CENTER	Katmai Contractor
Lego, John	430-6663	OFFICE OF REGIONAL COUNSEL	Programs Attorney
Lehmann, Paul J.	430-6636	COMMUNITY PLANNING & DEVELOPMENT	Environmental officer
Levine, Michael	861-7239	S/F HOC - OFFICE OF DIRECTOR	Housing Program Officer
Lew, Richard	861-7630	FAIR HOUSING & EQUAL OPPORTUNITY	Equal Opportunity Specialist
Litty, Lance	861-7541	S/F HOC - OCSD	Management Analyst
Lloyd, Ronald	430-6748	INSPECTOR GENERAL - AUDIT	Auditor
Longo, Thomas	861-7548	S/F HOC - OCSD	Management Analyst
Luberto, Nancy (Nunzia)	861-7577	MULTI-FAMILY HOUSING	Project Manger
Maclean, Sharon E.	861-7268	HOUSING COUNSELING	Management Analyst
Madarang, Dennis	430-6753	INSPECTOR GENERAL - INVESTIGATIONS	Special Agent
MAILROOM - 11th fl.	430-6703	OFSS MAILROOM	Mailroom Clerk
MAILROOM - 12th fl.	861-7255	OFSS MAILROOM	Mailroom Clerks Main Line
Maldonado, Deborah	861-7276	S/F PUD - INSURANCE BRANCH #1	Underwriting Branch Chief
Mancini, Louis	430-6754	INSPECTOR GENERAL - INVESTIGATIONS	Special Agent
Marchese, Richard	430-6668	OFFICE OF REGIONAL COUNSEL	Trial Attorney Litigation
Marshall, David	861-7193	S/F REO BRANCH #2	Chief - REO Branch #2
Martin, Trina A.	861-7607	PUBLIC HOUSING - DIVISION B	Public Housing Revitalization Specialist
Marvit, Thomas	861-7645	FAIR HOUSING & EQUAL OPPORTUNITY	Presidential Management Fellow
Matheny, Ernestine	861-7290	S/F PUD - INSURANCE BRANCH #3	Program Assistant

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McAllister, Laura	861-7631	FAIR HOUSING & EQUAL OPPORTUNITY	Equal Opportunity Specialist
Mc Ardle, Michael H	861-7689	S/F PUD - TECHNICAL BRANCH #1	Chief - Technical Branch #1
McCall, Lisa A.	861-7230	S/F REO BRANCH #1	Management Analyst
McCloskey, Patrick	861-7254	S/F PUD - TECHNICAL BRANCH #2	Appraiser
McCoy, Valerie	861-7544	S/F REO BRANCH #1	Chief, REO Branch #1
McDonnell, Chris	861-7661	COMMUNITY PLANNING & DEVELOPMENT	Financial Analyst
McDowel, Eric	430-6795	S/F PUD - INSURANCE BRANCH #4	Senior Underwriter
McGivern, Jennifer L.	430-6724	CONTRACTING DIVISION	Contract Specialist
McQuoid, Patrick	430-6718	CONTRACTING DIVISION	Procurement Analyst
Melendez, William	861-7537	S/F REO BRANCH #3	Single Family Housing Specialist
Mendoza, Lumen	861-7196	S/F REO BRANCH #2	Single Family Housing Specialist
Mezey, Barnet E.	861-7292	S/F PUD - INSURANCE BRANCH #3	Underwriter
Mililo, Donna	861-7221	S/F QAD - FIELD REVIEW BRANCH #2	Senior Single Family Housing Specialist
Minch, Patricia A.	861-7293	S/F PUD - INSURANCE BRANCH #2	Underwriter
Ming, Fatina	861-7662	COMMUNITY PLANNING & DEVELOPMENT	CPD Representative
Moon, Meredith	861-7200	S/F REO BRANCH #2	Single Family Housing Specialist
Morad, William	861-7684	S/F QAD - FIELD REVIEW BRANCH #2	Senior Single Family Housing Specialist
Morelli, Ashley	430-6638	INSPECTOR GENERAL - AUDIT	Auditor
Moroz, Patricia C.	430-6682	EMAD	Director, EMAD
Moy, Brian	861-7201	HOMEOWNERSHIP CENTER	Katmai Contractor
Mungin, Alison E.	861-7197	S/F REO BRANCH #2	Single Family Housing Specialist
Murphy, Katelyn M.	430-6623	FPM	Executive Secretary
Naiditch, Francine	861-7295	S/F PUD - INSURANCE BRANCH #2	Underwriter
Negro, Richard P.	861-7509	S/F PUD - TECHNICAL BRANCH #2	Appraiser
Nelson, Bertrand N.	430-6756	INSPECTOR GENERAL - INVESTIGATIONS	Special Agent In Charge
Nguyen, Hoang Yen Thi	861-7570	MULTI-FAMILY HOUSING	Account Executive
Nibley, Megan	861-7617	FAIR HOUSING & EQUAL OPPORTUNITY	Presidential Management Fellow/EOS
Nickens, Ronda	861-7222	S/F QAD - FIELD REVIEW BRANCH #1	Senior Single Family Housing Specialist
Nicodemo, Joseph A.	861-7251	S/F PUD TECHNICAL BRANCH #1	Senior Single Family Housing Specialist
Noce, Susan J.	861-7583	MULTI-FAMILY HOUSING	Program Manager
Odne, David	430-6639	CONTRACTING DIVISION	Contract Specialist
Ott, Richard	430-6621	FPM	Deputy Regional Administrator
Owens, Donita	861-7528	S/F HOC PUD - TECHNICAL BRANCH #1	Underwriter
Owens, Laurence	430-6627	S/F HOC - OCSD	Management Analyst
Panasiuk, Annette	861-7265	HOUSING OUTREACH & CAPACITY BUILDING	Housing Specialist
Paradise, Neil B.	861-7623	PUBLIC HOUSING	Energy Management Specialist
Patterson, Michelle	861-7665	COMMUNITY PLANNING & DEVELOPMENT	CPD Representative
Peacock, Deborah	861-7199	S/F PROGRAM SUPPORT DIV. BR. #3	Housing Program Specialist
Peiffer, Patricia	861-7209	S/F QAD - FIELD REVIEW BRANCH #2	Chief - Field Review Branch #2
Perkins, Diana	861-7540	S/F QAD - FIELD REVIEW BRANCH #1	Senior Single Family Housing Specialist
Phillips, John	861-7298	S/F PUD - INSURANCE BRANCH #3	Chief - Insurance Branch #3
Pollard, Michael	861-7247	S/F HOC - OCSD	Management Analyst
Pollock, Patricia	861-7666	COMMUNITY PLANNING & DEVELOPMENT	Program Support Specialist
Poole, Ramona	861-7502	S/F PUD - INSURANCE BRANCH #1	Program Assistant
Porcelli, Steven	430-6755	INSPECTOR GENERAL - INVESTIGATIONS	Special Agent
Porinchak, Brandon	430-6624	FPM	Presidential Management Fellow
Prout, Ivy	430-6654	OFFICE OF REGIONAL COUNSEL	Associate Regional Counsel for Programs
Pusicz, Lisa	861-7278	S/F PUD - INSURANCE BRANCH #4	Program Assistant
Pyle, Lisa	861-7296	S/F PUD - INSURANCE BRANCH #1	Underwriter
Quartapella, John	430-6745	INSPECTOR GENERAL - INVESTIGATIONS	Special Agent
Raja, Krish R.	861-7539	S/F PUD - TECHNICAL BRANCH #2	Chief, Technical Branch #2
Ramoth, Eric	430-6626	LABOR RELATIONS	Senior Management Analyst
Rappaport, Steven J	430-6661	OFFICE OF REGIONAL COUNSEL	Assoc Reg Counsel Litigation & Prog Enforcement
Reception Desk	430-6630	FPM	Reception Desk
Redrup, Melissa	861-7584	S/F QAD - FIELD REVIEW BRANCH #3	Single Family Housing Specialist

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Rice, Shawn	861-7676	INSPECTOR GENERAL - INVESTIGATIONS	Assistant Special Agent in Charge
Ridley, Wesley (Jasmine)	430-6797	S/F PUD - INSURANCE BRANCH #4	Underwriter
Rivera, Felicia	430-6798	S/F PUD - TECHNICAL BRANCH #1	Program Analyst
Rivera, Nancy	861-7634	FAIR HOUSING & EQUAL OPPORTUNITY	Equal Opportunity Specialist
Robinson, Cynthia	861-7297	S/F PUD - INSURANCE BRANCH #4	Program Assistant
Robinson, Shana	430-6632	FPM	Receptionist
Roe, Kathleen E.	861-7248	S/F HOC - OCSD	Management Analyst/Compliance Officer
Ross, Elizabeth	430-6656	OFFICE OF REGIONAL COUNSEL	Paralegal Specialist
Rucker, Wayman	861-7635	FAIR HOUSING & EQUAL OPPORTUNITY	Equal Opportunity Specialist
Russo, Vicky	430-6704	OFFICE OF ADMINISTRATION/ FIELD SUPPORT	Clerk
Santiago, Luz	861-7223	S/F QAD - FIELD REVIEW BRANCH #1	Program Support Assistant
Santiago, William	861-7608	PUBLIC HOUSING - DIVISION B	Public Housing Revitalization Specialist
Satiah, Stephanie	861-7653	COMMUNITY PLANNING & DEVELOPMENT	Financial Analyst
Scheetz, Randall J.	861-7576	MULTI-FAMILY HOUSING	Supervisory Project Manager (Asset Mgmt.)
Schlichting, Robert E.	861-7250	S/F HOC OCSD	Management Analyst
Schlosnagle, Brian	861-7594	PUBLIC HOUSING - DIVISION B	Engineer
Scott, Crystal	861-7543	S/F PUD - INSURANCE BRANCH #1	Program Analyst
Shaffer, Julie	861-7216	S/F HOC - OFFICE OF DIRECTOR	Director - Homeownership Center
Shinn, Joseph	430-6683	EMAD	Economist
Shipley, Rob	430-6693	INFORMATION TECHNOLOGY	Field Technology Manager
Sica, Jennifer	861-7690	S/F HOC - OCSD	Management Analyst
Sicilia, Patrick	861-7546	S/F REO BRANCH #1	Single Family Housing Specialist
Sievers, Danielle	861-7611	FAIR HOUSING & EQUAL OPPORTUNITY	Equal Opportunity Specialist
Skinner, Janice	861-7267	S/F PROGRAM SUPPORT DIV. BRANCH #3	Housing Program Specialist
Smith, Donna M.	430-6657	OFFICE OF REGIONAL COUNSEL	Paralegal Specialist for Litigation
Smith, Elisha M.	861-7203	S/F REO BRANCH #1	Single Family Housing Specialist
Smith, Ruth	861-7542	S/F PUD - INSURANCE BRANCH #3	Program Analyst
Snively, Barbara J.	861-7538	S/F PUD - TECHNICAL BRANCH #2	Underwriter
Spina, John	861-7523	S/F PUD - TECHNICAL BRANCH #1	Senior Single Family Housing Specialist
Staffieri, Gary F	430-6794	CONTRACTING DIVISION	Contract Specialist
Steel, Michele	430-6742	INSPECTOR GENERAL - INVESTIGATIONS	Criminal Research Specialist
Stines, Peter	861-7219	S/F QAD - FIELD REVIEW BRANCH #3	Senior Single Family Housing Specialist
Surrey, Kevin	861-7503	S/F REO BRANCH #3	Senior Single Family Housing Specialist
Swager, Jennie	430-6737	INSPECTOR GENERAL - AUDIT	Auditor
Swartz, Maria	861-7210	S/F QAD - FIELD REVIEW BRANCH #1	Senior Single Family Housing Specialist
Szupper, Michael	861-7669	COMMUNITY PLANNING & DEVELOPMENT	Regional Relocation Specialist
Tang, Sylvania	861-7675	S/F PUD - TECHNICAL BRANCH #1	Underwriter
Tate Cech, Joyce A.	861-7225	S/F QAD - FIELD REVIEW BRANCH #1	Chief - Field Review Branch #1
Taylor, Melody C.	861-7643	FAIR HOUSING & EQUAL OPPORTUNITY	Regional Director, FHEO
Taylor-Whitehead, Stacy	861-7579	MULTI-FAMILY HOUSING	Account Executive
Thomas, Edward A.	861-7670	HEALTHY HOMES & LEAD HAZARD CONTROL	Healthy Homes Representative
Thompson, William F.	430-6701	HUMAN CAPITAL FIELD SUPPORT	Project Management Division
Thress, John D.	861-7194	S/F REO BRANCH #3	Chief - REO Branch #3
Tieff, Matthew C.	430-6680	EMAD	Economist
Trinh, Tram N.	430-6692	INFORMATION TECHNOLOGY	IT Specialist
Triolo, Anthony	861-7252	S/F HOC - OFFICE OF DIRECTOR	Deputy Director - Philadelphia HOC
Triolo, Theresa A.	861-7586	PUBLIC HOUSING - OFFICE OF THE DIRECTOR	Program Analyst
Turrin, Elizabeth	430-6662	OFFICE OF REGIONAL COUNSEL	Legal Honors Intern
Union Office	861-7591	AFGE LOCAL 2032	Union President, Lynn Cox
Valentine, Kathy	430-6716	CONTRACTING DIVISION	Contract Specialist
Van de Zilver, John	861-7226	S/F QAD - FIELD REVIEW BRANCH #3	Chief - Field Review Branch #3
Waheed, Raeesa	861-7636	FAIR HOUSING & EQUAL OPPORTUNITY	Program Analyst
Wallace, Kim	861-7639	FAIR HOUSING & EQUAL OPPORTUNITY	Equal Opportunity Assistant
Walter, Kevin	861-7524	S/F PUD - TECHNICAL BRANCH #1	Underwriter
Waltz, Shelli J.	430-6721	CONTRACTING DIVISION	Branch Chief
Wampler, Amanda	861-7664	COMMUNITY PLANNING & DEVELOPMENT	Program Manager

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Washington, Martina B.	861-7602	PUBLIC HOUSING - DIVISION A	Public Housing Revitalization Specialist
Watsko, Stephen P.	861-7272	S/F PUD - TECHNICAL BRANCH #1	Construction Analyst
Webster, Ashley T.	430-6646	HR - EMPLOYEE/LABOR RELATIONS	Human Resources Specialist
Weise, Elisa	430-6719	CONTRACTING DIVISION	Contract Specialist
Welch, Miranda L.	861-7641	FAIR HOUSING & EQUAL OPPORTUNITY	Equal Opportunity Specialist
West, Melvina L.	430-6707	OFFICE OF ADMINISTRATION/ FIELD SUPPORT	Support Services Specialist
Wilkinson, Michelle	861-7206	S/F REO BRANCH #2	Single Family Housing Specialist
Williams, Clarice	430-6696	INSPECTOR GENERAL - AUDIT	Auditor
Williams, Edward	861-7609	PUBLIC HOUSING - DIVISION B	Public Housing Revitalization Specialist
Williams, Elizabeth	861-7207	S/F REO BRANCH #2	Single Family Housing Specialist
Williams, Kamilah	861-7240	S/F QAD - FIELD REVIEW BRANCH #1	Program Support Assistant
Williams, Lisa A.	861-7525	S/F PUD - TECHNICAL BRANCH #1	Underwriter
Williams, Sheppard (Van)	430-6628	FPM	Senior Management Analyst/Regional FOIA
Willoughby, Steven	861-7526	S/F PUD - TECHNICAL BRANCH #1	Underwriter
Willson, Scott T.	861-7271	S/F REO BRANCH #3	Single Family Housing Specialist
Wilson, Deanda	861-7612	PUBLIC HOUSING - DIVISION B	Public Housing Revitalization Specialist
Wolfe, Lisa A.	430-6640	FPM	Public Affairs Specialist
Woodson, Darryl B.	430-6644	HUMAN RESOURCES	HR Specialist
Woodward, Roberta	861-7686	S/F PUD - INSURANCE BRANCH #2	Underwriter
Worth, Michael	430-6665	FPM	Supervisory Management Analyst
Wright-Ellis, Justin	861-7245	OFFICE OF ADMINISTRATION/ FIELD SUPPORT	Mailroom Clerk
Xu, Tanya	430-6659	OFFICE OF REGIONAL COUNSEL	Legal Honors Intern
Yeargin, George	861-7244	OFFICE OF ADMINISTRATION/FIELD SUPPORT	Mailroom Clerk
Yong, Liong	861-7291	S/F PUD - INSURANCE BRANCH #1	Underwriter
Young, Richard J.	861-7693	S/F HOC - OCSD	Management Analyst
Zaic, Jerome E.	861-7691	S/F QAD - FIELD REVIEW BRANCH #2	Senior Single Family Housing Specialist
Brockington, Carolyn	861-7231	CONTRACTOR	NEW WORLD TECHNOLOGY
Brockington, Nadirah	861-7233	CONTRACTOR	LJ CONSULTANTS
Graham, Dinah	861-7232	CONTRACTOR	LJ CONSULTANTS
Lawrence, Anna	861-7215	CONTRACTOR	KATMAI INFORMATION TECHNOLOGIES
Moy, Brian	861-7201	CONTRACTOR	KATMAI INFORMATION TECHNOLOGIES

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Main Number: 410-962-2520
Direct Extention: 410-209-xxxx

Telephone Directory

WEBSITES

HUD National Website	www.hud.gov
Baltimore Field Office Website	www.hud.gov/local.bal/
HUD Homes for Sale	www.hudhomestore.com

FACSIMILE MACHINES

Field Director	(410) 209-6670
Office of Administration	(410) 209-6671
CPD	(410) 209-6672
FHEO	(410) 209-6673
Chief Counsel	(410) 209-6674
Multifamily Housing Division (HUB/Production)	(410) 209-6675
Public Housing Division	(410) 209-6678
Mail Room	(410) 209-6688
Copier Room	(410) 209-6689
Auditor's Office	(410) 209-6679
Union Office	(410) 209-6680

IMPORTANT CONTACTS

HITS Help Desk	1-800-347-3735
HUD Hotline	1-800-767-7468
HUD Handbooks, Notices, and Forms	1-800-225-5342
HOME Ownership Center (HOC-PHIL.)	(410) 962-2520
Customer Service Representative	(410) 209-6631
Maryland State Inspector General for Audit	(410) 209-6681
Union Contact, AFGE Local 3122	

AMERICAN OVERSIGHT

FIELD POLICY & MANAGEMENT

Payne, Carol	***x6557***
Matthews, Eugenia	**x6561**
Stovall, Teresa	**x6593**
Wallis, Patrick	**x6587**

LABOR RELATIONS

Radden, Ceely	**x6578**
Ross, Lavaris	**x6620**

HUMAN CAPITAL FIELD SUPPORT

Banks, Antoinette	***x6527***
Griffin Darlene	**x6503**
Kuperstein, Miriam (IT)	**x6559**

OFFICE OF CHIEF COUNSEL

Jacobs, Sorella	***x6598***
Akman, Joseph	**x6590**
Jones, Melissa	**x6588**
Taylor, William	**x6602**

COMMUNITY PLANNING AND DEVELOPMENT DIVISION

Halm, Charles	***x6541***
Cartagena, Evelyn	**x6515**
Harmon-Darrow, Aimee	**x6520**
Locks, Ethel	**x6560**
Schenning, Ann	**x6585**
Taylor, Susan	**x6616**
Thomas, Lauren	**x6599**

FAIR HOUSING PROGRAM

Leith, Rachel	***x6548***
Punter, Carolyn	***x6514***
Barringtine, Tracye	**x6504**
Brown, Carolyn	**x6511**
Faulkner, Pamela	**x6530**
Goff, Toni	**X6611**
Grey, Linda	**x6539**
Huusko, Lindsay	**x6518**

MULTIFAMILY

Baltimore Satellite Office

Brown, Brenda	***x6510***
Ellis, Lisa	***x6505***

AMERICAN OVERSIGHT

Ford, Robert	**x6604**
Harding, Richard	***x6524***
Jackson, Yvette	***x6550***
Parker, Judith	***x6569***
Brown, Evelyn	**x6591**
Burley, Margaret	**x6521**
Campbell, Attar	**x6566**
Coker, Debra	**x6605**
Coleman, Angela	**x6568**
Cooper, Angela	**x6608**
Dieter, Patrick	**x6629**
Dorm, Florence	**x6525**
Gaither, Diana	**x6534**
Gray, Stephen	**x6507**
Hall, Bill	**x6592**
Harrison, Robin	**x6543**
Jefferson, Leland	**x6551**
Johnson, Alexander	**x6552**
Johnson, Courtney	**x6576**
Johnson, India	**x6554**
Kiracofe, David	**x6558**
Meekins, Kimyetta	**x6597**
Nash, Molly	**x6628**
Pechuckonis, Erik	**x6581**
Satterwhite, Lorraine	**x6610**
Scott, Sharon	**x6586**
Simmons, Bhek	**x6544**
Sonberg, Joanne	**x6601**
Sprecher, Stephen	**x6582**
Wing, Dannell	**x6609**
Winters, Tanya	**x6565**

PUBLIC HOUSING PROGRAM

Tamburrino, William	***x6595***
De Souza, Russell	***x6522***
Curtis, Gregory	**x6519**
Epps, Ned	**x6618**
Hayden, Dylan	**x6531**
Jackson, Tiffany	**x6626**
Johnson, Dana	**x6553**
Middleton, Emma	**x6567**
Page, John	**x6571**
Pederson, Doreen	**x6574**
Paramore, Pamela	**x6570**

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Richardson, Claunella	**x6538**
Salters, Carolyn	**x6583**
Warren, Carol	**x6622**
Weber, Carol	**x6606**

Philadelphia (HOC)

Morris, Lisa	**x6529**
Richardson, Joyce	**x6555**

Outstationed Employees

McKinney, Ebony	**x6563**
Simms, Candace	**x6589**
Iber, Robert	**x6549**
Henderson, John	**x6547**

OFFICE OF REGIONAL INSPECTOR GENERAL

AUDIT (Room 4610)

Harrison, Kimberly	***x6631***
Morales, Belinda	**x6542**
Nwokeuku, Shaleena	**x6633**

INVESTIGATIONS (Room 4640)

Carling, Lisa A	**x6594**
Dunn. Kylan	**x6634**
Weinstein, Michael	**x6596**

ADDITIONAL PHONE NUMBERS

4th FLOOR

Conference Room 4A	**x6659**
Conference Room 4B	**x6660**
Audit Conference Room	**x6632**

5th FLOOR

Director's Conference Room	**x6644**
Polycom	**x6645**
Conference Room 5A	**x6646**
Conference Room 5B	**x6647**
Poylcom	**x6648**
Conference Room 5C	**x6649**
Interview Room	**x6650**
Legal Library	**x6651**
Map Room	**x6652**
Mail Room	**x6653**

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PC Training Room	**x6655**
Polycom	**x6656**
Computer Room	**x6657**
PC Work Room	**x6658**
Elevator Lobby	**x6662**
Reception Courtesy Phone	**x6663**
Telephone Closet (North)	**x6687**

AMERICAN OVERSIGHT

5.15.2017

CHARLESTON FIELD OFFICE
405 CAPITOL STREET, SUITE 708
CHARLESTON, WV 25301
PHONE: (304) 347-7000 FAX: (304) 347-7050
TDD Machine: (304) 347-5332

OFFICE OF THE DIRECTOR	**Ext. #**
Julie A. Alston	104
Evic Williams	125
Field Office Director's Fax Machine	(304) 347-7007

ADMINISTRATION DIVISION	
Charlotte Puryear	107
Admin. Fax #	(304) 347-7043

OFFICE OF THE CHIEF INFORMATION OFFICER	
Danny Myers	105

FHA/SINGLE FAMILY PROGRAMS	
Dave Gallian	132
Thomas Hurt	130
Single Family Fax Machine	(304) 347-7010

MULTIFAMILY PROGRAMS CENTER	
Cindy Bauer	131
Cheryl Haynes	116
Nicole Sutters	125
Main Office Fax No.	(304) 347-7050

OFFICE OF PUBLIC HOUSING	
Julia Borders	123
PIH Fax Machine	(304) 347-7045
Small Conference Room	120
Multi Media Center	126
Mail Center	135

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Satellite Conference Room 140

ALSTON, JULIE A 104
BAUER, CYNTHIA 131
BORDERS, JULIA 123
GALLIAN, DAVE 132
HAYNES, CHERYL 116
HURT, THOMAS 130
MYERS, DANNY 105
PURYEAR, CHARLOTTE 107
SUTTERS, NICOLE 128
WILLIAMS, EVIE 125

AMERICAN OVERSIGHT

Field Office Director
Senior Management Analyst

Support Services Specialist

Lead Information Technologies Specialist

Housing Support Specialist
Senior Single Family Housing Specialist

Account Executive
Account Executive
Account Executive

Public Housing Revitalization Specialist

AMERICAN OVERSIGHT

5.15.2017

DC FIELD OFFICE ALPHA DIRECTORY

820 FIRST STREET N.E., SUITE 300

WASHINGTON, DC 20002

MAIN NUMBER: 202-275-9200

FEDERAL PROTECTIVE SERVICE: 202-708-1111

Allen, Drellar	275-6333	PUBLIC HOUSING
Barnard, Vanessa	275-6266	COMMUNITY PLANNING & DEVELOPMENT
Brown, James	275-6265	PUBLIC HOUSING
Chappell, Katie	275-6268	MULTI-FAMILY HOUSING
Clarke, Donna	275-6269	COMMUNITY PLANNING & DEVELOPMENT
Conlan, Russell	275-6270	LEGAL
Crim, Sherrie	275-6271	PUBLIC HOUSING
Davis, Deborah	275-6275	COMMUNITY PLANNING & DEVELOPMENT
Dawson, Ernest	275-6276	FAIR HOUSING & EQUAL OPPORTUNITY
Denman, Felicia	275-6292	COMMUNITY PLANNING & DEVELOPMENT
Duke, Diane	275-6278	PUBLIC HOUSING
Elmore, Walter	275-6323	COMMUNITY PLANNING & DEVELOPMENT
Evans, Francina	275-6279	MULTI-FAMILY HOUSING
Everett, Janice	275-6339	FPM
Fadlelmola, Belinda	275-6280	FPM
Falkenstein, Robert	275-6281	S/F HOUSING
Ford, Robert	275-6273	MULTI-FAMILY HOUSING
Freeman, Tiffany	275-6277	COMMUNITY PLANNING & DEVELOPMENT
Gleaton, Ruth	275-6283	MULTI-FAMILY HOUSING
Green, Cabrinna	275-6285	MULTI-FAMILY HOUSING
Greene, Larry	275-6286	MULTI-FAMILY HOUSING
Hatcher, James	275-6287	HUMAN CAPITAL FIELD SUPPORT
Henriquez, Evita	275-6261	COMMUNITY PLANNING & DEVELOPMENT
Hill, Stephanie	275-6289	COMMUNITY PLANNING & DEVELOPMENT
Hirko, Elizabeth	275-6290	LEGAL
Isaacs, Suzanne	275-6298	HOUSING OUTREACH & CAPACITY BLDG
Jenkins, Christine	275-6306	PUBLIC HOUSING
Johnson, Eric	275-6293	MULTI-FAMILY HOUSING
Jones, Ernestine	275-6263	MULTI-FAMILY HOUSING

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London, Kamile	275-6296	PUBLIC HOUSING.
Lucas, Jean	275-6337	PUBLIC HOUSING
Middleton, Maryann	275-6301	COMMUNITY PLANNING & DEVELOPMENT
Paikin, Steve	275-6305	FAIR HOUSING & EQUAL OPPORTUNITY
Payton, Trueyer	275-6308	MULTI-FAMILY HOUSING
Porter, Michelle	275-6309	MULTI-FAMILY HOUSING
Randolph, Pamela	275-6311	MULTI-FAMILY HOUSING
Redmond, Janet	275-6272	LEGAL
Richardson, Lorraine	275-6274	FPM
Robinson, Ygerne	275-6312	FAIR HOUSING & EQUAL OPPORTUNITY
Rose, Michael	275-6266	COMMUNITY PLANNING & DEVELOPMENT
Scott, Linda	275-6330	PUBLIC HOUSING
Suberu, Michael	275-6337	PUBLIC HOUSING
Thomas, Lavon	275-6321	HUMAN CAPITAL FIELD SUPPORT
Turner, Marvin	275-6291	FPM
Turriago, Patricia	275-6368	HUMAN CAPITAL FIELD SUPPORT
Waites, Aneita	275-6329	PUBLIC HOUSING
Weiser, Colleen	275-6288	HOUSING OUTREACH & CAPACITY BLDG
Westray, Tonya	275-6318	MULTI-FAMILY HOUSING
Whitfield, Deborah	275-6319	MULTI-FAMILY HOUSING

AMERICAN OVERSIGHT

PITTSBURGH FIELD OFFICE		
WILLIAM MOREHEAD FEDERAL BUILDING		
1000 LIBERTY AVENUE, SUITE 1000		
PITTSBURGH, PA 15222		
MAIN #: (412) 644-6428 FAX #: (412) 644-6499		
FEDERAL PROTECTIVE SERVICE 1-800-525-5726		
Asad, Ali	644-5862	OFFICE OF PUBLIC HOUSING
Bautista, Yamilette	644-6462	FHEO
Bert, Jennifer	644-5855	FPM
Braun, Debra	644-6948	INSPECTOR GENERAL - AUDIT
Byrne, Catherine	644-5843	COMMUNITY PLANNING & DEVELOPMENT
Cochran, Malea	644-6494	OFFICE OF PUBLIC HOUSING
Coll, Pam	644-5849	COMMUNITY PLANNING & DEVELOPMENT
Cooper, Gerry	644-6413	LEGAL
Dey, Chandra	***644-6373***	INSPECTOR GENERAL - AUDIT
Dzubinski, Christine	644-5763	COMMUNITY PLANNING & DEVELOPMENT
Foley, William	644-6598	INSPECTOR GENERAL - INVESTIGATIONS
Galati, Barbara	644-2889	MULTIFAMILY HOUSING
Gillespy, Cindi	6536	OFFICE OF PUBLIC HOUSING
Humphrey, Richard	644-2739	OFFICE OF PUBLIC HOUSING
Jacobs, Matthew	644-2734	INSPECTOR GENERAL - AUDIT
Jansen, Michael	***644-5449***	FAIR HOUSING & EQUAL OPPORTUNITY
Maclean, Rebecca	644-4881	COMMUNITY PLANNING & DEVELOPMENT
Martin, Debra	644-6595	OFFICE OF PUBLIC HOUSING
Mazzocco, James	644-6563	LEGAL
McIntyre, Brian	644-6383	OFFICE OF PUBLIC HOUSING
Meyers, Andy	644-5499	INSPECTOR GENERAL - AUDIT
Michalka, Paul	644-5485	OFFICE OF PUBLIC HOUSING
Miller, Jane	***644-5945***	FPM
Miller, Paul	644-6635	OFFICE OF PUBLIC HOUSING
Molinaro-Thompson, J	644-6529	OFFICE OF PUBLIC HOUSING
Moyer, Jill	644-5487	COMMUNITY PLANNING & DEVELOPMENT
Murray, Brian D.	***644-2731***	MULTIFAMILY HOUSING
Myers, Danny	304-347-7000 x 105	INFORMATION TECHNOLOGY

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Obringer, Trish	644-5785	COMMUNITY PLANNING & DEVELOPMENT
Palmer, Christina	644-6461	OFFICE OF PUBLIC HOUSING
Pietragallo, Sarah	***644-6414***	LEGAL
Popp, Michael	644-6598	INSPECTOR GENERAL - INVESTIGATIONS
Possage, Gary	***644-6399***	MULTI-FAMILY HOUSING
Prescott, Reana	644-6492	OFFICE OF PUBLIC HOUSING
Ronallo, Patricia	644-5491	COMMUNITY PLANNING & DEVELOPMENT
Ross, Lavaris	410-209-6620	LABOR RELATIONS
Shaw, Martha	644-5463	COMMUNITY PLANNING & DEVELOPMENT
Tolbert, John	***644-5846***	COMMUNITY PLANNING & DEVELOPMENT
Watkins, Mark	644-6637	S/F HOUSING DIV
Whitelock, Michael	644-6932	COMMUNITY PLANNING & DEVELOPMENT
Whitelock, Pamela	644-2733	OFFICE OF ADMINISTRATION

5.15.2017

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5.15.2017

RICHMOND FIELD OFFIC
600 EAST B
RICH
PHON
FAX

Aho, Linda	822-4811
Booker, Bonita	822-4895
Brinkley, Sylvia	822-4810
Brinkman, Anthony	822-4827
Brown, Barry	822-4823
Brown, Janet	822-4904
Brown-Taylor, Nicole	822-4838
Bucci, Chuck	822-4825
Clarke, Brenda	822-4905
COLE, CLIFF	***822-4884***
Dash, Sarah	822-4844
Davenport, Robert	822-4899
Davis, Anne	822-4802
Dawson, Ernest	822-4943
DeCordova, Stacy	822-4812
DOWNS, SHARON	***822-4896***
Edison, Amy	822-4883
Eudailey, Brian	822-4891
Fitch, Ron	822-4849
Gordon, Barbara	822-4850
Grant, Jay	822-4830
Green, Jeffrey	822-4885
Greene, Denise	822-4851
Henry, Wilma	822-4897
Hladik, Robert	822-4890
Holman, Virginia	822-4911
Johnson, Kerry	822-4803
Johnson, Teresa	822-4813
LAMBERG, CATHERINE	***822-4898***
LEGETTE, RONNIE	***822-4831***

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Lomurro, Dominic	822-4893
Mailroom	822-4821
Mares, Steve	822-4876
Martin, Gwen	822-4894
McGreevy, Michael	822-4832
Meyers, Carolyn	822-4828
Mills, Bettie	822-4869
Mitchell, Rashida	822-4870
Moody, Rodney	822-49185
Ogunde, Tom	822-4824
Peebles, Pearl	822-4834
Peluso, Jim	822-4882
Perry-Banks, Antoinette	***410-209-6527***
Player, Mary	822-4919
Pontes, Richard	822-4887
RADER, BRAD	***822-4814***
Roberts, Carolyn	822-4863
Romero, Blanca	822-4874
Ross, Lavaris	410-209-6620
Schlotzhauer, Arthur (Bill)	822-4906
SCHMIDT, CARRIE	***822-4807***
Schmiegelow, Toni	822-4925
Sease, Doug	822-4835
Taylor, Kamaria	822-4806
Venable, Janet	822-4921
Wagenhauser, Michael	822-4888
Wilder, Robin	822-4881
Young, Kristina	822-4900

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E ALPHA TELEPHONE DIRECTORY
ROAD ST, 3rd FLOOR
MOND, VA 23219
E: (804) 822-4805
#: (804) 822-4984
INFOTECH SPECIALIST
PUBLIC HOUSING
OFFICE OF ADMINISTRATION, FIELD SUPPORT
COMMUNITY PLANNING & DEVELOPMENT
COMMUNITY PLANNING & DEVELOPMENT
SINGLE FAMILY QUALITY ASSURANCE
FAIR HOUSING & EQUAL OPPORTUNITY
COMMUNITY PLANNING & DEVELOPMENT
SINGLE FAMILY REO
INSPECTOR GENERAL - AUDIT
MULTI-FAMILY HOUSING
PUBLIC HOUSING
FPM
ADMINISTRATIVE OFFICER
SUPERVISOR - MULTIFAMILY MANAGEMENT
INSPECTOR GENERAL - AUDIT
INSPECTOR GENERAL - INVESTIGATIONS
MULTI-FAMILY HOUSING
MULTI-FAMILY HOUSING
COMMUNITY PLANNING & DEVELOPMENT
INSPECTOR GENERAL - AUDIT
MULTI-FAMILY HOUSING
PUBLIC HOUSING
INSPECTOR GENERAL - INVESTIGATIONS
HOUSING OUTREACH & CAPACITY BLDG
ENVIRONMENT & ENERGY
OFFICE OF REGIONAL COUNSEL
DIRECTOR - PUBLIC HOUSING
DIRECTOR - COMMUNITY PLANNING & DEVELOPMENT

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COMMUNITY PLANNING & DEVELOPMENT
FIELD SUPPORT / MAILROOM
SINGLE FAMILY PROGRAM SUPPORT
PUBLIC HOUSING
HEALTHY HOMES & LEAD HAZARD CONTROL
COMMUNITY PLANNING & DEVELOPMENT
MULTI-FAMILY HOUSING
MULTI-FAMILY HOUSING
SINGLE FAMILY REO
COMMUNITY PLANNING & DEVELOPMENT
COMMUNITY PLANNING & DEVELOPMENT
PUBLIC HOUSING
REGIONAL SUPPORT MANAGER
MULTI-FAMILY HOUSING
INSPECTOR GENERAL - AUDIT
ASSOC REGIONAL COUNSEL - OFFICE OF REGIONAL COUNSEL
MULTI-FAMILY HOUSING
MULTI-FAMILY HOUSING
LABOR RELATIONS
PUBLIC HOUSING
FIELD OFFICE DIRECTOR - FPM
FPM
COMMUNITY PLANNING & DEVELOPMENT
LABOR RELATIONS SPECIALIST
SINGLE FAMILY REO
INSPECTOR GENERAL - INVESTIGATIONS
COMMUNITY PLANNING & DEVELOPMENT
PUBLIC HOUSING

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5.15.2017

United States Department of Housing and Urban Development
Wilmington Field Office
One Rodney Square
920 King Street, Suite 404
Wilmington , Delaware 19802

Bynum, Maria	Field Office Director
Sillery, David	Customer Service Rep
FAX	

AMERICAN OVERSIGHT

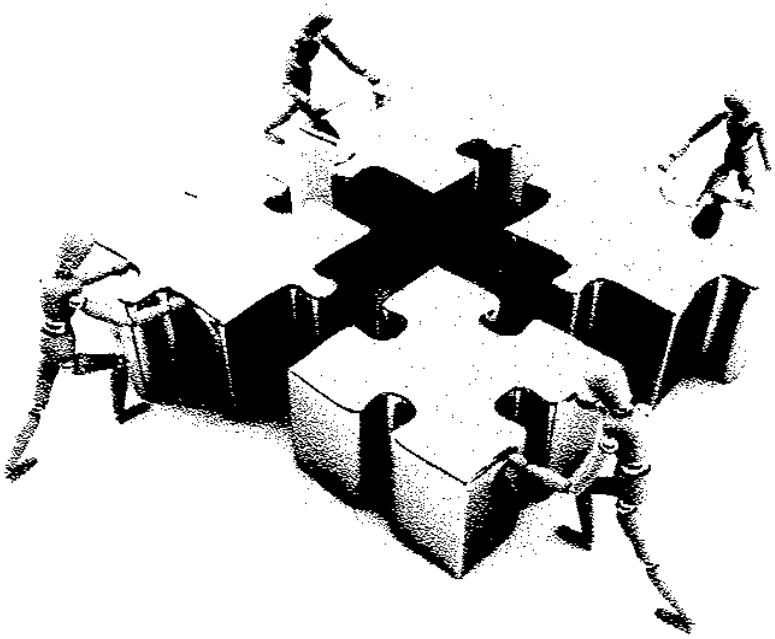
(302) 573-6300

(302) 573-6300

(302) 573-6259

AMERICAN OVERSIGHT

FIELD POLICY AND MANAGEMENT COMMUNICATIONS GUIDE



DECEMBER, 2014

Mary E. McBride, Assistant Deputy Secretary

AMERICAN OVERSIGHT

HEADQUARTER'S STAFF

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U.S. Department of Housing and Urban Development
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AMERICAN OVERSIGHT

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Zuleika Morales-Romero
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U.S. Department of Housing and Urban Development
451 7th Street, S.W.
Rooom 7108
Washington, D.C. 20410

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BB: (202) 340-4757
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Fax: (202) 708-1558

Jacqueline W. Roundtree
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U.S. Department of Housing and Urban Development
451 7th Street, S.W.
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Direct: (202) 402-6297
Office: (202) 708-2426
BB: (202) 246-9355
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Fax: (202) 708-1558

AMERICAN OVERSIGHT

REGIONAL ADMINISTRATORS

REGION I

Kristine Foye
Acting Regional Administrator
U.S. Department of Housing and Urban Development
O'Neill Federal Building
10 Causeway Street, Room 301
Boston, MA 02222-1092

Direct: (617) 994-8220
Office: (617) 994-8223
BB: (703)568-0926
Cell: (b)(6)
Fax: (617) 565-6558

REGION II

Holly Leicht
Regional Administrator
U.S. Department of Housing and Urban Development
26 Federal Plaza
Suite 3541
New York, NY 10278-0068

Direct: (212) 542-7100
Office: (212) 542-7109
BB: (202)738-6803
Cell: N/A
Fax: (212)264-8034

REGION III

Jane C.W. Vincent
Regional Administrator
U.S. Department of Housing and Urban Development
The Wanamaker Bldg.
100 Penn Square East
Philadelphia, PA 19107-3380

Direct: (215) 430-6635
Office: (215) 656-0600
BB: (215) 384-8191
Cell: (b)(6)
Fax: (215) 656-3445

REGION IV

Edward Jennings, Jr.
Regional Administrator
U.S. Department of Housing and Urban Development
40 Marietta Street
Five Points Plaza
Atlanta, GA 30303-2806

Direct: (678) 732-2008
Office: (678) 732-2008
BB: (404) 273-4423
Cell: N/A
Fax: (404) 730-2392

REGION V

Antonio R. Riley
Regional Administrator
U.S. Department of Housing and Urban Development
Ralph Metcalfe Federal Building
77 West Jackson Boulevard
Chicago, IL 60604-3507

Direct: (312) 913-8654
Office: (312) 353-5680
BB: (312)-618-6988
Cell: (b)(6)
Fax: (312) 886-2729

REGION VI

Tammye H. Treviño
Regional Administrator
U.S. Department of Housing and Urban Development
801 Cherry Street, Unit #45
Suite 2500
Fort Worth, TX 76102

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Office: (817) 978-5965
BB: (202) 657-7779
Cell: (b)(6)
Fax: (817) 978-5567

AMERICAN OVERSIGHT

REGION VII

Jennifer Tidwell
Regional Administrator
U.S. Department of Housing and Urban Development
400 State Avenue
Room 507
Kansas City, KS 66101-2406

Direct: (913) 551-6871
Office: (913) 551-5462
BB: (202) 657-8106
Cell: (b)(6)
Fax: (913) 551-5469

REGION VIII

Rick Garcia
Regional Administrator
U.S. Department of Housing and Urban Development
1670 Broadway
Room 2519
Denver, CO 80202-4801

Direct: (303) 672 5340
Office: (303) 672-5440
BB: (303) 396-4990
Cell: N/A
Fax: (303) 672-5004

REGION IX

Ophelia Basgal
Regional Administrator
U.S. Department of Housing and Urban Development
One Sansome Street
Suite 1200
San Francisco, CA 94104-4430

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AMERICAN OVERSIGHT

Reno, NV	**(775) 824-3700**	**FIELD OFFICE** Tony Ramirez Field Office Director 745 West Moana Lane Suite 360 Reno, NV 89509-4932	Direct: BB: Cell: Fax:	(775) 824-3703 (703) 371-8075 (b)(6) (775) 824-4981
Santa Ana, CA	**(714) 796-1200**	**FIELD OFFICE** Ray W. Brewer Acting Field Office Director 34 Civic Center Plaza Santa Ana, CA 92701-4003	Direct: BB: Cell: Fax:	(714) 955-0900 (202) 321-6383 (b)(6) (714) 796-5509
REGION X				
Seattle, WA	**(206) 220-5101**	**REGIONAL OFFICE** Bill Block Regional Administrator 909 First Avenue Suite 200 Seattle, WA 98104-1000	Direct: BB: Cell: Fax:	(206) 220-5359 (206) 516-9001 (b)(6) (206) 220-5108
Anchorage, AK	**(907) 677-9800**	**FIELD OFFICE** Colleen Bickford Field Office Director 3000 C Street Suite 401 Anchorage, AK 99503	Direct: BB: Cell: Fax:	(907) 677-9830 (907) 947-5043 (b)(6) (907) 677-9803
Boise, ID	**(208) 334-1990**	**FIELD OFFICE** John Meyers Field Office Director 800 Park Boulevard Plaza IV, Suite 220 Boise, ID 83712-7743	Direct: BB: Cell: Fax:	(208) 334-1088 x 3 (208) 995-5266 (b)(6) (208) 334-9648
Portland, OR	**(971) 222-2600**	**FIELD OFFICE** Margaret Salazar Field Office Director Building 1220 SW 3rd Avenue, Suite 400 Portland, OR 97204-2825	Direct: BB: Cell: Fax:	(971) 222-2601 N/A (b)(6) (971) 222-0357

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From: Russo (Ctr), Vittoria M
Sent: Thursday, September 28, 2017 1:25 PM
To: PHI STAFF - A - J; PHI STAFF - K - Z; PHI IG AUDIT STAFF; PHI IG INVESTIGATIONS STAFF; Yeargin (Ctr), George; Wright-Ellis (Ctr), Justin E
Subject: Updated Telephone Directory
Attachments: 9.1.2017.xlsx

Vicky Russo
Office of Administration & Field Support

U.S. Department of Housing & Urban Development
Philadelphia Regional Office
Phone: (215) 430-6704
Fax: (215) 656-3433
Vittoria.m.russo@hud.gov

Please give us your feedback

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PHILADELPHIA REGIONAL OFFICE DIVISIONAL TELEPHONE DIRECTORY

TTY: 800-877-8339 HEARING IMPAIRED HOTLINE

FEDERAL POLICE 800-525-5726

Banks, Antoinette Perry	430-6705	OFFICE OF ADMINISTRATION/ FIELD SUPPORT	Regional Support Manager
Juzwiak, Carol	430-6706	OFFICE OF ADMINISTRATION/ FIELD SUPPORT	Support Services Specialist
Russo, Vicky	430-6704	OFFICE OF ADMINISTRATION/ FIELD SUPPORT	Clerk
Thompson, William F.	430-6701	OFFICE OF ADMINISTRATION/ FIELD SUPPORT	Project Management Division
West, Melvina L.	430-6707	OFFICE OF ADMINISTRATION/ FIELD SUPPORT	Support Services Specialist
Mailroom - 11th fl.	430-6703	FIELD SUPPORT / MAILROOM	Mailroom Clerk
Mailroom - 12th fl.	861-7255	FIELD SUPPORT / MAILROOM	Mailroom Clerks Main Line
Wright-Ellis, Justin	861-7245	FIELD SUPPORT / MAILROOM	Mailroom Clerk
Yeargin, George	861-7244	FIELD SUPPORT / MAILROOM	Mailroom Clerk
Bellacima, Mary Anne	861-7654	COMMUNITY PLANNING & DEVELOPMENT	Senior CPD Representative
Bynum, Nadab	861-7652	COMMUNITY PLANNING & DEVELOPMENT	Director
Cai, Xiaomin	861-7655	COMMUNITY PLANNING & DEVELOPMENT	CPD Representative
Collins, David M.	861-7659	COMMUNITY PLANNING & DEVELOPMENT	Program Manager
Colon, Ileana	861-7656	COMMUNITY PLANNING & DEVELOPMENT	Senior CPD Representative
Edwards, Andrea	861-7658	COMMUNITY PLANNING & DEVELOPMENT	Economic Development Specialist
Edwards, Crystal	861-7657	COMMUNITY PLANNING & DEVELOPMENT	CPD Representative
Jones, Christine	861-7668	COMMUNITY PLANNING & DEVELOPMENT	CPD Representative
Lehmann, Paul J.	430-6636	COMMUNITY PLANNING & DEVELOPMENT	Supervisory Environmental Protection Specialist
McDonnell, Chris	861-7661	COMMUNITY PLANNING & DEVELOPMENT	Financial Analyst
Ming, Fatina	861-7662	COMMUNITY PLANNING & DEVELOPMENT	CPD Representative
Patterson, Michelle	861-7665	COMMUNITY PLANNING & DEVELOPMENT	CPD Representative
Pollock, Patricia	861-7666	COMMUNITY PLANNING & DEVELOPMENT	Program Support Specialist
Satiah, Stephanie	861-7653	COMMUNITY PLANNING & DEVELOPMENT	Financial Analyst
Steinhauer, Lisa	861-7651	COMMUNITY PLANNING & DEVELOPMENT	CPD Specialist
Szupper, Michael	861-7669	COMMUNITY PLANNING & DEVELOPMENT	Regional Relocation Specialist
Wampler, Amanda (Mandy)	861-7664	COMMUNITY PLANNING & DEVELOPMENT	Program Manager
Anderson, Bridgette M.	430-6722	CONTRACTING DIVISION	Contract Specialist
Fabian, Daniel	430-6725	CONTRACTING DIVISION	Contract Specialist
Harris, Omar	861-7605	CONTRACTING DIVISION	Contract Specialist
Johnson, Michelle	430-6717	CONTRACTING DIVISION	Contract Specialist
Kauffman, Debra	430-6723	CONTRACTING DIVISION	Contract Specialist
McGivern, Jennifer L.	430-6724	CONTRACTING DIVISION	Contract Specialist
McQuoid, Patrick	430-6718	CONTRACTING DIVISION	Procurement Analyst
Odne, David	430-6639	CONTRACTING DIVISION	Contract Specialist
Staffieri, Gary F	430-6794	CONTRACTING DIVISION	Contract Specialist
Valentine, Kathy	430-6716	CONTRACTING DIVISION	Contract Specialist
Waltz, Shelli J.	430-6721	CONTRACTING DIVISION	Branch Chief
Weise, Elisa	430-6719	CONTRACTING DIVISION	Contract Specialist
Flannelly, Michael	430-6677	EMAD	Economist
Moroz, Patricia C.	430-6682	EMAD	Director - EMAD
Shinn, Joseph	430-6683	EMAD	Economist
Tieff, Matthew	430-6680	EMAD	Economist
Beltran, William	861-7647	FAIR HOUSING & EQUAL OPPORTUNITY	Equal Opportunity Specialist
Carabello, Mary Jean	861-7621	FAIR HOUSING & EQUAL OPPORTUNITY	Equal Opportunity Specialist
Chavez, Roberto H	861-7625	FAIR HOUSING & EQUAL OPPORTUNITY	Intake Branch Chief
Delaney, Barbara	861-7637	FAIR HOUSING & EQUAL OPPORTUNITY	Director - FHEO Phila. Program Center
DiCriscio, Linda	861-7644	FAIR HOUSING & EQUAL OPPORTUNITY	Equal Opportunity Assistant
James, Sharron L.	861-7628	FAIR HOUSING & EQUAL OPPORTUNITY	Equal Opportunity Specialist
Latham, Ronaldlyn	861-7629	FAIR HOUSING & EQUAL OPPORTUNITY	Program Compliance Branch Chief
Lew, Richard	861-7630	FAIR HOUSING & EQUAL OPPORTUNITY	Equal Opportunity Specialist

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McAllister, Laura	861-7631	FAIR HOUSING & EQUAL OPPORTUNITY	Equal Opportunity Specialist
Nibley, Megan	861-7617	FAIR HOUSING & EQUAL OPPORTUNITY	Presidential Management Fellow/EOS
Rivera, Nancy	861-7634	FAIR HOUSING & EQUAL OPPORTUNITY	Equal Opportunity Specialist
Rucker, Wayman	861-7635	FAIR HOUSING & EQUAL OPPORTUNITY	Equal Opportunity Specialist
Sievers, Danielle	861-7611	FAIR HOUSING & EQUAL OPPORTUNITY	Equal Opportunity Specialist
Taylor, Melody C.	861-7643	FAIR HOUSING & EQUAL OPPORTUNITY	Regional Director - FHEO
Waheed, Raeesa	861-7636	FAIR HOUSING & EQUAL OPPORTUNITY	Program Analyst
Wallace, Kim	861-7639	FAIR HOUSING & EQUAL OPPORTUNITY	Equal Opportunity Assistant
Welch, Miranda L.	861-7641	FAIR HOUSING & EQUAL OPPORTUNITY	Equal Opportunity Specialist
Edwards, Nika V.	430-6622	FPM	Public Affairs Specialist
Fear, Eugenia	430-6630	FPM	General Clerk
Green, Patrice	430-6641	FPM	Management Analyst
Kirshenbaum, K. Lyn	430-6695	FPM	Senior Management Analyst
Murphy, Katelyn M.	430-6623	FPM	Executive Secretary
Ott, Richard	430-6621	FPM	Deputy Regional Administrator
Porinchak, Brandon	430-6624	FPM	Senior Management Analyst
Robinson, Shana	430-6632	FPM	Executive Secretary
Williams, Sheppard (Van)	430-6628	FPM	Senior Management Analyst/Regional FOIA
Wolfe, Lisa A.	430-6640	FPM	Public Affairs Specialist
Thomas, Edward A.	861-7670	HEALTHY HOMES & LEAD HAZARD CONTROL	Healthy Homes Representative
Eilers, Beth	861-7262	HOUSING OUTREACH & CAPACITY BLDG	Housing Specialist
Maclean, Sharon E.	861-7268	HOUSING OUTREACH & CAPACITY BLDG	Management Analyst
Panasiuk, Annette	861-7265	HOUSING OUTREACH & CAPACITY BLDG	Housing Specialist
Buckmaster, Michele	430-6642	HUMAN RESOURCES	HR Specialist
Webster, Ashley T.	430-6646	HUMAN RESOURCES	HR Specialist - Employee/Labor Relations
Woodson, Darryl B.	430-6644	HUMAN RESOURCES	HR Specialist
Bubel, Mark	430-6694	INFORMATION TECHNOLOGY	User Experience Designer & Researcher
Jankowski, Debbie	430-6689	INFORMATION TECHNOLOGY	Director - Information Technology
Shipley, Rob	430-6693	INFORMATION TECHNOLOGY	Field Technology Manager
Trinh, Tram N.	430-6692	INFORMATION TECHNOLOGY	IT Specialist
Burgwald, Gregory	430-6739	INSPECTOR GENERAL - AUDIT	Auditor
Catania, Annamaria	430-6735	INSPECTOR GENERAL - AUDIT	Administrative Support Assistant
Carrington Jr., James A.	430-6741	INSPECTOR GENERAL - AUDIT	Auditor
Cholewiak, Stephen A.	430-6637	INSPECTOR GENERAL - AUDIT	Auditor
Dahl, Kimberly	430-6729	INSPECTOR GENERAL - AUDIT	Asst Regional Inspector General for Audit
Darby, Debra	430-6731	INSPECTOR GENERAL - AUDIT	Asst Regional Inspector General for Audit
Downey, Michael	430-6728	INSPECTOR GENERAL - AUDIT	Auditor
Fulton-Jenkins, Juanita	430-6734	INSPECTOR GENERAL - AUDIT	Administrative Support Assistant
Grant, Forell	430-6736	INSPECTOR GENERAL - AUDIT	Auditor
Kasperowicz, David	430-6730	INSPECTOR GENERAL - AUDIT	Regional Inspector General for Audit
Knox, Thomas	430-6759	INSPECTOR GENERAL - AUDIT	Auditor
Lloyd, Ronald	430-6748	INSPECTOR GENERAL - AUDIT	Asst Regional Inspector General for Audit
Morelli, Ashley	430-6638	INSPECTOR GENERAL - AUDIT	Auditor
Swager, Jennie	430-6737	INSPECTOR GENERAL - AUDIT	Auditor
Williams, Clarice	430-6696	INSPECTOR GENERAL - AUDIT	Auditor
Aeillo, Frank	430-6751	INSPECTOR GENERAL - INVESTIGATIONS	Special Agent
Barbat-Gonce, Danny	430-6752	INSPECTOR GENERAL - INVESTIGATIONS	Special Agent
Duque, Analuisa	430-6750	INSPECTOR GENERAL - INVESTIGATIONS	Special Agent
Laforet, Deborah	430-6749	INSPECTOR GENERAL - INVESTIGATIONS	Administrative Officer
Madarang, Dennis	430-6753	INSPECTOR GENERAL - INVESTIGATIONS	Special Agent
Mancini, Louis	430-6754	INSPECTOR GENERAL - INVESTIGATIONS	Special Agent
Nelson, Bertrand N.	430-6756	INSPECTOR GENERAL - INVESTIGATIONS	Special Agent in Charge
Porcelli, Steve	430-6755	INSPECTOR GENERAL - INVESTIGATIONS	Special Agent
Quartapella, John	430-6745	INSPECTOR GENERAL - INVESTIGATIONS	Special Agent

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Rice, Shawn	861-7676	INSPECTOR GENERAL - INVESTIGATIONS	Assistant Special Agent in Charge
Steel, Michele	430-6742	INSPECTOR GENERAL - INVESTIGATIONS	Criminal Research Specialist
Bensala, Debra	430-6648	LABOR RELATIONS	Regional Labor Relations Officer
Ramoth, Eric	430-6626	LABOR RELATIONS	Senior Management Analyst
Anastasi, Carolyn	861-7551	MULTI-FAMILY HOUSING	Contract Admin. Oversight
Blesi, Christopher J.	861-7585	MULTI-FAMILY HOUSING	Account Executive
Bowie, Brenda J.	861-7552	MULTI-FAMILY HOUSING	Account Executive
DeMarco, Rita	861-7554	MULTI-FAMILY HOUSING	Account Executive
Henry, Robert	861-7575	MULTI-FAMILY HOUSING	Account Executive
Luberto, Nancy	861-7577	MULTI-FAMILY HOUSING	Account Executive
Nguyen, Hoang Yen Thi	861-7570	MULTI-FAMILY HOUSING	Account Executive
Noce, Susan J.	861-7583	MULTI-FAMILY HOUSING	Account Executive
Scheetz, Randall J.	861-7576	MULTI-FAMILY HOUSING	Branch Chief
Taylor-Whitehead, Stacy	861-7579	MULTI-FAMILY HOUSING	Account Executive
Baldwin, Margaret	430-6653	OFFICE OF REGIONAL COUNSEL	Trial Attorney Litigation
Caramenico, Michele	430-6667	OFFICE OF REGIONAL COUNSEL	Trial Attorney Litigation
Droz-Berrios, Teresita	430-6670	OFFICE OF REGIONAL COUNSEL	Paralegal Specialist for Programs
Durham, Andrea	430-6666	OFFICE OF REGIONAL COUNSEL	Program Attorney
Johnson, Sheryl L.	430-6655	OFFICE OF REGIONAL COUNSEL	Regional Counsel
Kaloyanides, Sonya	430-6671	OFFICE OF REGIONAL COUNSEL	Deputy Regional Counsel
Knebels, Patricia McGarvey	430-6664	OFFICE OF REGIONAL COUNSEL	Trial Attorney Litigation
Lego, John	430-6663	OFFICE OF REGIONAL COUNSEL	Program Attorney
Marchese, Richard	430-6668	OFFICE OF REGIONAL COUNSEL	Trial Attorney Litigation
Prout, Ivy	430-6654	OFFICE OF REGIONAL COUNSEL	Associate Regional Counsel for Programs
Ross, Elizabeth	430-6656	OFFICE OF REGIONAL COUNSEL	Paralegal Specialist
Rappaport, Steven J.	430-6661	OFFICE OF REGIONAL COUNSEL	Assoc. Reg. Counsel Litigation & Prog. Enforcement
Smith, Donna M.	430-6657	OFFICE OF REGIONAL COUNSEL	Paralegal Specialist for Litigation
Turrin, Elizabeth	430-6662	OFFICE OF REGIONAL COUNSEL	Legal Honors Intern
Xu, Tanya	430-6659	OFFICE OF REGIONAL COUNSEL	Legal Honors Intern
Beale, Eugenia	861-7601	PUBLIC HOUSING - OUTSTATION FROM HQ	Quality Assurance Specialist
Paradise, Neil B.	861-7623	PUBLIC HOUSING - OUTSTATION FROM HQ	Energy Management Specialist
Triolo, Theresa	861-7586	PUBLIC HOUSING - OUTSTATION FROM HQ	Program Analyst
Couture, Ashley	861-7606	PUBLIC HOUSING - OFFICE OF DIRECTOR	Program Analyst
Hawkins, Monica	861-7593	PUBLIC HOUSING - OFFICE OF DIRECTOR	Director - Public and Indian Housing
Jones, Alice	861-7599	PUBLIC HOUSING - OFFICE OF DIRECTOR	Program Support Assistant
Chavez, Ivan	861-7597	PUBLIC HOUSING - DIVISION A	Engineer
Schlosnagle, Brian	861-7594	PUBLIC HOUSING - DIVISION A	Engineer
Allen, Damien	861-7681	PUBLIC HOUSING - DIVISION B	Public Housing Revitalization Specialist
Axler, Judy R.	861-7604	PUBLIC HOUSING - DIVISION B	Director - Office of Public Housing Divison B
Cox, Lynn	861-7598	PUBLIC HOUSING - DIVISION B	Public Housing Revitalization Specialist
Duca, Santo	861-7600	PUBLIC HOUSING - DIVISION B	Public Housing Revitalization Specialist
Gannone Jr., James P.	861-7682	PUBLIC HOUSING - DIVISION B	Financial Analyst
Martin, Trina A.	861-7607	PUBLIC HOUSING - DIVISION B	Public Housing Revitalization Specialist
Marvit, Tom	861-7645	PUBLIC HOUSING - DIVISION B	Presidential Management Fellow
Santiago, William	861-7608	PUBLIC HOUSING - DIVISION B	Public Housing Revitalization Specialist
Washington, Martina B.	861-7602	PUBLIC HOUSING - DIVISION B	Public Housing Revitalization Specialist
Williams, Edward	861-7609	PUBLIC HOUSING - DIVISION B	Public Housing Revitalization Specialist
Wilson, Deanda	861-7612	PUBLIC HOUSING - DIVISION B	Public Housing Revitalization Specialist
Clark, Julia	861-7204	S/F HOC - OFFICE OF DIRECTOR	Business Analyst
Grabowski, David J.	861-7243	S/F HOC - OFFICE OF DIRECTOR	Business Analyst
Holland, Camille R.	861-7238	S/F HOC - OFFICE OF DIRECTOR	Management Analyst
Levine, Michael	861-7239	S/F HOC - OFFICE OF DIRECTOR	Housing Program Officer
Shaffer, Julie	861-7216	S/F HOC - OFFICE OF DIRECTOR	Director - Homeownership Center

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Triolo, Anthony	861-7252	S/F HOC - OFFICE OF DIRECTOR	Deputy Director - Philadelphia HOC
Cahall, Elizabeth M.	861-7236	S/F PROGRAM SUPPORT DIV. OFFICE OF DIR.	Director - Program Support Division
Daniel, Maryanne F.	861-7261	S/F PROGRAM SUPPORT DIV. BR #3	Management Analyst
Peacock, Deborah	861-7199	S/F PROGRAM SUPPORT DIV. BR. #3	Housing Program Specialist
Skinner, Janice	861-7267	S/F PROGRAM SUPPORT DIV. BR #3	Housing Program Specialist
Ambrose-Evans, Greta	861-7688	S/F HOC - OCSD	Management Analyst
Boguslaw, Christopher J.	861-7241	S/F HOC - OCSD	Director - Operations & Customer Service
Eisele, Kathleen	430-6715	S/F HOC - OCSD	Management Analyst
Kinnard, David	861-7273	S/F HOC - OCSD	Management Analyst
Litty, Lance	861-7541	S/F HOC - OCSD	Management Analyst
Longo, Thomas	861-7548	S/F HOC - OCSD	Management Analyst
Owens, Laurence	430-6627	S/F HOC - OCSD	Management Analyst
Pollard, Michael	861-7247	S/F HOC - OCSD	Management Analyst
Roe, Kathleen E.	861-7248	S/F HOC - OCSD	Management Analyst/Compliance Officer
Sica, Jennifer	861-7690	S/F HOC - OCSD	Management Analyst
Young, Richard J	861-7693	S/F HOC - OCSD	Management Analyst
Brooks, Janie V.	861-7504	S/F PUD - INSURANCE BRANCH #1	Program Analyst
Byrd, Rashida	861-7514	S/F PUD - INSURANCE BRANCH #1	Program Assistant
Cosenza, Sarah	430-6793	S/F PUD - INSURANCE BRANCH #1	Senior Underwriter
Criniti, Theresa C.	861-7282	S/F PUD - INSURANCE BRANCH #1	Underwriter
Fogle, Valerie	861-7285	S/F PUD - INSURANCE BRANCH #1	Program Support Assistant
Herre, Donna	861-7253	S/F PUD - INSURANCE BRANCH #1	Senior Underwriter
Maldonado, Deborah	861-7276	S/F PUD - INSURANCE BRANCH #1	Chief - Insurance & Underwriting Branch #1
Pyle, Lisa	861-7296	S/F PUD - INSURANCE BRANCH #1	Underwriter
Scott, Crystal	861-7543	S/F PUD - INSURANCE BRANCH #1	Program Analyst
Yong, Liong	861-7291	S/F PUD - INSURANCE BRANCH #1	Underwriter
Burkel, Cheryl	861-7289	S/F PUD - INSURANCE BRANCH #2	Senior Underwriter
Cella, Karen	861-7279	S/F PUD - INSURANCE BRANCH #2	Underwriter
Griffin, Carla	861-7515	S/F PUD - INSURANCE BRANCH #2	Program Assistant
Jones, Antwine	861-7521	S/F PUD - INSURANCE BRANCH #2	Underwriter
Jones, Joyce	861-7519	S/F PUD - INSURANCE BRANCH #2	Chief - Insurance & Underwriting Branch #2
Minch, Patricia A.	861-7293	S/F PUD - INSURANCE BRANCH #2	Underwriter
Naiditch, Francine	861-7295	S/F PUD - INSURANCE BRANCH #2	Underwriter
Woodward, Roberta	861-7686	S/F PUD - INSURANCE BRANCH #2	Underwriter
Czechowski, Jennifer L.	861-7234	S/F PUD - INSURANCE BRANCH #3	Underwriter
Doughty, Deborah A.	861-7284	S/F PUD - INSURANCE BRANCH #3	Underwriter
Gonzalez, Evelyn	861-7287	S/F PUD - INSURANCE BRANCH #3	Underwriter
Matheny, Ernestine	861-7290	S/F PUD - INSURANCE BRANCH #3	Program Assistant
Mezey, Barnet E.	861-7292	S/F PUD - INSURANCE BRANCH #3	Underwriter
Philips, John	861-7298	S/F PUD - INSURANCE BRANCH #3	Chief - Insurance & Underwriting Branch #3
Smith, Ruth	861-7542	S/F PUD - INSURANCE BRANCH #3	Program Analyst
Zirman, Jamie	861-7283	S/F PUD - INSURANCE BRANCH #3	Underwriter
Anderson, Charles	861-7281	S/F PUD - INSURANCE BRANCH #4	Chief - Insurance & Underwriting Branch #4
Clark, Audrey	861-7280	S/F PUD - INSURANCE BRANCH #4	Program Assistant
Dilks, Cheryl	861-7530	S/F PUD - INSURANCE BRANCH #4	Underwriter
Duffie, Dawn	861-7614	S/F PUD - INSURANCE BRANCH #4	Underwriter
Fostik, Christopher	861-7547	S/F PUD - INSURANCE BRANCH #4	Senior Underwriter
Gedling, Cheryl Ann	861-7249	S/F PUD - INSURANCE BRANCH #4	Underwriter
McDowel, Eric	430-6795	S/F PUD - INSURANCE BRANCH #4	Senior Underwriter
Pusicz, Lisa	861-7278	S/F PUD - INSURANCE BRANCH #4	Program Assistant
Ridley, Wesley (Jasmine)	430-6797	S/F PUD - INSURANCE BRANCH #4	Underwriter
Robinson, Cynthia	861-7297	S/F PUD - INSURANCE BRANCH #4	Program Assistant
Cianci, Andrew	861-7687	S/F PUD - OFFICE OF DIRECTOR	Director - Processing and Underwriting

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Buck, Daniel	861-7613	S/F PUD - TECHNICAL BRANCH #1	Underwriter
Cherubini, Suzanne	861-7511	S/F PUD - TECHNICAL BRANCH #1	Program Assistant
Dubin, Scott	861-7257	S/F PUD - TECHNICAL BRANCH #1	Senior Single Family Housing Specialist
Greaux, Rose	861-7517	S/F PUD - TECHNICAL BRANCH #1	Underwriter
Hill, Landon	861-7512	S/F PUD - TECHNICAL BRANCH #1	Program Analyst
Jennings, Danielle A.	861-7535	S/F PUD - TECHNICAL BRANCH #1	Underwriter
Mazurkiewicz, Cheryl L.	861-7522	S/F PUD - INSURANCE BRANCH #1	Underwriter
McArdle, Michael H	861-7689	S/F PUD - TECHNICAL BRANCH #1	Chief - Technical Branch #1
Nicodemo, Joseph A.	861-7251	S/F PUD - INSURANCE BRANCH #1	Senior Single Family Housing Specialist
Owens, Donita	861-7528	S/F PUD - TECHNICAL BRANCH #1	Underwriter
Rivera, Felicia	430-6798	S/F PUD - TECHNICAL BRANCH #1	Program Analyst
Tang, Sylvania	861-7675	S/F PUD - TECHNICAL BRANCH #1	Underwriter
Walter, Kevin	861-7524	S/F PUD - TECHNICAL BRANCH #1	Underwriter
Watsko, Stephen P.	861-7272	S/F PUD - TECHNICAL BRANCH #1	Construction Analyst
Williams, Lisa A.	861-7525	S/F PUD - TECHNICAL BRANCH #1	Underwriter
Willoughby, Steven	861-7526	S/F PUD - TECHNICAL BRANCH #1	Underwriter
Cella, Nicholas	861-7527	S/F PUD - TECHNICAL BRANCH #2	Underwriter
Cicciarelli, James	861-7286	S/F PUD - TECHNICAL BRANCH #2	Appraiser
Coleman, Christopher K.	861-7520	S/F PUD - TECHNICAL BRANCH #2	Appraiser
DiGiovanni, Carmen	861-7529	S/F PUD - TECHNICAL BRANCH #2	Underwriter
Gdula, Michael	861-7532	S/F PUD - TECHNICAL BRANCH #2	Review Appraiser
Halon, William	861-7533	S/F PUD - TECHNICAL BRANCH #2	Senior Single Family Housing Specialist
Hoffman, Jeffrey S.	861-7534	S/F PUD - TECHNICAL BRANCH #2	Appraiser
Kagan, Ann	861-8538	S/F PUD - TECHNICAL BRANCH #2	Appraiser
Hofmann, Lynda	861-7685	S/F PUD - TECHNICAL BRANCH #2	Appraiser
Kennedy, Dan S.	861-7536	S/F PUD - TECHNICAL BRANCH #2	Appraiser
McCloskey, Patrick	861-7254	S/F PUD - TECHNICAL BRANCH #2	Appraiser
Negro, Richard P.	861-7509	S/F PUD - TECHNICAL BRANCH #2	Appraiser
Raja, Krish R.	861-7539	S/F PUD - TECHNICAL BRANCH #2	Chief - Technical Branch #2
Spina, John	861-7523	S/F PUD - TECHNICAL BRANCH #2	Senior Single Family Housing Specialist
Calderaio, Madeline	861-7275	S/F QAD - FIELD REVIEW BRANCH #1	Senior Single Family Housing Specialist
Chelak, Terri Ann	861-7218	S/F QAD - FIELD REVIEW BRANCH #1	Senior Single Family Housing Specialist
Czechowski, John L.	861-7500	S/F QAD - FIELD REVIEW BRANCH #1	Senior Single Family Housing Specialist
Danzeisen, Rhona	861-7208	S/F QAD - FIELD REVIEW BRANCH #1	Senior Single Family Housing Specialist
Gross, Glenn D.	861-7237	S/F QAD - FIELD REVIEW BRANCH #1	Senior Single Family Housing Specialist
Isaac, Luis	861-7211	S/F QAD - FIELD REVIEW BRANCH #1	Senior Single Family Housing Specialist
Nickens, Ronda	861-7222	S/F QAD - FIELD REVIEW BRANCH #1	Senior Single Family Housing Specialist
Perkins, Diana	861-7540	S/F QAD - FIELD REVIEW BRANCH #1	Senior Single Family Housing Specialist
Poole, Ramona	861-7502	S/F QAD - FIELD REVIEW BRANCH #1	Program Assistant
Santiago, Luz	861-7223	S/F QAD - FIELD REVIEW BRANCH #1	Program Support Assistant
Swartz, Maria	861-7210	S/F QAD - FIELD REVIEW BRANCH #1	Senior Single Family Housing Specialist
Tate Cech, Joyce A.	861-7225	S/F QAD - FIELD REVIEW BRANCH #1	Chief - Field Review Branch #1
Williams, Kamilah	861-7240	S/F QAD - FIELD REVIEW BRANCH #1	Program Support Assistant
King, Theresa	861-7256	S/F QAD - FIELD REVIEW BRANCH #2	Senior Single Family Housing Specialist
Milillo, Donna	861-7221	S/F QAD - FIELD REVIEW BRANCH #2	Senior Single Family Housing Specialist
Morad, William	861-7684	S/F QAD - FIELD REVIEW BRANCH #2	Senior Single Family Housing Specialist
Peiffer, Patricia	861-7209	S/F QAD - FIELD REVIEW BRANCH #2	Chief - Field Review Branch #2
Zaic, Jerome E.	861-7691	S/F QAD - FIELD REVIEW BRANCH #2	Senior Single Family Housing Specialist
Chalk, Therese	430-6714	S/F QAD - FIELD REVIEW BRANCH #3	Senior Single Family Housing Specialist
Diorio, Donna	861-7531	S/F QAD - FIELD REVIEW BRANCH #3	Senior Single Family Housing Specialist
Errichetti, Christina	861-7294	S/F QAD - FIELD REVIEW BRANCH #3	Senior Single Family Housing Specialist
Redrup, Melissa	861-7584	S/F QAD - FIELD REVIEW BRANCH #3	Single Family Housing Specialist
Stines, Peter	861-7219	S/F QAD - FIELD REVIEW BRANCH #3	Senior Single Family Housing Specialist
Van de Zilver, John	861-7226	S/F QAD - FIELD REVIEW BRANCH #3	Chief - Field Review Branch #3
DiPietro, Andy	861-7220	S/F QAD - OFFICE OF DIRECTOR	Director - S/F - Quality Assurance Div.

AMERICAN OVERSIGHT

Curry, Jr. Michael J.	861-7202	S/F REO - OFFICE OF DIRECTOR	Director - Real Estate Owned Division
Harrigan, Carmella S.	861-7263	S/F REO - OFFICE OF DIRECTOR	Supervisory S/F Housing Specialist
Anderson, Tracey M.	861-7183	S/F REO BRANCH #1	Program Support Assistant
Bouwie, Anthony	861-7182	S/F REO BRANCH #1	Program Support Assistant
Coursey, Kim	861-7185	S/F REO BRANCH #1	Single Family Housing Specialist
Engler, James	861-7545	S/F REO BRANCH #1	Single Family Housing Specialist
Hauser, Charles	861-7692	S/F REO BRANCH #1	Single Family Housing Specialist
McCall, Lisa A.	861-7230	S/F REO BRANCH #1	Management Analyst
McCoy, Valerie	861-7230	S/F REO BRANCH #1	Chief - REO Branch #1
Smith, Elisha M.	861-7203	S/F REO BRANCH #1	Single Family Housing Specialist
Casey, David	861-7198	S/F REO BRANCH #2	Single Family Housing Specialist
Dennis, Michael	861-7508	S/F REO BRANCH #2	Single Family Housing Specialist
Kellett, Clifford J.	861-7190	S/F REO BRANCH #2	Housing Program Officer
Marshall, David	861-7193	S/F REO BRANCH #2	Chief - REO Branch #2
Mendoza, Lumen	861-7196	S/F REO BRANCH #2	Single Family Housing Specialist
Moon, Meredith	861-7200	S/F REO BRANCH #2	Single Family Housing Specialist
Mungin, Alison E.	861-7197	S/F REO BRANCH #2	Single Family Housing Specialist
Sicilia, Patrick	861-7546	S/F REO BRANCH #2	Single Family Housing Specialist
Wilkinson, Michelle	861-7206	S/F REO BRANCH #2	Single Family Housing Specialist
Williams, Elizabeth	861-7207	S/F REO BRANCH #2	Single Family Housing Specialist
Batcha, James	861-7187	S/F REO BRANCH #3	Single Family Housing Specialist
Hawthorne, Walter	861-7188	S/F REO BRANCH #3	Single Family Housing Specialist
Iovine, Joseph	861-7505	S/F REO BRANCH #3	Single Family Housing Specialist
Jamison, James J.	861-7205	S/F REO BRANCH #3	Single Family Housing Specialist
Johnson, Cardel	861-7189	S/F REO BRANCH #3	Senior Single Family Housing Specialist
Melendez, William	861-7537	S/F REO BRANCH #3	Single Family Housing Specialist
Surrey, Kevin	861-7503	S/F REO BRANCH #3	Senior Single Family Housing Specialist
Thress, John D.	861-7194	S/F REO BRANCH #3	Chief - REO Branch #3
Willson, Scott T.	861-7271	S/F REO BRANCH #3	Single Family Housing Specialist
Caulfield, Philip	861-7269	S/F HQ - HOME MORTGAGE INSURANCE DIV.	Housing Policy Specialist
Crowley, Donna	430-6720	S/F HQ - PROCUREMENT MANAGEMENT DIV.	Contract Oversight Specialist
Union Office	861-7591	AFGE - LOCAL 2032	Union President, Lynn Cox
Brockington, Carolyn	861-7231	CONTRACTOR	NEW WORLD TECHNOLOGY
Brockington, Nadirah	861-7233	CONTRACTOR	LJ CONSULTANTS
Graham, Dinah	861-7232	CONTRACTOR	LJ CONSULTANTS
Lawrence, Anna	861-7215	CONTRACTOR	KATMAI INFORMATION TECHNOLOGIES
Moy, Brian	861-7201	CONTRACTOR	KATMAI INFORMATION TECHNOLOGIES

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PHILADELPHIA REGIONAL OFFICE ALPHA TELEPHONE DIRECTORY

TTY: 800-877-8339 HEARING IMPAIRED HOTLINE

FEDERAL POLICE 800-525-5726

Aeillo, Frank	430-6751	INSPECTOR GENERAL - INVESTIGATIONS	Special Agent
Allen, Damien	861-7681	PUBLIC HOUSING - DIVISION B	Public Housing Revitalization Specialist
Ambrose-Evans, Greta	861-7688	S/F HOC - OCSD	Management Analyst
Anastasi, Carolyn	861-7551	MULTI-FAMILY HOUSING	Contract Admin. Oversight
Anderson, Bridgette M.	430-6722	CONTRACTING DIVISION	Contract Specialist
Anderson, Charles	861-7281	S/F - HOC - PUD INSURANCE BRANCH #4	Chief - Insurance Branch #4
Anderson, Tracey M.	861-7183	S/F HOC - REO BRANCH#1	Program Support Assistant
Axler, Judy R.	861-7604	PUBLIC HOUSING - DIVISION B	Director - Office of Public Housing Division B
Baldwin, Margaret	430-6653	OFFICE OF REGIONAL COUNSEL	Trial Attorney Litigation
Banks, Antoinette Perry	430-6705	OFFICE OF ADMINISTRATION/FIELD SUPPORT	Regional Support Manager
Barbat-Gonce, Danny	430-6752	INSPECTOR GENERAL - INVESTIGATIONS	Special Agent
Batcha, James	861-7187	S/F REO BRANCH #3	Single Family Housing Specialist
Beale, Eugenia	861-7601	PUBLIC HOUSING - OFFICE OF DIRECTOR	Quality Assurance Specialist
Bellacima, Mary Anne	861-7654	COMMUNITY PLANNING & DEVELOPMENT	Senior CPD Representative
Beltran, William	861-7647	FAIR HOUSING & EQUAL OPPORTUNITY	Equal Opportunity Specialist
Bensala, Debra	430-6648	LABOR RELATIONS	Regional Labor Relations Officer
Blesi, Christopher J.	861-7585	MULTI-FAMILY HOUSING	Account Executive
Boguslaw, Christopher J.	861-7241	S/F HOC - OCSD OFFICE OF DIRECTOR	Director, Operations & Customer Service Div.
Bouwie, Anthony	861-7182	S/F REO BRANCH #1	Program Support Assistant
Bowie, Brenda J.	861-7552	MULTI-FAMILY HOUSING	Account Executive
Brockington, Carolyn	861-7231	TECHNICAL SUPPORT SUPERVISOR	New World Technology Contractor
Brockington, Nadirah	861-7233	SENIOR PROJECT MANAGER	LJ Consultants Supervisor (Contractor)
Brooks, Janie V.	861-7504	S/F PUD - INSURANCE BRANCH #1	Program Analyst
Bubel, Mark	430-6694	INFORMATION TECHNOLOGY	User Experience Designer & Researcher
Buck, Daniel	861-7613	S/F PUD - TECHNICAL BRANCH #1	Underwriter
Buckmaster, Michele	430-6642	HUMAN RESOURCES	HR Specialist
Burgwald, Gregory	430-6739	INSPECTOR GENERAL - AUDIT	Auditor
Burkel, Cheryl	861-7289	S/F PUD - INSURANCE BRANCH #2	Senior Underwriter
Bynum, Nadab	861-7652	COMMUNITY PLANNING & DEVELOPMENT	Director
Byrd, Rashida	861-7514	S/F PUD - INSURANCE BRANCH #1	Program Assistant
Cahall, Elizabeth M.	861-7236	S/F PROGRAM SUPPORT DIV. OFFIC OF DIR.	Director -Program Support Division
Cai, Xiaomin	861-7655	COMMUNITY PLANNING & DEVELOPMENT	CPD Representative
Calderaio, Madeline	861-7275	S/F QAD - FIELD REVIEW BRANCH #1	Senior Single Family Housing Specialist
Carabello, Mary Jean	861-7621	FAIR HOUSING & EQUAL OPPORTUNITY	Equal Opportunity Specialist
Caramenico, Michele	430-6667	OFFICE OF REGIONAL COUNSEL	Trial Attorney Litigation
Carrington Jr., James A.	430-6741	INSPECTOR GENERAL - AUDIT	Auditor
Casey, David	861-7198	S/F REO BRANCH #2	Single Family Housing Specialist
Catania, Annamaria	430-6735	INSPECTOR GENERAL - AUDIT	Administrative Support Assistant
Caulfield, Philip	861-7269	S/F HQ, HOME MORTGAGE INSURANCE DIV.	Housing Policy Specialist
Cella, Karen	861-7279	S/F PUD - INSURANCE BRANCH #2	Underwriter
Cella, Nicholas	861-7527	S/F PUD - TECHNICAL BRANCH #2	Underwriter
Chalk, Therese	430-6714	S/F QAD - FIELD REVIEW BRANCH #3	Senior Single Family Housing Specialist
Chavez, Ivan	861-7597	PUBLIC HOUSING - DIVISION A	Engineer
Chavez, Roberto H.	861-7625	FAIR HOUSING & EQUAL OPPORTUNITY	Intake Branch Chief
Chelak, Terri Ann	861-7218	S/F QAD - FIELD REVIEW BRANCH #1	Senior Single Family Housing Specialist
Cherubini, Suzanne	861-7511	S/F PUD - TECHNICAL BRANCH #1	Program Assistant
Cholewiak, Stephen A.	430-6637	INSPECTOR GENERAL - AUDIT	Auditor
Ciacciarelli, James	861-7286	S/F PUD - TECHNICAL BRANCH #2	Appraiser
Cianci, Andrew	861-7687	S/F PUD - OFFICE OF DIRECTOR	Director - Processing and Underwriting
Clark, Audrey	861-7280	S/F PUD - INSURANCE BRANCH #4	Program Assistant
Clark, Julia	861-7204	S/F HOC - OFFICE OF DIRECTOR	Business Analyst
Coleman, Christopher K.	861-7520	S/F PUD - TECHNICAL BRANCH #2	Appraiser
Collins, David M.	861-7659	COMMUNITY PLANNING & DEVELOPMENT	Program Manager
Colon, Ileana	861-7656	COMMUNITY PLANNING & DEVELOPMENT	Senior Representative

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Cosenza, Sarah	430-6793	S/F PUD - INSURANCE BRANCH #1	Senior Underwriter
Coursey, Kim	861-7185	S/F REO BRANCH #1	Single Family Housing Specialist
Couture, Ashley	861-7606	PUBLIC HOUSING - OFFICE OF DIRECTOR	Program Analyst
Cox, Lynn	861-7598	PUBLIC HOUSING - DIVISION B	Public Housing Revitalization Specialist
Criniti, Theresa C.	861-7282	S/F PUD - INSURANCE BRANCH #1	Underwriter
Crowley, Donna	430-6720	S/F HQ PROCUREMENT MANAGEMENT DIV.	Contract Oversight Specialist
Curry, Jr. Michael J.	861-7202	S/F REO, OFFICE OF DIRECTOR	Director - Real Estate Owned Division
Czechowski, Jennifer L.	861-7234	S/F PUD - INSURANCE BRANCH #3	Underwriter
Czechowski, John L.	861-7500	S/F QAD - FIELD REVIEW BRANCH #1	Senior Single Family Housing Specialist
Dahl, Kimberly	430-6729	OFFICE OF THE INSPECTOR GENERAL	Assistant Regional Inspector General for Audit
Daniel, Maryanne F.	861-7261	S/F PROGRAM SUPPORT DIV. BRANCH #3	Management Analyst
Danzeisen, Rhona	861-7208	S/F QAD - FIELD REVIEW BRANCH #1	Senior Single Family Housing Specialist
Darby, Debra	430-6731	INSPECTOR GENERAL - AUDIT	Assistant Regional Inspector General for Audit
Delaney, Barbara	861-7637	FAIR HOUSING & EQUAL OPPORTUNITY	Director - FHEO Philadelphia Program Center
Delp, Matthew	430-6757	INSPECTOR GENERAL - INVESTIGATIONS	Special Agent
Demarco, Rita	861-7554	MULTI-FAMILY HOUSING	Account Executive
Dennis, Michael	861-7508	S/F REO BRANCH #2	Single Family Housing Specialist
DiCriscio, Linda	861-7644	FAIR HOUSING & EQUAL OPPORTUNITY	Equal Opportunity Assistant
DiGiovanni, Carmen	861-7529	S/F PUD - TECHNICAL BRANCH #2	Underwriter
Dilks, Cheryl	861-7530	S/F PUD - TECHNICAL BRANCH #4	Underwriter
Diorio, Donna	861-7531	S/F QAD - FIELD REVIEW BRANCH #3	Senior Single Family Housing Specialist
DiPietro, Andy V.	861-7220	S/F QAD - OFFICE OF DIRECTOR	Director - S/F Quality Assurance Division
Doughty, Deborah A.	861-7284	S/F PUD - INSURANCE BRANCH #3	Underwriter
Downey, Michael	430-6728	INSPECTOR GENERAL - AUDIT	Auditor
Droz-Berrios, Teresita	430-6670	OFFICE OF REGIONAL COUNSEL	Paralegal Specialist for Programs
Dubin, Scott	861-7257	S/F PUD - TECHNICAL BRANCH #1	Senior Single Family Housing Specialist
Duca, Santo	861-7600	PUBLIC HOUSING - DIVISION B	Public Housing Revitalization Specialist
Duffie, Dawn	861-7614	S/F PUD - TECHNICAL BRANCH #4	Underwriter
Duque, Analuisa	430-6750	INSPECTOR GENERAL - INVESTIGATIONS	Special Agent
Durham, Andrea	430-6666	OFFICE OF REGIONAL COUNSEL	Programs Attorney
Edwards, Nika V.	430-6622	FPM	Public Affairs Specialist
Edwards, Andrea	861-7658	COMMUNITY PLANNING & DEVELOPMENT	Economic Development Specialist
Edwards, Crystal	861-7657	COMMUNITY PLANNING & DEVELOPMENT	CPD Representative
Eilers, Beth	861-7262	HOUSING OUTREACH & CAPACITY BUILDING	Housing Program Specialist
Eisele, Kathleen	430-6715	S/F HOC - OCSD	Management Analyst
Engler, James	861-7545	S/F HOUSING - REO BRANCH #1	Single Family Housing Specialist
Errichetti, Christina	861-7294	S/F QAD - FIELD REVIEW BRANCH #3	Senior Single Family Housing Specialist
Fabian, Daniel	430-6725	CONTRACTING DIVISION	Contract Specialist
Fear, Eugenia	430-6630	FPM	General Clerk
Flannelly, Michael	430-6677	EMAD	Economist
Fogle, Valarie	861-7285	S/F PUD - INSURANCE BRANCH #1	Program Support Assistant
Fostik, Christopher	861-7547	S/F PUD - INSURANCE BRANCH #4	Senior Underwriter
Fulton-Jenkins, Juanita	430-6734	INSPECTOR GENERAL - AUDIT	Administrative Support Assistant
Gannone Jr., James P.	861-7682	PUBLIC HOUSING - DIVISION B	Financial Analyst
Gdula, Michael	861-7532	S/F PUD - TECHNICAL BRANCH #2	Review Appraiser
Gedling, Cheryl Ann	861-7249	S/F PUD - INSURANCE BRANCH #4	Underwriter
Gonzalez, Evelyn	861-7287	S/F PUD - INSURANCE BRANCH #3	Underwriter
Grabowski, David J.	861-7243	S/F HOC - OFFICE OF DIRECTOR	Business Analyst
Graham, Dinah	861-7232	CONTRACTOR	LJ Consultants
Grant, Forell	430-6736	INSPECTOR GENERAL - AUDIT	Auditor
Greaux, Rose	861-7517	S/F PUD - TECHNICAL BRANCH #1	Underwriter
Green, Patrice	430-6641	FPM	Management Analyst
Griffin, Carla	861-7515	S/F PUD - INSURANCE BRANCH #2	Program Assistant
Gross, Glenn D.	861-7237	S/F QAD - FIELD REVIEW BRANCH #1	Senior Single Family Housing Specialist
Halon, William	861-7533	S/F PUD - TECHNICAL BRANCH #2	Senior Single Family Housing Specialist
Harrigan, Carmella S.	861-7263	S/F REO - OFFICE OF DIRECTOR	Supervisory Single Family Housing Specialist

AMERICAN OVERSIGHT

Harris, Omar	861-7605	CONTRACTING DIVISION	Contract Specialist
Hauser, Charles	861-7692	S/F REO, BRANCH #1	Single Family Housing Specialist
Hawkins, Monica	861-7593	PUBLIC HOUSING - DIRECTOR	Director - Public and Indian Housing
Hawthorne,Walter	861-7188	S/F REO BRANCH #3	Single Family Housing Specialist
Henry, Robert	861-7575	MULTI-FAMILY HOUSING	Account Executive
Herre, Donna	861-7253	S/F PUD - TECHNICAL BRANCH #1	Senior Underwriter
Hill III, Landon	861-7512	S/F PUD - TECHNICAL BRANCH #1	Program Analyst
Hoffman, Jeffrey S.	861-7534	S/F PUD - TECHNICAL BRANCH #2	Appraiser
Hofmann, Lynda	861-7685	S/F PUD - TECHNICAL BRANCH #2	Appraiser
Holland, Camille R.	861-7238	S/F HOC - OFFICE OF DIRECTOR	Management Analyst
Iovine, Joseph	861-7505	S/F REO BRANCH #3	Single Family Housing Specialist
Isaac, Luis	861-7211	S/F QAD - FIELD REVIEW BRANCH #1	Senior Single Family Housing Specialist
James, Sharron L.	861-7628	FAIR HOUSING & EQUAL OPPORTUNITY	Equal Opportunity Specialist
Jamison, James J.	861-7205	S/F REO BRANCH #3	Single Family Housing Specialist
Jankowski, Debbie	430-6689	INFORMATION TECHNOLOGY	Director, Information Technology
Jennings, Danielle A.	861-7535	S/F PUD - TECHNICAL BRANCH #1	Underwriter
Johnson, Cardell	861-7189	S/F REO BRANCH #3	Senior Single Family Housing Specialist
Johnson, Michelle	430-6717	CONTRACTING DIVISION	Contract Specialist
Johnson, Sheryl L.	430-6655	OFFICE OF REGIONAL COUNSEL	Regional Counsel
Jones, Alice	861-7599	PUBLIC HOUSING - OFFICE OF DIRECTOR	Program Support Assistant
Jones, Antwine	861-7521	S/F PUD - INSURANCE BRANCH #2	Underwriter
Jones, Christine	861-7668	COMMUNITY PLANNING & DEVELOPMENT	CPD Representative
Jones, Joyce	861-7519	S/F PUD - INSURANCE BRANCH #2	Chief - Insurance & Underwriting Branch #2
Juzwiak, Carol	430-6706	OFFICE OF ADMINISTRATION/ FIELD SUPPORT	Support Services Specialist
Kagan, Ann	861-7538	S/F PUD - TECHNICAL BRANCH #2	Appraiser
Kaloyanides, Sonya	430-6671	OFFICE OF REGIONAL COUNSEL	Deputy Regional Counsel
Kasperowicz, David	430-6730	INSPECTOR GENERAL - AUDIT	Regional Inspector General for Audit
Kauffman, Debra	430-6723	CONTRACTING	Contract Specialist
Kellett, Clifford J.	861-7190	S/F REO BRANCH #2	Housing Program Officer
Kennedy, Dan S.	861-7536	S/F PUD - TECHNICAL BRANCH #2	Appraiser
King, Theresa	861-7235	S/F QAD - FIELD REVIEW BRANCH #2	Senior Single Family Housing Specialist
Kinnard, David	861-7273	S/F HOC - OCSD	Management Analyst
Kirshenbaum, K. Lyn	430-6695	FPM	Senior Management Analyst
Knebels, Patricia McGarvey	430-6664	OFFICE OF REGIONAL COUNSEL	Trial Attorney Litigation
Knox, Thomas	430-6759	INSPECTOR GENERAL - AUDIT	Auditor
Laforet, Deborah	430-6749	INSPECTOR GENERAL - INVESTIGATIONS	Administrative Officer
Latham, Ronaldlyn	861-7629	FAIR HOUSING & EQUAL OPPORTUNITY	Program Compliance Branch Chief
Lawrence, Anna	861-7215	HOMEOWNERSHIP CENTER	Katmai Contractor
Lego, John	430-6663	OFFICE OF REGIONAL COUNSEL	Programs Attorney
Lehmann, Paul J.	430-6636	COMMUNITY PLANNING & DEVELOPMENT	Supervisory Environmental Protection Specialist
Levine, Michael	861-7239	S/F HOC - OFFICE OF DIRECTOR	Housing Program Officer
Lew, Richard	861-7630	FAIR HOUSING & EQUAL OPPORTUNITY	Equal Opportunity Specialist
Litty, Lance	861-7541	S/F HOC - OCSD	Management Analyst
Lloyd, Ronald	430-6748	INSPECTOR GENERAL - AUDIT	Asst Regional Inspector General for Audit
Longo, Thomas	861-7548	S/F HOC - OCSD	Management Analyst
Luberto, Nancy (Nunzia)	861-7577	MULTI-FAMILY HOUSING	Project Manger
Maclean, Sharon E.	861-7268	HOUSING COUNSELING	Management Analyst
Madarang, Dennis	430-6753	INSPECTOR GENERAL - INVESTIGATIONS	Special Agent
MAILROOM - 11th fl.	430-6703	OFSS MAILROOM	Mailroom Clerk
MAILROOM - 12th fl.	861-7255	OFSS MAILROOM	Mailroom Clerks Main Line
Maldonado, Deborah	861-7276	S/F PUD - INSURANCE BRANCH #1	Underwriting Branch Chief
Mancini, Louis	430-6754	INSPECTOR GENERAL - INVESTIGATIONS	Special Agent
Marchese, Richard	430-6668	OFFICE OF REGIONAL COUNSEL	Trial Attorney Litigation
Marshall, David	861-7193	S/F REO BRANCH #2	Chief - REO Branch #2
Martin, Trina A.	861-7607	PUBLIC HOUSING - DIVISION B	Public Housing Revitalization Specialist
Marvit, Thomas	861-7645	PUBLIC HOUSING - DIVISION B	Presidential Management Fellow

AMERICAN OVERSIGHT

Matheny, Ernestine	861-7290	S/F PUD - INSURANCE BRANCH #3	Program Assistant
Mazurkiewicz, Cheryl L.	861-7522	S/F PUD - INSURANCE BRANCH #1	Underwriter
McAllister, Laura	861-7631	FAIR HOUSING & EQUAL OPPORTUNITY	Equal Opportunity Specialist
Mc Ardle, Michael H	861-7689	S/F PUD - TECHNICAL BRANCH #1	Chief - Technical Branch #1
McCall, Lisa A.	861-7230	S/F REO BRANCH #1	Management Analyst
McCloskey, Patrick	861-7254	S/F PUD - TECHNICAL BRANCH #2	Appraiser
McCoy, Valerie	861-7544	S/F REO BRANCH #1	Chief, REO Branch #1
McDonnell, Chris	861-7661	COMMUNITY PLANNING & DEVELOPMENT	Financial Analyst
McDowel, Eric	430-6795	S/F PUD - INSURANCE BRANCH #4	Senior Underwriter
McGivern, Jennifer L.	430-6724	CONTRACTING DIVISION	Contract Specialist
McQuoid, Patrick	430-6718	CONTRACTING DIVISION	Procurement Analyst
Melendez, William	861-7537	S/F REO BRANCH #3	Single Family Housing Specialist
Mendoza, Lumen	861-7196	S/F REO BRANCH #2	Single Family Housing Specialist
Mezey, Barnet E.	861-7292	S/F PUD - INSURANCE BRANCH #3	Underwriter
Mililo, Donna	861-7221	S/F QAD - FIELD REVIEW BRANCH #2	Senior Single Family Housing Specialist
Minch, Patricia A.	861-7293	S/F PUD - INSURANCE BRANCH #2	Underwriter
Ming, Fatina	861-7662	COMMUNITY PLANNING & DEVELOPMENT	CPD Representative
Moon, Meredith	861-7200	S/F REO BRANCH #2	Single Family Housing Specialist
Morad, William	861-7684	S/F QAD - FIELD REVIEW BRANCH #2	Senior Single Family Housing Specialist
Morelli, Ashley	430-6638	INSPECTOR GENERAL - AUDIT	Auditor
Moroz, Patricia C.	430-6682	EMAD	Director, EMAD
Moy, Brian	861-7201	HOMEOWNERSHIP CENTER	Katmai Contractor
Mungin, Alison E.	861-7197	S/F REO BRANCH #2	Single Family Housing Specialist
Murphy, Katelyn M.	430-6623	FPM	Executive Secretary
Naiditch, Francine	861-7295	S/F PUD - INSURANCE BRANCH #2	Underwriter
Negro, Richard P.	861-7509	S/F PUD - TECHNICAL BRANCH #2	Appraiser
Nelson, Bertrand N.	430-6756	INSPECTOR GENERAL - INVESTIGATIONS	Special Agent In Charge
Nguyen, Hoang Yen Thi	861-7570	MULTI-FAMILY HOUSING	Account Executive
Nibley, Megan	861-7617	FAIR HOUSING & EQUAL OPPORTUNITY	Presidential Management Fellow/EOS
Nickens, Ronda	861-7222	S/F QAD - FIELD REVIEW BRANCH #1	Senior Single Family Housing Specialist
Nicodemo, Joseph A.	861-7251	S/F PUD TECHNICAL BRANCH #1	Senior Single Family Housing Specialist
Noce, Susan J.	861-7583	MULTI-FAMILY HOUSING	Program Manager
Odne, David	430-6639	CONTRACTING DIVISION	Contract Specialist
Ott, Richard	430-6621	FPM	Deputy Regional Administrator
Owens, Donita	861-7528	S/F HOC PUD - TECHNICAL BRANCH #1	Underwriter
Owens, Laurence	430-6627	S/F HOC - OCSD	Management Analyst
Panasiuk, Annette	861-7265	HOUSING OUTREACH & CAPACITY BUILDING	Housing Specialist
Paradise, Neil B.	861-7623	PUBLIC HOUSING	Energy Management Specialist
Patterson, Michelle	861-7665	COMMUNITY PLANNING & DEVELOPMENT	CPD Representative
Peacock, Deborah	861-7199	S/F PROGRAM SUPPORT DIV. BR. #3	Housing Program Specialist
Peiffer, Patricia	861-7209	S/F QAD - FIELD REVIEW BRANCH #2	Chief - Field Review Branch #2
Perkins, Diana	861-7540	S/F QAD - FIELD REVIEW BRANCH #1	Senior Single Family Housing Specialist
Phillips, John	861-7298	S/F PUD - INSURANCE BRANCH #3	Chief - Insurance Branch #3
Pollard, Michael	861-7247	S/F HOC - OCSD	Management Analyst
Pollock, Patricia	861-7666	COMMUNITY PLANNING & DEVELOPMENT	Program Support Specialist
Poole, Ramona	861-7502	S/F PUD - INSURANCE BRANCH #1	Program Assistant
Porcelli, Steven	430-6755	INSPECTOR GENERAL - INVESTIGATIONS	Special Agent
Porinchak, Brandon	430-6624	FPM	Senior Management Analyst
Prout, Ivy	430-6654	OFFICE OF REGIONAL COUNSEL	Associate Regional Counsel for Programs
Pusicz, Lisa	861-7278	S/F PUD - INSURANCE BRANCH #4	Program Assistant
Pyle, Lisa	861-7296	S/F PUD - INSURANCE BRANCH #1	Underwriter
Quartapella, John	430-6745	INSPECTOR GENERAL - INVESTIGATIONS	Special Agent
Raja, Krish R.	861-7539	S/F PUD - TECHNICAL BRANCH #2	Chief, Technical Branch #2
Ramoth, Eric	430-6626	LABOR RELATIONS	Senior Management Analyst
Rappaport, Steven J	430-6661	OFFICE OF REGIONAL COUNSEL	Assoc Reg Counsel Litigation & Prog Enforcement
Reception Desk	430-6630	FPM	Reception Desk

AMERICAN OVERSIGHT

Redrup, Melissa	861-7584	S/F QAD - FIELD REVIEW BRANCH #3	Single Family Housing Specialist
Rice, Shawn	861-7676	INSPECTOR GENERAL - INVESTIGATIONS	Assistant Special Agent in Charge
Ridley, Wesley (Jasmine)	430-6797	S/F PUD - INSURANCE BRANCH #4	Underwriter
Rivera, Felicia	430-6798	S/F PUD - TECHNICAL BRANCH #1	Program Analyst
Rivera, Nancy	861-7634	FAIR HOUSING & EQUAL OPPORTUNITY	Equal Opportunity Specialist
Robinson, Cynthia	861-7297	S/F PUD - INSURANCE BRANCH #4	Program Assistant
Robinson, Shana	430-6632	FPM	Receptionist
Roe, Kathleen E.	861-7248	S/F HOC - OCSD	Management Analyst/Compliance Officer
Ross, Elizabeth	430-6656	OFFICE OF REGIONAL COUNSEL	Paralegal Specialist
Rucker, Wayman	861-7635	FAIR HOUSING & EQUAL OPPORTUNITY	Equal Opportunity Specialist
Russo, Vicky	430-6704	OFFICE OF ADMINISTRATION/ FIELD SUPPORT	Clerk
Santiago, Luz	861-7223	S/F QAD - FIELD REVIEW BRANCH #1	Program Support Assistant
Santiago, William	861-7608	PUBLIC HOUSING - DIVISION B	Public Housing Revitalization Specialist
Satiah, Stephanie	861-7653	COMMUNITY PLANNING & DEVELOPMENT	Financial Analyst
Scheetz, Randall J.	861-7576	MULTI-FAMILY HOUSING	Branch Chief
Schlichting, Robert E.	861-7250	S/F HOC OCSD	Management Analyst
Schlosnagle, Brian	861-7594	PUBLIC HOUSING - DIVISION B	Engineer
Scott, Crystal	861-7543	S/F PUD - INSURANCE BRANCH #1	Program Analyst
Shaffer, Julie	861-7216	S/F HOC - OFFICE OF DIRECTOR	Director - Homeownership Center
Shinn, Joseph	430-6683	EMAD	Economist
Shipley, Rob	430-6693	INFORMATION TECHNOLOGY	Field Technology Manager
Sica, Jennifer	861-7690	S/F HOC - OCSD	Management Analyst
Sicilia, Patrick	861-7546	S/F REO BRANCH #1	Single Family Housing Specialist
Sievers, Danielle	861-7611	FAIR HOUSING & EQUAL OPPORTUNITY	Equal Opportunity Specialist
Skinner, Janice	861-7267	S/F PROGRAM SUPPORT DIV. BRANCH #3	Housing Program Specialist
Smith, Donna M.	430-6657	OFFICE OF REGIONAL COUNSEL	Paralegal Specialist for Litigation
Smith, Elisha M.	861-7203	S/F REO BRANCH #1	Single Family Housing Specialist
Smith, Ruth	861-7542	S/F PUD - INSURANCE BRANCH #3	Program Analyst
Spina, John	861-7523	S/F PUD - TECHNICAL BRANCH #1	Senior Single Family Housing Specialist
Staffieri, Gary F	430-6794	CONTRACTING DIVISION	Contract Specialist
Steel, Michele	430-6742	INSPECTOR GENERAL - INVESTIGATIONS	Criminal Research Specialist
Steinhauer, Lisa	861-7651	COMMUNITY PLANNING & DEVELOPMENT	CPD Specialist
Stines, Peter	861-7219	S/F QAD - FIELD REVIEW BRANCH #3	Senior Single Family Housing Specialist
Surrey, Kevin	861-7503	S/F REO BRANCH #3	Senior Single Family Housing Specialist
Swager, Jennie	430-6737	INSPECTOR GENERAL - AUDIT	Auditor
Swartz, Maria	861-7210	S/F QAD - FIELD REVIEW BRANCH #1	Senior Single Family Housing Specialist
Szupper, Michael	861-7669	COMMUNITY PLANNING & DEVELOPMENT	Regional Relocation Specialist
Tang, Sylvania	861-7675	S/F PUD - TECHNICAL BRANCH #1	Underwriter
Tate Cech, Joyce A.	861-7225	S/F QAD - FIELD REVIEW BRANCH #1	Chief - Field Review Branch #1
Taylor, Melody C.	861-7643	FAIR HOUSING & EQUAL OPPORTUNITY	Regional Director, FHEO
Taylor-Whitehead, Stacy	861-7579	MULTI-FAMILY HOUSING	Account Executive
Thomas, Edward A.	861-7670	HEALTHY HOMES & LEAD HAZARD CONTROL	Healthy Homes Representative
Thompson, William F.	430-6701	HUMAN CAPITAL FIELD SUPPORT	Project Management Division
Thress, John D.	861-7194	S/F REO BRANCH #3	Chief - REO Branch #3
Tieff, Matthew C.	430-6680	EMAD	Economist
Trinh, Tram N.	430-6692	INFORMATION TECHNOLOGY	IT Specialist
Triolo, Anthony	861-7252	S/F HOC - OFFICE OF DIRECTOR	Deputy Director - Philadelphia HOC
Triolo, Theresa A.	861-7586	PUBLIC HOUSING - OFFICE OF THE DIRECTOR	Program Analyst
Turrin, Elizabeth	430-6662	OFFICE OF REGIONAL COUNSEL	Legal Honors Intern
Union Office	861-7591	AFGE LOCAL 2032	Union President, Lynn Cox
Valentine, Kathy	430-6716	CONTRACTING DIVISION	Contract Specialist
Van de Zilver, John	861-7226	S/F QAD - FIELD REVIEW BRANCH #3	Chief - Field Review Branch #3
Waheed, Raeesa	861-7636	FAIR HOUSING & EQUAL OPPORTUNITY	Program Analyst
Wallace, Kim	861-7639	FAIR HOUSING & EQUAL OPPORTUNITY	Equal Opportunity Assistant
Walter, Kevin	861-7524	S/F PUD - TECHNICAL BRANCH #1	Underwriter
Waltz, Shelli J.	430-6721	CONTRACTING DIVISION	Branch Chief

AMERICAN OVERSIGHT

Wampler, Amanda	861-7664	COMMUNITY PLANNING & DEVELOPMENT	Program Manager
Washington, Martina B.	861-7602	PUBLIC HOUSING - DIVISION A	Public Housing Revitalization Specialist
Watsko, Stephen P.	861-7272	S/F PUD - TECHNICAL BRANCH #1	Construction Analyst
Webster, Ashley T.	430-6646	HR - EMPLOYEE/LABOR RELATIONS	Human Resources Specialist
Weise, Elisa	430-6719	CONTRACTING DIVISION	Contract Specialist
Welch, Miranda L.	861-7641	FAIR HOUSING & EQUAL OPPORTUNITY	Equal Opportunity Specialist
West, Melvina L.	430-6707	OFFICE OF ADMINISTRATION/ FIELD SUPPORT	Support Services Specialist
Wilkinson, Michelle	861-7206	S/F REO BRANCH #2	Single Family Housing Specialist
Williams, Clarice	430-6696	INSPECTOR GENERAL - AUDIT	Auditor
Williams, Edward	861-7609	PUBLIC HOUSING - DIVISION B	Public Housing Revitalization Specialist
Williams, Elizabeth	861-7207	S/F REO BRANCH #2	Single Family Housing Specialist
Williams, Kamilah	861-7240	S/F QAD - FIELD REVIEW BRANCH #1	Program Support Assistant
Williams, Lisa A.	861-7525	S/F PUD - TECHNICAL BRANCH #1	Underwriter
Williams, Sheppard (Van)	430-6628	FPM	Senior Management Analyst/Regional FOIA
Willoughby, Steven	861-7526	S/F PUD - TECHNICAL BRANCH #1	Underwriter
Willson, Scott T.	861-7271	S/F REO BRANCH #3	Single Family Housing Specialist
Wilson, Deanda	861-7612	PUBLIC HOUSING - DIVISION B	Public Housing Revitalization Specialist
Wolfe, Lisa A.	430-6640	FPM	Public Affairs Specialist
Woodson, Darryl B.	430-6644	HUMAN RESOURCES	HR Specialist
Woodward, Roberta	861-7686	S/F PUD - INSURANCE BRANCH #2	Underwriter
Wright-Ellis, Justin	861-7245	OFFICE OF ADMINISTRATION/ FIELD SUPPORT	Mailroom Clerk
Xu, Tanya	430-6659	OFFICE OF REGIONAL COUNSEL	Legal Honors Intern
Yeargin, George	861-7244	OFFICE OF ADMINISTRATION/FIELD SUPPORT	Mailroom Clerk
Yong, Liong	861-7291	S/F PUD - INSURANCE BRANCH #1	Underwriter
Young, Richard J.	861-7693	S/F HOC - OCSD	Management Analyst
Zaic, Jerome E.	861-7691	S/F QAD - FIELD REVIEW BRANCH #2	Senior Single Family Housing Specialist
Zirman, James	861-7283	S/F PUD - INSURANCE BRANCH #3	Underwriter
Brockington, Carolyn	861-7231	CONTRACTOR	NEW WORLD TECHNOLOGY
Brockington, Nadirah	861-7233	CONTRACTOR	LJ CONSULTANTS
Graham, Dinah	861-7232	CONTRACTOR	LJ CONSULTANTS
Lawrence, Anna	861-7215	CONTRACTOR	KATMAI INFORMATION TECHNOLOGIES
Moy, Brian	861-7201	CONTRACTOR	KATMAI INFORMATION TECHNOLOGIES

AMERICAN OVERSIGHT

9.1.2017

PHILADELPHIA REGIONAL OFFICE DIRECTORS, SUPERVISOR & CHIEFS DIREC			
Banks, Antoinette Perry	430-6705	OFSS	Regional Support Manager
Waltz, Shelli	430-6721	Contracts	Branch Chief
Bynum, Nadab	861-7652	CPD	Director
Collins, David M.	861-7659	CPD	Program Manger
Lehmann, Paul	430-6636	CPD	Supervisory Environmental Protection Specialist
Wampler, Mandy	861-7664	CPD	Program Manger
Moroz, Patricia	430-6682	EMAD	Field Director
Chavez, Roberto H.	861-7625	FHEO	Inake Branch Chief
Delaney, Barbara	861-7637	FHEO	Director, FHEO Philadelphia Program Center
Latham, Ronaldlyn	861-7629	FHEO	Program Compliance Branch Chief
Taylor, Melody	861-7643	FHEO	Regional Director, FHEO
Ott, Richard	430-6621	FPM	Deputy Regional Admistrator
Dahl, Kimberly	430-6729	OIGA	Assistant Regional Inspector General for Audit
Darby, Debra	430-6731	OIGA	Assistant Regional Inspector General for Audit
Kasperowicz, David	430-6730	OIGA	Regional Inspector General for Audit
Lloyd, Ronald	430-6748	OIGA	Assistant Regional Inspector General for Audit
Nelson, Bertrand (Nick)	430-6756	OIGI	Special Agent in Charge
Rice, Shawn	430-7676	OIGI	Assistant Special Agent in Charge
Jankowski, Debbie	430-6689	IT	Director, Information Technology
Bensala, Debra	430-6648	Labor	Regional Labor Relations Officer
Johnson, Sheryl L.	430-6655	Legal	Regional Counsel
Kayloyanides, Sonya	430-6671	Legal	Deputy Regional Counsel
Prout, Ivy	430-6654	Legal	Assoc. Regional Counsel for Programs
Rappaport, Steven, J.	430-6667	Legal	Assoc. Regional Counsel Litigation & Prog. Enforcement
Scheetz, Randall J.	861-7576	M/F HSG	Supervisory Project Manager (Asset. Mgmt.)
Hawkins, Monica	861-7593	PIH	Director, Division A Office of Public Housing
Axler, Judy R.	861-7604	PIH	Director, Division B Office of Public Housing
Cahall, Elizabeth	861-7236	HOC-Dir	Director, S/F Program Support Division
Shaffer, Julie	861-7216	HOC-Dir	Director, HOC
Triolo, Anthony	861-7252	HOC-Dir	Deputy Director, HOC

AMERICAN OVERSIGHT

Boguslaw, Chris	861-7241	HOC-OPS	Director, Operations & Customer Service
Maldonado, Deborah	861-7276	PUD-In1	Chief, Insurance & Underwriting Branch #1
Anderson, Charles	861-7281	PUD-In2	Underwriting Branch Chief
Jones, Joyce	861-7519	PUD-In2	Chief, Insurance & Underwriting Branch #2
Phillips, John	861-7298	PUD-In3	Chief, Insurance & Underwriting Branch #3
Cianci, Andrew	861-7687	PUD-Dir	Director, Processing & Underwriting Division
McArdle, Michael H.	861-7689	PUD-T1	Chief, Technical Branch #1
Raja, Krish R.	861-7539	PUD-T2	Chief, Technical Branch #2
DiPietro, Andy	861-7220	QAD-Dir	Director, S/F QAD
Peiffer, Patricia	861-7209	QAD-FR2	Chief, Field Review Branch #2
Tate Cech, Joyce A.	861-7225	QAD-FR1	Chief, Field Review Branch #1
Van de Zilver, John	861-7226	QAD-FR3	Chief - Field Review Branch #3
Curry, Jr. Michael J.	861-7202	REO-Dir	Director, Real Estate Owned Division
Harrigan, Carmella S.	861-7263	REO-Dir	Supervisory Single Family Housing Specialist
McCoy, Valerie	861-7544	REO-1	Chief, Real Estate Owned Branch #1
Marshall, David	861-7193	REO-2	Chief, Real Estate Owned Branch #2
Thress, John	861-7194	REO-3	Chief, Real Estate Owned Branch #3

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AMERICAN OVERSIGHT

8.15.2017

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Baltimore Office
City Crescent Building
10 South Howard Street
Baltimore, MD 21201
Main Number: 410-962-2520
Direct Extention: 410-209-xxxx

Telephone Directory

WEBSITES

HUD National Website	www.hud.gov
Baltimore Field Office Website	www.hud.gov/local.bal/
HUD Homes for Sale	www.hudhomestore.com

Fax Machines

Field Director	(410) 209-6670
Office of Administration	(410) 209-6671
CPD	(410) 209-6672
FHEO	(410) 209-6673
Chief Counsel	(410) 209-6674
Multifamily Housing Division (HUB/Production)	(410) 209-6675
Public Housing Division	(410) 209-6678
Mail Room	(410) 209-6688
Copier Room	(410) 209-6689
Auditor's Office	(410) 209-6679
Union Office	(410) 209-6680

Field Policy & Management

Payne, Carol	***x6557***
Matthews, Eugenia	x6561
Stovall, Teresa	x6593
Wallis, Patrick	x6587

Labor Relations

Radden, Ceely	x6578
Ross, Lavaris	x6620

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Human Capital Field Support

Perry Banks, Antoinette	***x6527***
Griffin Darlene	x6503
Kuperstein, Miriam (IT)	x6559

Office of Chief Counsel

Jacobs, Sorella	***x6598***
Akman, Joseph	x6590
Taylor, William	x6602

Community Planning & Development

Halm, Charles	***x6541***
Cartagena, Evelyn	x6515
Harmon-Darrow, Aimee	x6520
Locks, Ethel	x6560
Schenning, Ann	x6585
Taylor, Susan	x6616
Thomas, Lauren	x6599

Fair Housing & Equal Opportunity

Leith, Rachel	***x6548***
Punter, Carolyn	***x6514***
Barringtine, Tracye	x6504
Brown, Carolyn	x6511
Faulkner, Pamela	x6530
Goff, Toni	X6611
Grey, Linda	x6539
Huusko, Lindsay	x6518

Multifamily Housing

Baltimore Satellite Office

Brown, Brenda	***x6510***
Ellis, Lisa	***x6505***
Ford, Robert	**x6604**
Harding, Richard	***x6524***
Jackson, Yvette	***x6550***
Parker, Judith	***x6569***
Brown, Evelyn	x6591
Burley, Margaret	x6521
Campbell, Attar	x6566
Coker, Debra	x6605
Coleman, Angela	x6568
Cooper, Angela	x6608
Dieter, Patrick	x6629

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Dorm, Florence	x6525
Gaither, Diana	x6534
Gray, Stephen	x6507
Hall, Bill	x6592
Harrison, Robin	x6543
Jefferson, Leland	x6551
Johnson, Alexander	x6552
Johnson, Courtney	x6576
Johnson, India	x6554
Kiracofe, David	x6558
Meekins, Kimyetta	x6597
Nash, Molly	x6628
Pechuekonis, Erik	x6581
Satterwhite, Lorraine	x6610
Scott, Sharon	x6586
Simmons, Bhek	x6544
Sonberg, Joanne	x6601
Sprecher, Stephen	x6582
Wing, Dannell	x6609
Winters, Tanya	x6565

Office of Public Housing

Tamburrino, William	***x6595***
De Souza, Russell	***x6522***
Curtis, Gregory	x6519
Epps, Ned	x6618
Hayden, Dylan	x6531
Jackson, Tiffany	x6626
Johnson, Dana	x6553
Middleton, Emma	x6567
Page, John	x6571
Pederson, Doreen	x6574
Paramore, Pamela	x6570
Richardson, Claunella	x6538
Salters, Carolyn	x6583
Warren, Carol	x6622
Weber, Carol	x6606

Philadelphia (HOC)

Morris, Lisa	x6529
Richardson, Joyce	x6555

Outstationed Employees

McKinney, Ebony	x6563

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Simms, Candace	x6589
Iber, Robert	x6549
Henderson, John	x6547

Office of Regional Inspector General

Audit (Room 4610)

Morales, Belinda	x6542
Nwokeuku, Shaleena	x6633

Investigations (Room 4640)

Carling, Lisa A	x6594
Dunn. Kylan	x6634
Weinstein, Michael	x6596

AMERICAN OVERSIGHT

8.15.2017

US Department of Housing & Urban Development
Charleston Field Office
405 Capitol Street, Suite 708
Charleston, WV 25301
Phone: (304) 347-7000 Fax: (304) 347-7050
TDD Machine: (304) 347-5332

OFFICE OF THE DIRECTOR	**Ext. #**	
Julie A. Alston	104	
Evie Williams	125	
Field Office Director's Fax Machine		(304) 347-7007

ADMINISTRATION DIVISION		
Charlotte Puryear	107	
Admin. Fax #		(304) 347-7043

OFFICE OF THE CHIEF INFORMATION OFFICER		
Danny Myers	105	

FHA/SINGLE FAMILY PROGRAMS		
Dave Gallian	132	
Thomas Hurt	130	
Single Family Fax Machine		(304) 347-7010

MULTIFAMILY PROGRAMS CENTER		
Cindy Bauer	131	
Cheryl Haynes	116	
Nicole Sutters	125	
Main Office Fax No.		(304) 347-7050

OFFICE OF PUBLIC HOUSING		
Julia Borders	123	
PIH Fax Machine		(304) 347-7045
Small Conference Room	120	
Multi Media Center	126	

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Mail Center	135
Satellite Conference Room	140

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Field Office Director
Senior Management Analyst

Support Services Specialist

Lead Information Technologies Specialist

Housing Support Specialist
Senior Single Family Housing Specialist

Account Executive
Account Executive
Account Executive

Public Housing Revitalization Specialist

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8.15.2017

US Department of Housing & Urban Development

DC Field Office

820 First Street NW, Suite 300

Washington, DC 20002

Main Number: 202-275-9200

FEDERAL PROTECTIVE SERVICE: 202-708-1111

Allen, Drellar	275-6333	PUBLIC HOUSING
Barnard, Vanessa	275-6266	COMMUNITY PLANNING & DEVELOPMENT
Brown, James	275-6265	PUBLIC HOUSING
Chappell, Katie	275-6268	MULTI-FAMILY HOUSING
Clarke, Donna	275-6269	COMMUNITY PLANNING & DEVELOPMENT
Conlan, Russell	275-6270	LEGAL
Crim, Sherrie	275-6271	PUBLIC HOUSING
Davis, Deborah	275-6275	COMMUNITY PLANNING & DEVELOPMENT
Dawson, Ernest	275-6276	FAIR HOUSING & EQUAL OPPORTUNITY
Denman, Felicia	275-6292	COMMUNITY PLANNING & DEVELOPMENT
Duke, Diane	275-6278	PUBLIC HOUSING
Elmore, Walter	275-6323	COMMUNITY PLANNING & DEVELOPMENT
Evans, Francina	275-6279	MULTI-FAMILY HOUSING
Everett, Janice	275-6339	FPM
Fadlelmola, Belinda	275-6280	FPM
Falkenstein, Robert	275-6281	S/F HOUSING
Ford, Robert	275-6273	MULTI-FAMILY HOUSING
Freeman, Tiffany	275-6277	COMMUNITY PLANNING & DEVELOPMENT
Gleaton, Ruth	275-6283	MULTI-FAMILY HOUSING
Green, Cabrinna	275-6285	MULTI-FAMILY HOUSING
Greene, Larry	275-6286	MULTI-FAMILY HOUSING
Hatcher, James	275-6287	HUMAN CAPITAL FIELD SUPPORT
Henriquez, Evita	275-6261	COMMUNITY PLANNING & DEVELOPMENT
Hill, Stephanie	275-6289	COMMUNITY PLANNING & DEVELOPMENT
Hirko, Elizabeth	275-6290	LEGAL
Isaacs, Suzanne	275-6298	HOUSING OUTREACH & CAPACITY BLDG
Jenkins, Christine	275-6306	PUBLIC HOUSING
Johnson, Eric	275-6293	MULTI-FAMILY HOUSING
Jones, Ernestine	275-6263	MULTI-FAMILY HOUSING

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Lucas, Jean	275-6337	PUBLIC HOUSING
Middleton, Maryann	275-6301	COMMUNITY PLANNING & DEVELOPMENT
Paikin, Steve	275-6305	FAIR HOUSING & EQUAL OPPORTUNITY
Payton, Trueyer	275-6308	MULTI-FAMILY HOUSING
Porter, Michelle	275-6309	MULTI-FAMILY HOUSING
Randolph, Pamela	275-6311	MULTI-FAMILY HOUSING
Redmond, Janet	275-6272	LEGAL
Richardson, Lorraine	275-6274	FPM
Robinson, Ygerne	275-6312	FAIR HOUSING & EQUAL OPPORTUNITY
Rose, Michael	275-6266	COMMUNITY PLANNING & DEVELOPMENT
Scott, Linda	275-6330	PUBLIC HOUSING
Suberu, Michael	275-6337	PUBLIC HOUSING
Thomas, Lavon	275-6321	HUMAN CAPITAL FIELD SUPPORT
Turner, Marvin	275-6291	FPM
Turriago, Patricia	275-6368	HUMAN CAPITAL FIELD SUPPORT
Waites, Aneita	275-6329	PUBLIC HOUSING
Weiser, Colleen	275-6288	HOUSING OUTREACH & CAPACITY BLDG
Westray, Tonya	275-6318	MULTI-FAMILY HOUSING
Whitfield, Deborah	275-6319	MULTI-FAMILY HOUSING

AMERICAN OVERSIGHT

9.5.2017

PITTSBURGH FIELD OFFICE		
William Moorehead Federal Building		
1000 Liberty Avenue, Suite 1000		
Pittsburgh, PA 15222		
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FEDERAL PROTECTIVE SERVICE 1-800-525-5726		
Asad, Ali	644-5862	Office of Pubic Housing
Banks, Albert	644-6898	CPD
Bert, Jennifer	644-5855	FPM
Braun, Debra	644-6948	Inspector General - Audit
Byrne, Catherine	644-5843	Community Planning & Development
Cochran, Malea	644-6494	Office of Public Housing
Coll, Pam	644-5849	Community Planning & Development
Cooper, Gerry	644-6413	Legal
Dey, Chandra	***644-6373***	Office of Inspector General - Audit
Dzubinski, Christine	644-5763	Community Planning & Development
Foley, William	644-6598	Office of Inspector General - Investigations
Galati, Barbara	644-2889	Multifamily Housing
Gillespy, Cindi	644-6536	Office of Public Housing
Humphrey, Richard	644-2739	Office of Public Housing
Jacobs, Matthew	644-2734	Office of Inspector General - audit
Maclean, Rebecca	644-4881	Community Planning & Development
Martin, Debra	644-6595	Office of Public Housing
Mazzocco, James	644-6563	Legal
McIntyre, Brian	644-6383	Office of Public Housing
Meyers, Andy	644-5499	Office of Inspector General - Audit
Michalka, Paul	644-5485	Office of Public Housing
Miller, Jane	***644-5945***	FPM
Miller, Paul	644-6635	Office of Public Housing
Molinaro-Thompson, J	644-6529	Office of Public Housing
Moyer, Jill	644-5487	Community Planning & Development
Murray, Brian D.	***644-2731***	Multifamily Housing
Myers, Danny	304-347-7000 x 105	Information Technology
Obringer, Trish	644-5785	Community Planning & Development

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Palmer, Christina	644-6461	Office of Public Housing
Pietragallo, Sarah	***644-6414***	Legal
Popp, Michael	644-6598	Office of Inspector General - Investigations
Possage, Gary	***644-6399***	Multifamily Housintg
Prescott, Reana	644-6492	Office of Public Housintg
Ronallo, Patricia	644-5491	Community Planning & Development
Ross, Lavaris	410-209-6620	Labor Relations
Tolbert, John	***644-5846***	Community Planning & Development
Vancamp, Kirk	644-6398	Office of Inspector General - Audit
Watkins, Mark	644-6637	S/F Housing Div
Whitelock, Michael	644-6932	Community Planning & Development
Whitelock, Pamela	644-2733	Office of Administrtion

AMERICAN OVERSIGHT

9.5.2017

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Richm
600 East B
Richm
Main Num
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Aho, Linda	822-4811
Booker, Bonita	822-4895
Brinkley, Sylvia	822-4810
Brinkman, Anthony	822-4827
Brown, Barry	822-4823
Brown, Janet	822-4904
Brown-Taylor, Nicole	822-4838
Bucci, Chuck	822-4825
Clarke, Brenda	822-4905
COLE, CLIFF	***822-4884***
Dash, Sarah	822-4844
Davenport, Robert	822-4899
Davis, Anne	822-4802
Dawson, Ernest	822-4943
DeCordova, Stacy	822-4812
DOWNS, SHARON	***822-4896***
Edison, Amy	822-4883
Eudailey, Brian	822-4891
Fitch, Ron	822-4849
Gordon, Barbara	822-4850
Grant, Jay	822-4830
Green, Jeffrey	822-4885
Greene, Denise	822-4851
Henry, Wilma	822-4897
Hladik, Robert	822-4890
Holman, Virginia	822-4911
Johnson, Kerry	822-4803
Johnson, Teresa	822-4813
LAMBERG, CATHERINE	***822-4898***

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LEGETTE, RONNIE	***822-4831***
Lomurro, Dominic	822-4893
Mailroom	822-4821
Mares, Steve	822-4876
Martin, Gwen	822-4894
McGreevy, Michael	822-4832
Meyers, Carolyn	822-4828
Mills, Bettie	822-4869
Mitchell, Rashida	822-4870
Moody, Rodney	822-49185
Ogunde, Tom	822-4824
Peebles, Pearl	822-4834
Peluso, Jim	822-4882
Perry-Banks, Antoinette	***410-209-6527***
Player, Mary	822-4919
Pontes, Richard	822-4887
RADER, BRAD	***822-4814***
Roberts, Carolyn	822-4863
Romero, Blanca	822-4874
Ross, Lavaris	410-209-6620
Schlotzhauer, Arthur (Bill)	822-4906
SCHMIDT, CARRIE	***822-4807***
Schmiegelow, Toni	822-4925
Sease, Doug	822-4835
Taylor, Kamaria	822-4806
Venable, Janet	822-4921
Wagenhauser, Michael	822-4888
Wilder, Robin	822-4881
Young, Kristina	822-4900

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lousing & Urban Development
ıond Field Office
road Street, 3rd Floor
nond, VA 23219
ıber: (804) 822-4805
ber: (804) 822-4984
INFOTECH SPECIALIST
PUBLIC HOUSING
OFFICE OF ADMINISTRATION, FIELD SUPPORT
COMMUNITY PLANNING & DEVELOPMENT
COMMUNITY PLANNING & DEVELOPMENT
SINGLE FAMILY QUALITY ASSURANCE
FAIR HOUSING & EQUAL OPPORTUNITY
COMMUNITY PLANNING & DEVELOPMENT
SINGLE FAMILY REO
INSPECTOR GENERAL - AUDIT
MULTI-FAMILY HOUSING
PUBLIC HOUSING
FPM
ADMINISTRATIVE OFFICER
SUPERVISOR - MULTIFAMILY MANAGEMENT
INSPECTOR GENERAL - AUDIT
INSPECTOR GENERAL - INVESTIGATIONS
MULTI-FAMILY HOUSING
MULTI-FAMILY HOUSING
COMMUNITY PLANNING & DEVELOPMENT
INSPECTOR GENERAL - AUDIT
MULTI-FAMILY HOUSING
PUBLIC HOUSING
INSPECTOR GENERAL - INVESTIGATIONS
HOUSING OUTREACH & CAPACITY BLDG
ENVIRONMENT & ENERGY
OFFICE OF REGIONAL COUNSEL
DIRECTOR - PUBLIC HOUSING

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DIRECTOR - COMMUNITY PLANNING & DEVELOPMENT
COMMUNITY PLANNING & DEVELOPMENT
FIELD SUPPORT / MAILROOM
SINGLE FAMILY PROGRAM SUPPORT
PUBLIC HOUSING
HEALTHY HOMES & LEAD HAZARD CONTROL
COMMUNITY PLANNING & DEVELOPMENT
MULTI-FAMILY HOUSING
MULTI-FAMILY HOUSING
SINGLE FAMILY REO
COMMUNITY PLANNING & DEVELOPMENT
COMMUNITY PLANNING & DEVELOPMENT
PUBLIC HOUSING
REGIONAL SUPPORT MANAGER
MULTI-FAMILY HOUSING
INSPECTOR GENERAL - AUDIT
ASSOC REGIONAL COUNSEL - OFFICE OF REGIONAL COUNSEL
MULTI-FAMILY HOUSING
MULTI-FAMILY HOUSING
LABOR RELATIONS
PUBLIC HOUSING
FIELD OFFICE DIRECTOR - FPM
FPM
COMMUNITY PLANNING & DEVELOPMENT
LABOR RELATIONS SPECIALIST
SINGLE FAMILY REO
INSPECTOR GENERAL - INVESTIGATIONS
COMMUNITY PLANNING & DEVELOPMENT
PUBLIC HOUSING

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8.21.2017

United States Department of Housing and Urban Development
Wilmington Field Office
One Rodney Square
920 King Street, Suite 404
Wilmington , Delaware 19802

Bynum, Maria	Field Office Director
Sillery, David	Customer Service Rep
FAX	

AMERICAN OVERSIGHT

(302) 573-6300

(302) 573-6300

(302) 573-6259

AMERICAN OVERSIGHT

From: Turner, Marvin
Sent: Thursday, September 28, 2017 6:42 PM
To: DeFelice, Joseph J; Ott, Richard M; Solivan, Elvis; Wolfe, Lisa A; Edwards, Nika V
Subject: FW: pic
Attachments: MD BRIEFING.jpg

Picture from today's congressional briefing with staff from Senators Cardin and Van Holland and Representatives Brown, Rashkin and Hoyer.

M

From: Fadlelmola, Belinda J
Sent: Thursday, September 28, 2017 4:25 PM
To: Turner, Marvin <Marvin.Turner@hud.gov>
Subject: pic

BELINDA J FADLELMOLA
Senior Mgmt Analyst
DC WebManager, FOIA Liaison,
Congressional and Community Liaison
Senior Customer Service Project Manager
U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
HUD National Capital Area Office
820 First Street, NE Suite 300
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Belinda.J.Fadlelmola@hud.gov

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Subject:	CONFIRMED Trip to Richmond, Va.
Location:	FINAL ATTACHMENTS for Monday
Start:	Mon 10/30/2017 12:00 AM
End:	Wed 11/1/2017 12:00 AM
Show Time As:	Out of Office
Recurrence:	(none)
Meeting Status:	Meeting organizer
Organizer:	DeFelice, Joseph J
Required Attendees:	Elvis Solivan (Elvis.Solivan1@hud.gov); Franceschini-Petty, Raquel; Ott, Richard M; Edwards, Nika V; Schmidt, Carrie S; Davis, Anne; Hunter, Matthew F

Folks – Here are the revised and final attachments for you to review before you begin your tour in Richmond, Va. There will be additional documents added to the SUMMIT calendar hold and an additional report on Essex Village—that I am working on now. If you have any questions, please let me know. Thanks!
Lisa for Joe

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Community Assessment Reporting Tool

CART

10/23/2017

CPD Grants

Richmond city

CPD: Formula Grants	# of 2016 Grantees	FY16 - Grant Award	FY15 - Grant Award	Variance
Community Development Block Grants	1	$4,082,806	$4,171,274	-2%
HOME	1	$1,096,458	$1,082,299	1%
Emergency Solutions Grants	1	$375,498	$374,421	0%
Housing Opportunities for Persons w/AIDS	1	$813,475	$874,953	-8%

COC: Competitive Grants	# of 2015 Grantees	FY15 - Grant Award	FY14 - Grant Award	Variance
Continuum of Care (inc Shelter + Care)	1	$4,621,817	$4,310,858	7%

HOMELESS: (Continuum of Care)	Count	Percent
Homeless in Shelters	825	94%
Unsheltered Homeless	56	6%
Total Homeless	881	100%

CPD: Loan Guarantee Program	# of Loan Guarantees	Loan Guarantee Value for All Fiscal Years
Section 108 Loan Guarantee	3	$19,475,000

CPD: Disaster Recovery Grants	# of Grantees	Total Grant Amount
Disaster Recovery Grants	N/A	N/A

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Community Assessment Reporting Tool

CART

10/23/2017

RENTAL ASSISTANCE

Richmond city

Multifamily Housing Funding	Units assisted	FY16 - Funding	FY15 - Funding	Variance
Project-Based Rental Assistance (Sec 8 Rental assistance and rental supplement)	2,688	$20,905,233	$20,314,285	3%
Section 811	41	$153,198	$157,181	-3%
Other (202s, 236s, etc)	433	$1,178,229	$1,254,906	-7%

Multifamily Properties	2016 Counts
Number of Projects	17
Units with Rental Assistance	3,162

Multifamily Housing Tenant Figures

Housing Units	3,162	Percent Elderly Served	20%
Tenants Served	3,069	Percent Disabled Served	26%
Children Served	2,203	Percent Low-income Served	100%
Median Income of Assisted Households	$11,664		

Public Housing	FY16 - Funding	FY15 - Funding	Variance
PHA Funding (Operating Fund & Capital Fund)	$23,874,848	$24,814,075	-4%

HUD PIH Investments	# of 2016 Units		FY16 Estimated Expenditures	FY15 Estimated Expenditures	Variance
Public Housing Low-Rent Properties	4,027	units	$23,855,078	$24,622,688	-3%
Housing Choice Voucher Program	2,368	units	$18,381,415	$17,363,479	6%

Rental Assistance continued on next page

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10/23/2017

RENTAL ASSISTANCE

Richmond city

PUBLIC HOUSING AUTHORITY

Number of PHAS	2	PHAS
Troubled Housing Authorities	N/A	Troubled Projects
Utilization Rate for Section 8	94%	
Occupancy Rate for PH (low-rent)	92%	

Public Housing Tenant

Aggregate PHI Properties:

Housing Units	6,395	Percent Elderly Served	8%
Tenants Served	5,989	Percent Disabled Served	18%
Children Served	6,664	Percent Low-income Served	99%
Median Income of Assisted Households	$9,466		

Low-Rent Properties:

Housing Units	4,027	Percent Elderly Served	8%
Tenants Served	3,844	Percent Disabled Served	13%
Children Served	4,842	Percent Low-income Served	99%
Median Income of Assisted Households	$8,796		

Vouchers:

Housing Units	2,368	Percent Elderly Served	9%
Tenants Served	2,145	Percent Disabled Served	28%
Children Served	1,822	Percent Low-income Served	100%
Median Income of Assisted Households	$10,136		

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10/23/2017

MORTGAGE INSURANCE

Richmond city

Multifamily Properties

Number of Projects	26
Market Rate Units with Mortgage Insurance	1,932
Units with Mortgage Insurance	2,391

Multifamily Housing Insurance	Total Number of Insured Properties	Total Initial Endorsement Amount as of FY16	Total Initial Endorsement Amount as of FY15
Capital Advances	N/A Properties	N/A	N/A
Risk Sharing	1 Properties	$4,425,000	$4,425,000
New Construction	6 Properties	$89,414,800	$89,414,800
Refinancing and Improvements	16 Properties	$184,522,800	$145,710,700
Healthcare and Hospitals	2 Properties	$5,385,800	$5,385,800
Other	N/A Properties	N/A	N/A

	# Loans		% of Loans Maturing
Loans Maturing within Remainder of FY	N/A Loans	N/A	of total units

Single Family Housing	# of 2016 Properties	Cumulative Unpaid Principle Balance Insured
Insurance in Force	6,071 Properties	$702,313,359 Insured
Defaults	353 Properties	$32,408,307 Insured
REO	140 Properties	

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10/23/2017

FAIR HOUSING

Richmond city

Fair Housing and Equal Opportunity	# of 2015 Grants	FY15 - Grant Award	FY14 - Grant Award	Variance
Fair Housing Assistance Program (FHAP)	N/A Grants	N/A	N/A	N/A
Fair Housing Initiatives Program (FHIP)	1 Grants	$325,000	N/A	N/A

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Community Assessment Reporting Tool

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10/23/2017

HOUSING COUNSELING

Richmond city

Office of Housing Counseling	# of 2015 Housing Counseling Agencies	FY15 - Grant Award	FY14 - Grant Award	Variance
Housing Counseling Agencies	3 Housing Counseling Agencies	$865,555	$834,333	4%

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Community Assessment Reporting Tool

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10/23/2017

SIGNATURE

Richmond city

Signature Grants	# of Grants	Total Grant Award
Sustainability Grants	1 Grants	$400,000
Challenge	1 Grants	$400,000
Regional Planning	N/A Grants	N/A
Choice Neighborhoods	N/A Grants	N/A
Implementation Grants	N/A Grants	N/A
Planning Grants	N/A Grants	N/A

Signature Programs

RAD	1 Properties Converted	
Promise Zones	N/A Promise Zone Sites	
SC2	N/A SC2 Sites	

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10/23/2017

DEMOGRAPHICS

Richmond city

Demographics	Selected Geography	State	National
Total Population	207,878	8,100,653	311,536,594
Unemployed	11%	7%	10%
Living below poverty level	26%	11%	15%
Families Spending Over 30% On Housing	44%	32%	34%
Families Spending Over 50% On Housing	22%	13%	16%
Families Spending Over 30% On Housing that are low-income	76%	71%	72%

Selected Community Demographic Breakout	Count	Percent
White*	81,985	39%
Black*	101,673	49%
Asian*	4,615	2%
Hispanic	12,970	6%
Other*	259	0%

** Non-Hispanic only*

Housing Information	Selected Geography	State	National
Median Family Income	$48,681	$76,754	$64,719
Median Housing Price	$196,400	$244,600	$176,700
Median Rent	$710	$910	$752

Housing Characteristics	Selected Geography	State	National
Home Ownership	43%	67%	65%
Renters	57%	33%	35%
Vacant Housing	14%	11%	12%

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Community Assessment Reporting Tool

CART

10/23/2017

DISCLAIMER

By using this tool, you accept this disclaimer in full. The data used in this report are intended for informational purposes only and allow the user to more effectively access funding information pertaining to their specific jurisdiction or community. HUD does not represent, warrant, undertake or guarantee that the data displayed are the most current information, as data are only as up to date as the most recent extract. Data elements may be updated at different schedules. Additionally, pie charts may not equal 100% due to rounding errors. Please consult with your local HUD office for the most recent information and or for more information pertaining to funding data. If you have questions or concerns, please contact your local HUD office for verification and interpretation of this data.

The information provided in this tool is based on HUD's administrative systems and Census data. The funding and expenditure data portrayed in this tool may be estimated due to the limitation of available data on place of performance in HUD Administrative Systems or to the fact that community boundaries do not necessarily align with HUD program jurisdictions. Additionally the information provided in CART is not intended to be a comprehensive accounting of all HUD programs and or grants administered within a community. Rather it is HUD's intent to focus on the programs that make up the majority of HUD's budget. For a more detailed list of programs, please contact your local HUD office.

For buildings containing 10 or fewer tenants receiving HUD assistance (public housing and other multifamily assistance), some information has been redacted to protect against an unwarranted invasion of personal privacy. Redacted information will be clearly marked as "888". In such a case, the small population size prevents HUD from releasing specific numbers in order to comply with HUD's obligations to protect personally identifiable information under the Privacy Act.

Finally, for the purposes of CART, HUD defines a community as one of the following: a Unit of General Local Government (UGLG), a Congressional District, a Metropolitan Statistical Area, a County, or a State. If a jurisdiction cannot be found in this tool, please contact your local HUD field office for programmatic and funding information.

CPD Grants Tab

For CPD Formula Grants:

The grantees (CDBG, ESG, HOME and HOPWA) listed in this report may be completely or partially contained by the community you have selected. The funding amounts displayed in the report are associated with the entirety of the grantee jurisdiction, which may extend beyond the boundaries of the community you selected. If jurisdiction selected is not an Entitlement Grantee, this jurisdiction may receive funds from the State Non-Entitlement program.

Source: Office of Community Planning and Development, Systems Development and Evaluation Division and the Integrated Disbursement and Information System (IDIS)

Update Frequency: Annual

For CoC:

The Continuum of Care (CoC) grantees listed in this report may be completely or partially contained by the community you have selected. The funding amounts, homeless in shelters, unsheltered homeless and total homeless displayed in the report are associated with the entirety of the CoC jurisdiction, which may extend beyond the boundaries of the community you selected. The funding amount listed for the COC grantees displays pro rata need and may not include additional funding that was awarded via the NOFA process. For more information please contact your local HUD field office.

Source: Homelessness Data Exchange (HDX) - Housing Inventory Count (HIC), the Point-in-Time (PIT) Count, and the Annual Homeless Assessment Report (AHAR).

Update Frequency: Annual

For Section 108 Loan Guarantee:

The number and amount of Section 108 Loan Guarantees listed in this report is based on the CDBG grantee jurisdictions that are located either completely or partially within the boundaries of the community you selected. The number and amount of Section 108 Loan Guarantees listed in this report are associated with the entirety of the CDBG grantee jurisdiction, which may extend beyond the boundaries of the community you selected.

Source: Office of Community Planning & Development, Financial Management Division

Update Frequency: Annual

For Disaster Recovery Grants:

The number and amount of DRGR grants listed in this report is based on the DRGR grantee jurisdictions that are located either completely or partially within the boundaries of the community you selected. Because the DRGR grantee jurisdictions may extend beyond the boundaries of the community you selected, the number and amount of DRGR grants listed for your community may be overstated.

Source: Disaster Recovery Grant Reporting (DRGR)

Update Frequency: As Needed

Disclaimer continued on next page

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Community Assessment Reporting Tool

CART

10/23/2017

DISCLAIMER

Rental Assistance Tab

For MF Rental Assistance:

The number of HUD-assisted Multifamily properties, units, funding information, and tenant characteristics listed in this report are summarized for the selected community based on the location (address) of the property as recorded in HUD's administrative data system. Only one address is provided per HUD-assisted Multifamily property even if that property consists of multiple buildings. HUD-assisted Multifamily funding amounts that appear in the Details section may not necessarily equal the amount aggregated for the selected community. This is due to the manner through which the property unit addresses are aggregated within the system.

Source: Tenant Rental Assistance Certification System (TRACS), Integrated Real Estate Management System (iREMS)

Update Frequency: Quarterly*

*Funding amounts within a single fiscal year may change slightly from quarter to quarter as expenditures are calculated based on occupied units, which can vary from quarter to quarter.

For Public Housing Section:

The Public Housing Authority funding information provided in this report are summarized for the selected community based on the location (address) of the Public Housing Authority as recorded in HUD's administrative data system. Please note that the Public Housing Authorities located within the boundaries of the selected community may or may not be servicing the selected community. Funding amounts displayed are connected to the entirety of the Public Housing Authority administrative area, which may extend beyond the boundaries of the selected community. Additionally, Public Housing Authorities, Developments and Buildings may not appear in the map or details section due to incomplete or erroneous address information.

Source: Inventory Management System (IMS), PIH Information Center (PIC), HUD's Central Accounting and Program System (HUDCAPS), Line of Credit Control System (LOCCS)

Update Frequency: Quarterly

For PIH Investment Information:

The number of low-rent units, vouchers, and estimated expenditures provided in this report are summarized for the selected community based on the location (address) of the public housing or voucher unit. The expenditures are estimated using a per unit cost calculation. It is important to note that PIH estimated expenditures aggregated for a selected community may not add up to the funding amounts listed in the PHA Funding section due to the fact that the PHA administering the unit may also be administering units which are not located within the boundaries of the selected community and thus are not being counted in the report. PHA funding amounts that appear in the Details section may not necessarily equal the amount aggregated for the selected community. This is due to the manner through which the property unit addresses are aggregated within the system. In addition, if there are 10 or fewer tenants within a property in a selected jurisdiction, it is the policy of HUD Policy Development & Research to mask the value with a '-4' thus protecting the privacy of these tenants.

Source: Inventory Management System (IMS), PIH Information Center (PIC), HUD's Central Accounting and Program System (HUDCAPS), Line of Credit Control System (LOCCS), Voucher Management System (VMS)

Update Frequency: Quarterly*

* Estimated expenditures may change slightly from quarter to quarter within a single fiscal year as expenditures are calculated based on occupied units, which can vary from quarter to quarter.

For Public Housing Authority:

The number of Public Housing Authorities, voucher utilization and occupancy rates provided in this report are summarized for the selected community based on the location (address) of the Public Housing Authority as recorded in HUD's administrative data system. Please note that the Public Housing Authorities located within the boundaries of the selected community may or may not be servicing the selected community. The Public Housing Authority information provided in this report is associated with the entirety of the Public Housing Authority administrative area, which may extend beyond the boundaries of the selected community.

Source: Inventory Management System (IMS), PIH Information Center (PIC)

Update Frequency: Quarterly

Disclaimer continued on next page

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Community Assessment Reporting Tool

CART

10/23/2017

DISCLAIMER

Mortgage Insurance Tab

For Multifamily Properties and Multifamily Housing Insurance:

The number of FHA-insured multifamily properties and associated information provided in this report are summarized for the selected community based on the location (address) of the property as recorded in HUD's administrative data system. Only one address is provided per HUD-assisted Multifamily property even if that property consists of multiple buildings.

Source: Integrated Real Estate Management System (iREMS)
Update Frequency: Quarterly

For Single Family Housing:

The number of SF REOs, Defaults, Insurance in Force and associated information provided in this report are summarized for the selected community based on the location (address) of the property as recorded in HUD's administrative data system

Source: SF Data Warehouse
Update Frequency: Quarterly

Fair Housing Tab

For Fair Housing:

The FHAP and FHIP grantee information provided in this report is summarized for the selected community based on the location (address) of the FHAP or FHIP agency as recorded in HUD's administrative data system. The FHAP/FHIP grantees listed in this report may or may not be servicing your selected community. The funding amounts displayed are connected to the entirety of the grantee's area, which may extend beyond the boundaries of the selected community. Contact your local HUD Office for more information on this topic

Source: FHEO Office of Management, Planning, and Budget
Update Frequency: Annual

Housing Counseling Tab

For Housing Counseling:

The Housing Counseling Agencies and associated information provided in this report are summarized for the selected community based on the location (address) of the Housing Counseling agency as recorded in HUD's administrative data system. Please note that the Housing Counseling Agencies located within the boundaries of the selected community may or may not be servicing the selected community. Additionally, certain Housing Counseling Agencies may receive funding from an intermediary source that may not be captured in CART. The Housing Counseling Agency information provided in this report is associated with the entirety of the Housing Counseling Agency service area, which may extend beyond the boundaries of the selected community. For more information, contact the Office of Housing Counseling.

Source: Housing Counseling System (HCS)
Update Frequency: Annual

Disclaimer continued on next page

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Community Assessment Reporting Tool

CART

10/23/2017

DISCLAIMER

Signature Tab

For Signature Programs:

The Signature Program grantees listed in this report may be completely or partially contained by the community you have selected. The funding amounts displayed in the report are associated with the entirety of the grantees target area, which may extend beyond the boundaries of the community you selected.

Source: Various HUD program Offices
Update Frequency: As needed

For RAD:

The number of Rental Assistance Demonstration (RAD) Converted Properties listed in this report are summarized for the selected community based on the location (address) of the Public Housing as recorded in HUD's administrative data system.

Source: Inventory Management System (IMS) PIH Information Center (PIC)
Update Frequency: Quarterly

Demographics Tab

For Demographics Tab:

These data listed in this report pulls from the American Community Survey (ACS) 5-Year Data aggregated to your Selected Jurisdiction. Please note that these data are currently unavailable at the Congressional District (CD) and Metropolitan Statistical Area (MSA) Jurisdictions. For a more complete list of data from your requested geography level, visit egis.hud.gov.

Source: Census ACS 5-Year Data
Update Frequency: Annual

AMERICAN OVERSIGHT

TRAVEL ITINERARY
US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
ASSISTANT DEPUTY SECRETARY FOR FPM
AND REGIONAL ADMINISTRATOR

Monday, October 30 – Tuesday, October 31, 2017

Richmond, VA

CONTACTS: Richmond Field Office Director, Carrie Schmidt,
Cell: (b)(6) HUD Cell: (804) 539-7077

Monday, October 30, 2017
Richmond, VA

Time TBD	**ASSISTANT DEPUTY SECRETARY FOR FPM MATTHEW HUNTER ARRIVE AT RICHMOND FIELD OFFICE**
10:23 AM	**REGIONAL ADMINISTRATOR JOE DEFELICE ARRIVE AT RICHMOND INTERNATIONAL AIRPORT**
10:40 – 11:30 AM	**TRAVEL TO RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY (RRHA)**
11:30 – 1:00 PM	**MEET WITH RRHA AND TOUR GILPIN, WHITCOMB AND MOSBY COURT PUBLIC HOUSING DEVELOPMENTS** *Summary: ADS Hunter, RA DeFelice, FOD Schmidt, Regional PIH Director Torres, Richmond PIH Director Lamberg meet with RRHA Executive Director T.K. Somanath. Tour RRHA public housing developments where violence has increased in the past year.*
1:00 – 2:00 PM	**LUNCH (LOCATION TBD)**
2:30 – 3:30 PM	**MEET WITH RICHMOND MAYOR** *Summary: ADS Hunter, RA DeFelice, FOD Schmidt, Richmond CPD Director Legette meet with Mayor Levar Stoney.*
3:30 – 4:30 PM	**TRAVEL TO AND TOUR ESSEX VILLAGE** *Summary: ADS Hunter, RA DeFelice, FOD Schmidt, Congressional Liaison Tracey Dunn and Director, Asset and Counterparty Oversight Division Jenn Larson tour troubled HUD subsidized housing development.*
4:30 – 5:00 PM	**TRAVEL TO HENRICO COUNTY GOVERNMENT CENTER, COUNTY MANAGER'S OFFICE, 3RD FLOOR ADMINISTRATION BUILDING**
5:00 – 5:30 pm	**MEETING WITH HENRICO COUNTY MANAGER JOHN VITHOULKAS AND HENRICO COUNTY BOARD OF SUPERVISORS VICE CHAIR FRANK THORNTON (FAIRFIELD DISTRICT SUPERVISOR)**

AMERICAN OVERSIGHT

Tuesday, October 31, 2017
Richmond, VA

8:00 AM	**TRAVEL TO VIRGINIA UNION UNIVERSITY**
8:30 – 12:30 PM	**AFORDABLE HOUSING AND COMMUNITY DEVELOPMENT SUMMIT** *Summary: Summit to be led by Mayor Levar Stoney in response to increased violence in low-income Richmond communities.*
12:30 – 1:00 PM	**TRAVEL TO HUD RICHMOND OFFICE**
1:00 – 1:30 PM	**ALL HUD RICHMOND STAFF MEETING**
1:30 – 2:00 PM	**BOXED LUNCH**
2:00 PM	**TRAVEL TO RICHMOND INTERNATIONAL AIRPORT FOR 3:20 FLIGHT**

AMERICAN OVERSIGHT

HOT ISSUES
ASSISTANT DEPUTY SECRETARY FOR FIELD POLICY AND MANAGEMENT AND REGION III REGIONAL ADMINISTRATOR
Meeting with RRHA and Meeting with Mayor Levar Stoney

October 20, 2017

Richmond Field Office
Carrie Schmidt, Field Office Director
Number of field office employees: 54

RICHMOND PRIORITIES/INITIATIVES

- **Section 108**
  Richmond has two Section 108 loans totaling $20 million. Both loans are structured to create a loan pool targeted to large mixed-use real estate projects and mixed-income housing development. Through targeted, investments of City and private funds, the City hopes to positively affect neighborhood conditions.

- **Mimosa Creek**
  The Mimosa Creek development is a 16-single family affordable (<80% AMI) home subdivision located in the Bellemeade neighborhood. Developed through a city and nonprofit partnership, a crime hot spot has been addressed by connecting a former dead-end street on Lynhaven Avenue to Mimosa Street.

- **Model Block**
  The city, working in partnership with Richmond Redevelopment and Housing Authority (RRHA), along with four community partners, transformed 30 blighted and vacant homes on 53 parcels into quality, affordable (<80% AMI) homes in Church Hill North.

- **Venable Street Shell Rehabilitations**
  The city and nonprofit Project:HOMES are doing gut renovations of historic homes which will produce 2 affordable (<80% AMI) homes.

- **ARC Park,**
  Central Virginia's first all-inclusive park for people of all ages and levels of ability. Most park features are handicap accessible.

- **Brookland Park Plaza**,
  RRHA and a partner converted the Highland Park Public School into 77 units for elderly residents with incomes at, or below 50% area median income.

Promise Zone

- Richmond received Promise Zone Finalist designation in 2016.

AMERICAN OVERSIGHT

HOT ISSUES
ASSISTANT DEPUTY SECRETARY FOR FIELD POLICY AND MANAGEMENT AND REGION III REGIONAL ADMINISTRATOR
Meeting with RRHA and Meeting with Mayor Levar Stoney

Lead Hazard Reduction Demonstration Grants

- More than $2 million in Lead Hazard Reduction Demonstration Grants were awarded to the City in 2017.

HOT ISSUES

Office of Community Planning and Development
Nothing to Report

Office of Fair Housing and Equal Opportunity

- On July 21, 2016, HUD and the City of Richmond, executed a Conciliation and Voluntary Compliance Agreement (C/VCA) to settle 14 fair housing complaints filed by (majority Hispanic) residents of a mobile home park. The complainants alleged that mobile home park residents were injured by discriminatory acts by the City based on National Origin. Currently, the City is in compliance with the specific and reporting provisions of this Agreement.

Office of Multifamily Housing
Not a City of Richmond Issue but located nearby in the County of Henrico:

- Essex Village Apartments remains an ongoing concern, with regular senior leadership calls continuing. Media interest continues with FOIA requests for the most recent inspection reports and audit opinions. Related to a possible change of ownership, a transfer HAP request package is currently being reviewed. Recent media attention focused on HUD's approval of a rent increase for this development, which has experienced such serious maintenance-related problems.

Office of Public Housing

- 4044 Public Housing Units | 3363 Housing Choice Vouchers
- The Richmond Redevelopment and Housing Authority (RRHA) has received media and congressional attention regarding increased crime (shootings) in the public housing communities.
- The condition of the housing in the Public Housing Communities has also come under increased scrutiny. Recent REAC Inspections reflect 7 of the 14 RRHA developments have failed, with a scores of less than 60/100. These scores have not been released.
- Mayor Levar Stoney has scheduled a Housing Summit on October 31, 2017, to begin addressing funding and other issues that will improve the quality of life for citizens in these neighborhoods. The Mayor has requested HUD's involvement at the Summit.
- On September 11, 2017, the HUD Richmond PIH met with CIR and RRHA's Office of Recapitalization regarding potential early relocation of elderly Fay Towers residents, whose property is being redeveloped through RAD.

AMERICAN OVERSIGHT

HOT ISSUES
ASSISTANT DEPUTY SECRETARY FOR FIELD POLICY AND MANAGEMENT AND REGION III REGIONAL ADMINISTRATOR
Meeting with RRHA and Meeting with Mayor Levar Stoney

Single Family Housing

- A judge has mandated that an Asset Management contractor managing HUD REO homes in Virginia and several other states be replaced with a new Small Business contractor by December 1, 2017. Assurance has been given that no break in service will occur with the changes in Asset Management services.

- Recent public interest has been shown regarding several FHA Condominium Mortgage Insurance changes under consideration by HUD.

AMERICAN OVERSIGHT

RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY
Rental Assistance Demonstration Backgrounder
UPDATED 10.27.17

UPDATE FROM GREG BYRNE ON 10.26.17 - Mainly, it was a very productive meeting. The PHA was provided counsel on both the timing of application submissions and the content. Additionally, a lot of time was spent on considerations for the large family properties in terms of whether to convert under RAD or to seek approval for demolition/disposition under Section 18 of the '37 Housing Act.

According to the Office of Recapitalization, RRHA met with Greg Byrne, head of the Transactions division, and Kathleen Foster, the Readiness Transaction Manager, on Tuesday, October 24 to discuss potential proposal.

RRHA withdrew their Rental Assistance Demonstration (RAD) application for Creighton because they were unable to make the financing work—and for that reason, the transition from public housing to Project-Based Vouchers may occur outside of RAD.

"RRHA is exploring a bold initiative to convert its public housing to the Project Based Voucher Program by following a unique method of disposing properties to an RRHA affiliate, accessing rental assistance funding in the same manner that would typically occur with a private owner." [VA] T.K. Somanath column: Solution to improve housing options for low income families in the City of Richmond. (Richmond Times-Dispatch, VA) (10/10/2017 5:11 AM, T.K. Somanath, CEO

To date, RRHA has submitted two (2) RAD applications. Creighton Court, which was subsequently cancelled, and Fay Towers which is still an active RAD for phases 2 and 3. Phase 1 Fay has closed. No other RAD applications have been submitted by the RRHA. For the balance of the RRHA PH units, they have been approved on the RAD waiting list (see below) in September 2017 and have until November to submit a RAD application.

To that end, RRHA has engaged a contractor to determine obsolesces of their developments which is a standard they will have to meet for disposition of the developments, but they have not yet submitted a RAD application and have not yet submitted any form of plan to HUD or application to the SAC for disposition.

RICHMOND REDEVELOPMENT AND HOSUING AUTHORITY (VA007)

4044 Public Housing Units | 3363 Housing Choice Vouchers

2017 Funding:
Operating Subsidy: $15,378,150 **Capital Fund**: $6,831,575 **Housing Choice Voucher**: $24,380,809

Executive Director:
February 2015 – present Mr. T.K. Somanath

Public Housing Assessment System (PHAS) Scores

FYE	9/30/2011	9/30/2012	9/30/2013	9/30/2014	9/30/2015	9/30/2016
PHAS Designation & Detail Reports	Substandard Financial	Standard Performer	Standard Performer	Standard Performer	Substandard Financial	Standard Performer
Published DT	08/19/2012	9/18/2013	12/1/2014	9/24/2015	8/23/2017	09/29/2017
PHAS Score	73	82	82	77	68	71
PASS Score	29	32	34	33	31	32
FASS Score	14	19	19	17	11	16
MASS Score	20	21	19	17	16	16
CFP Score	10	10	10	10	10	7

AMERICAN OVERSIGHT

Richmond RHA PASS - Physical Scores

Development No.	Development Name	ACC units	DOFA	2011	2012	2013	2014	2015	2016	2017
VA007000001	GILPIN COURT	781	1955	72c*	71c*	82c*		72b	78c	74c*
VA007000004	HILLSIDE CT	472	1957	64c	80c*		69c*	86b		44c
VA007000005	CREIGHTON CT	505	1953	71b*	90c*			85b		73c*
VA007000006	WHITCOMB CT	493	1961	65c*	80c*		85c*		84c*	TBD
VA007000007	FAIRFIELD CT	447	1959	61c*	74c*	83c		70c*	71c	43c
VA007000008	MOSBY CT	458	1963	78c	87c*		87c*	61c*	67c*	45c
VA007000016	NHI (8 AMP)	115	1974	73c	72c*	64c	64c	81c*		60c*
VA007000017	Dove Street Phase 1 (Mixed Finance)	30	2014				93c			78c*
VA007000036	Dove Street Phase 2 (Mixed Finance)	8	2014				98b			73c
VA007000037	Blackwell Senior Cottages	14	2016							68c
VA007000501	FAY (RAD)	317	1974	84c		81c		80c (RAD)		43c*
VA007000503	STONEWALL	219	1978	99b			92b*			48c*
VA007501006	BLACKWELL & RANDOLPH	20	2008	84b		89b		91b		50c*
VA007990000	TOWNES AT RIVER SOUTH (Mixed Finance)	77	2002	90b			76c*	80b		58c
		3,693		29	32	34	33	31	32	TBD
				72%	80%	85%	83%	79%	80%	TBD

Richmond RHA SEMAP:

Fiscal Year End	Assessment Type	Score	Designation
9/30/2013	SEMAP	85	Standard
9/30/2014	SEMAP	45	Troubled
9/30/2015	SEMAP	70	Standard
9/30/2016	SEMAP	93	High

RRHA VA007 RAD Summary: RAD Applications are removed once a CHAP is awarded.
Please see attached conversion project summary of Fay Towers Phase II.

PHA Name	Development Name	Number of Units Converting	Status	Anticipated Closing Date
Richmond RHA	Creighton Court	45	Withdrawn	N/A
Richmond RHA	Creighton Court Phase 1A	18	Withdrawn	N/A
Richmond RHA	Fay Towers Phase I	77	Closed	9/29/2015
Richmond RHA	Fay Towers Phase II	51	CHAP Awarded	11/12/2017
Richmond RHA	Fay Towers Phase III	72	CHAP Awarded	11/28/2017

AMERICAN OVERSIGHT

Letter of Interest submitted to RAD on 2/22/2017 for the following projects and units was approved reserving a place on the waiting list for these developments:

VA007-1: 780 units

VA007-4: 470 units

VA007-6: 491 units

VA007-7: 445 units

VA007-8: 456 units

VA007-17: 30 units

VA007-36: 8 units

VA007-37: 14 units

VA007-501: 116 units

VA007-5: 503 units

VA007-503: 217 units

VA007501006: 20 units

VA007990000: 77 units

Pursuant to the FY 17 Appropriations Act, the Department has been authorized to make awards to another 40,000 units for conversion under RAD. Given your position on the waiting list, HUD has determined that it is able to make awards to your PHA following successful submission of a RAD Application, Portfolio Award, or Multi-Phase Award.

You must submit complete RAD applications for all units identified in your LOI within 60 days of today's date (11/27/17). Failure to submit the requested information by November 27, 2017 will result in a forfeiture of your position on the waiting list and you would need to reapply if you still wish to participate in RAD.

ORIGINAL NEWS ARTICLE:
Richmond public housing agency weighing 'bold move' to boost financial stability
By K. BURNELL EVANS Richmond Times-Dispatch
http://www.richmond.com/news/local/city-of-richmond/richmond-public-housing-agency-weighing-bold-move-to-boost-financial/article_5a6f4482-2c97-5f88-81b8-05abb9c49cd1.html

AMERICAN OVERSIGHT

TRAVEL LOGISTICS – RICHMOND VISIT
US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
ASSISTANT DEPUTY SECRETARY FOR FPM
AND REGIONAL ADMINISTRATOR

ARRIVALS

Sunday, October 29:
Matthew Hunter, Assistant Deputy Secretary for FPM:
Amtrak Staples Mill Station
Northeast Service 87
Arrival time 9:13 PM
Lodging:
Richmond Marriott, 500 E. Broad Street

Monday, October 30:
Joe DeFelice, Regional Administrator, Region III:
Richmond International Airport
American Airlines, Flight 4962
Arrival time 10:23 am
Lodging:
Richmond Marriott, 500 E. Broad Street

LOCATIONS OCTOBER 30:

11:30 AM – Richmond Redevelopment and Housing Authority,
901 Chamberlayne Pkwy.
Tour Gilpin, Mosby and Whitcomb Courts

2:30 PM – Richmond City Hall, 900 East Broad Street

4:00 PM – Essex Village, 3901 Pilots Lane, Richmond (Henrico County)

5:00 PM – Henrico County Eastern Government Center, County Manager's Office in the County Administration Building, 3rd Floor.
4301 East Parham Road, (corner of Parham Road and Prince Henry Drive), Henrico, VA 23223
Contact – Col. Douglas A. Middleton, Deputy County Manager – cell (b)(6)

AMERICAN OVERSIGHT

LOCATIONS OCTOBER 31:

8:30 AM - Affordable Housing and Community Development Summit
Virginia Union University – 1500 N. Lombardy St.
Living and Learning Center, on Campus off Graham Road – See map.

1:00 PM – Richmond Field Office, 600 E. Broad Street, Richmond
1:30 – Boxed Lunch

2:15 - 2:30 PM – RA Joe DeFelice travel to Richmond International Airport

DEPARTURES

Tuesday, October 31:

Joe DeFelice, Regional Administrator, Region III:
Richmond International Airport
American Airlines, Flight 4743
Departure time 3:20 pm

Matthew Hunter, Assistant Deputy Secretary for FPM:
Amtrak Staples Mill Station
Palmetto 90
Departure time 5:14 PM

AMERICAN OVERSIGHT

Subject:	CONFIRMED Trip to Richmond, Va.
Location:	UPDATED W/REVISED ATTACHMENT
Start:	Mon 10/30/2017 12:00 AM
End:	Wed 11/1/2017 12:00 AM
Show Time As:	Out of Office
Recurrence:	(none)
Meeting Status:	Meeting organizer
Organizer:	DeFelice, Joseph J
Required Attendees:	Elvis Solivan (Elvis.Solivan1@hud.gov); Franceschini-Petty, Raquel; Ott, Richard M; Edwards, Nika V; Schmidt, Carrie S; Davis, Anne

Hi everyone – Here are the documents Carrie prepared for next Monday and Tuesday's visit. Please let me know if you have any questions. Looks like it will be a great trip!
Lisa

AMERICAN OVERSIGHT

Community Assessment Reporting Tool

CART

10/23/2017

CPD Grants

Richmond city

CPD: Formula Grants	# of 2016 Grantees	FY16 - Grant Award	FY15 - Grant Award	Variance
Community Development Block Grants	1	$4,082,806	$4,171,274	-2%
HOME	1	$1,096,458	$1,082,299	1%
Emergency Solutions Grants	1	$375,498	$374,421	0%
Housing Opportunities for Persons w/AIDS	1	$813,475	$874,953	-8%

COC: Competitive Grants	# of 2015 Grantees	FY15 - Grant Award	FY14 - Grant Award	Variance
Continuum of Care (inc Shelter + Care)	1	$4,621,817	$4,310,858	7%

HOMELESS: (Continuum of Care)	Count	Percent
Homeless in Shelters	825	94%
Unsheltered Homeless	56	6%
Total Homeless	881	100%

CPD: Loan Guarantee Program	# of Loan Guarantees	Loan Guarantee Value for All Fiscal Years
Section 108 Loan Guarantee	3	$19,475,000

CPD: Disaster Recovery Grants	# of Grantees	Total Grant Amount
Disaster Recovery Grants	N/A	N/A

AMERICAN OVERSIGHT

Community Assessment Reporting Tool

CART

10/23/2017

RENTAL ASSISTANCE

Richmond city

Multifamily Housing Funding	Units assisted	FY16 - Funding	FY15 - Funding	Variance
Project-Based Rental Assistance (Sec 8 Rental assistance and rental supplement)	2,688	$20,905,233	$20,314,285	3%
Section 811	41	$153,198	$157,181	-3%
Other (202s, 236s, etc)	433	$1,178,229	$1,254,906	-7%

Multifamily Properties	2016 Counts
Number of Projects	17
Units with Rental Assistance	3,162

Multifamily Housing Tenant Figures			
Housing Units	3,162	Percent Elderly Served	29%
Tenants Served	3,069	Percent Disabled Served	26%
Children Served	2,203	Percent Low-income Served	100%
Median Income of Assisted Households	$11,664		

Public Housing	FY16 - Funding	FY15 - Funding	Variance
PHA Funding (Operating Fund & Capital Fund)	$23,874,848	$24,814,075	-4%

HUD PIH Investments	# of 2016 Units		FY16 Estimated Expenditures	FY15 Estimated Expenditures	Variance
Public Housing Low-Rent Properties	4,027	units	$23,855,078	$24,622,688	-3%
Housing Choice Voucher Program	2,368	units	$18,381,415	$17,363,479	6%

Rental Assistance continued on next page

AMERICAN OVERSIGHT

Community Assessment Reporting Tool

CART

10/23/2017

RENTAL ASSISTANCE

Richmond city

PUBLIC HOUSING AUTHORITY

Number of PHAS	2	PHAS
Troubled Housing Authorities	N/A	Troubled Projects
Utilization Rate for Section 8	94%	
Occupancy Rate for PH (low-rent)	92%	

Public Housing Tenant

Aggregate PIH Properties:

Housing Units	6,395	Percent Elderly Served	8%
Tenants Served	5,989	Percent Disabled Served	18%
Children Served	6,664	Percent Low-income Served	99%
Median Income of Assisted Households	$9,466		

Low-Rent Properties:

Housing Units	4,027	Percent Elderly Served	8%
Tenants Served	3,844	Percent Disabled Served	13%
Children Served	4,842	Percent Low-income Served	99%
Median Income of Assisted Households	$8,796		

Vouchers:

Housing Units	2,368	Percent Elderly Served	9%
Tenants Served	2,145	Percent Disabled Served	28%
Children Served	1,822	Percent Low-income Served	100%
Median Income of Assisted Households	$10,136		

AMERICAN OVERSIGHT

Community Assessment Reporting Tool

CART

10/23/2017

MORTGAGE INSURANCE

Richmond city

Multifamily Properties	
Number of Projects	26
Market Rate Units with Mortgage Insurance	1,932
Units with Mortgage Insurance	2,391

Multifamily Housing Insurance	Total Number of Insured Properties	Total Initial Endorsement Amount as of FY16	Total Initial Endorsement Amount as of FY15
Capital Advances	N/A Properties	N/A	N/A
Risk Sharing	1 Properties	$4,425,000	$4,425,000
New Construction	6 Properties	$89,414,800	$89,414,800
Refinancing and Improvements	16 Properties	$184,522,800	$145,710,700
Healthcare and Hospitals	2 Properties	$5,385,800	$5,385,800
Other	N/A Properties	N/A	N/A

	# Loans	% of Loans Maturing
Loans Maturing within Remainder of FY	N/A Loans	N/A of total units

Single Family Housing	# of 2016 Properties	Cumulative Unpaid Principle Balance Insured
Insurance in Force	6,071 Properties	$702,313,359 Insured
Defaults	353 Properties	$32,408,307 Insured
REO	140 Properties	

AMERICAN OVERSIGHT

Community Assessment Reporting Tool

CART

10/23/2017

FAIR HOUSING

Richmond city

Fair Housing and Equal Opportunity	# of 2015 Grants	FY15 - Grant Award	FY14 - Grant Award	Variance
Fair Housing Assistance Program (FHAP)	N/A Grants	N/A	N/A	N/A
Fair Housing Initiatives Program (FHIP)	1 Grants	$325,000	N/A	N/A

AMERICAN OVERSIGHT

Community Assessment Reporting Tool

CART

10/23/2017

HOUSING COUNSELING

Richmond city

Office of Housing Counseling	# of 2015 Housing Counseling Agencies	FY15 - Grant Award	FY14 - Grant Award	Variance
Housing Counseling Agencies	3 Housing Counseling Agencies	$865,555	$834,333	4%

AMERICAN OVERSIGHT

Community Assessment Reporting Tool

CART

10/23/2017

SIGNATURE

Richmond city

Signature Grants	# of Grants	Total Grant Award
Sustainability Grants	1 Grants	$400,000
Challenge	1 Grants	$400,000
Regional Planning	N/A Grants	N/A
Choice Neighborhoods	N/A Grants	N/A
Implementation Grants	N/A Grants	N/A
Planning Grants	N/A Grants	N/A

Signature Programs		
RAD	1	Properties Converted
Promise Zones	N/A	Promise Zone Sites
SC2	N/A	SC2 Sites

AMERICAN OVERSIGHT

Community Assessment Reporting Tool

CART

10/23/2017

DEMOGRAPHICS

Richmond city

Demographics	Selected Geography	State	National
Total Population	207,878	8,100,653	311,536,594
Unemployed	11%	7%	10%
Living below poverty level	26%	11%	15%
Families Spending Over 30% On Housing	44%	32%	34%
Families Spending Over 50% On Housing	22%	13%	16%
Families Spending Over 30% On Housing that are low-income	76%	71%	72%

Selected Community Demographic Breakout	Count	Percent
White*	81,985	39%
Black*	101,673	49%
Asian*	4,615	2%
Hispanic	12,970	6%
Other*	259	0%

** Non-Hispanic only*

Housing Information	Selected Geography	State	National
Median Family Income	$48,681	$76,754	$64,719
Median Housing Price	$196,400	$244,600	$176,700
Median Rent	$719	$910	$752

Housing Characteristics	Selected Geography	State	National
Home Ownership	43%	67%	65%
Renters	57%	33%	35%
Vacant Housing	14%	11%	12%

AMERICAN OVERSIGHT

Community Assessment Reporting Tool

CART

10/23/2017

DISCLAIMER

By using this tool, you accept this disclaimer in full. The data used in this report are intended for informational purposes only and allow the user to more effectively access funding information pertaining to their specific jurisdiction or community. HUD does not represent, warrant, undertake or guarantee that the data displayed are the most current information, as data are only as up to date as the most recent extract. Data elements may be updated at different schedules. Additionally, pie charts may not equal 100% due to rounding errors. Please consult with your local HUD office for the most recent information and/or for more information pertaining to funding data. If you have questions or concerns, please contact your local HUD office for verification and interpretation of this data.

The information provided in this tool is based on HUD's administrative systems and Census data. The funding and expenditure data portrayed in this tool may be estimated due to the limitation of available data on place of performance in HUD Administrative Systems or to the fact that community boundaries do not necessarily align with HUD program jurisdictions. Additionally the information provided in CART is not intended to be a comprehensive accounting of all HUD programs and/or grants administered within a community. Rather it is HUD's intent to focus on the programs that make up the majority of HUD's budget. For a more detailed list of programs, please contact your local HUD office.

For buildings containing 10 or fewer tenants receiving HUD assistance (public housing and other multifamily assistance), some information has been redacted to protect against an unwarranted invasion of personal privacy. Redacted information will be clearly marked as "###". In such a case, the small population size prevents HUD from releasing specific numbers in order to comply with HUD's obligations to protect personally identifiable information under the Privacy Act.

Finally, for the purposes of CART, HUD defines a community as one of the following: a Unit of General Local Government (UGLG), a Congressional District, a Metropolitan Statistical Area, a County, or a State. If a jurisdiction cannot be found in this tool, please contact your local HUD field office for programmatic and funding information.

CPD Grants Tab

For CPD Formula Grants:

The grantees (CDBG, ESG, HOME and HOPWA) listed in this report may be completely or partially contained by the community you have selected. The funding amounts displayed in the report are associated with the entirety of the grantee jurisdiction, which may extend beyond the boundaries of the community you selected. If jurisdiction selected is not an Entitlement Grantee, this jurisdiction may receive funds from the State Non-Entitlement program.

Source: Office of Community Planning and Development, Systems Development and Evaluation Division and the Integrated Disbursement and Information System (IDIS)

Update Frequency: Annual

For CoC:

The Continuum of Care (CoC) grantees listed in this report may be completely or partially contained by the community you have selected. The funding amounts, homeless in shelters, unsheltered homeless and total homeless displayed in the report are associated with the entirety of the CoC jurisdiction, which may extend beyond the boundaries of the community you selected. The funding amount listed for the COC grantees displays pro rata need and may not include additional funding that was awarded via the NOFA process. For more information please contact your local HUD field office.

Source: Homelessness Data Exchange (HDX) - Housing Inventory Count (HIC), the Point-in-Time (PIT) Count, and the Annual Homeless Assessment Report (AHAR).

Update Frequency: Annual

For Section 108 Loan Guarantee:

The number and amount of Section 108 Loan Guarantees listed in this report is based on the CDBG grantee jurisdictions that are located either completely or partially within the boundaries of the community you selected. The number and amount of Section 108 Loan Guarantees listed in this report are associated with the entirety of the CDBG grantee jurisdiction, which may extend beyond the boundaries of the community you selected.

Source: Office of Community Planning & Development, Financial Management Division

Update Frequency: Annual

For Disaster Recovery Grants:

The number and amount of DRGR grants listed in this report is based on the DRGR grantee jurisdictions that are located either completely or partially within the boundaries of the community you selected. Because the DRGR grantee jurisdictions may extend beyond the boundaries of the community you selected, the number and amount of DRGR grants listed for your community may be overstated.

Source: Disaster Recovery Grant Reporting (DRGR)

Update Frequency: As Needed

Disclaimer continued on next page

AMERICAN OVERSIGHT

Community Assessment Reporting Tool

CART

10/23/2017

DISCLAIMER

Rental Assistance Tab

For MF Rental Assistance:

The number of HUD-assisted Multifamily properties, units, funding information, and tenant characteristics listed in this report are summarized for the selected community based on the location (address) of the property as recorded in HUD's administrative data system. Only one address is provided per HUD-assisted Multifamily property even if that property consists of multiple buildings. HUD-assisted Multifamily funding amounts that appear in the Details section may not necessarily equal the amount aggregated for the selected community. This is due to the manner through which the property unit addresses are aggregated within the system.

Source: Tenant Rental Assistance Certification System (TRACS), Integrated Real Estate Management System (iREMS)

Update Frequency: Quarterly*

*Funding amounts within a single fiscal year may change slightly from quarter to quarter as expenditures are calculated based on occupied units, which can vary from quarter to quarter.

For Public Housing Section:

The Public Housing Authority funding information provided in this report are summarized for the selected community based on the location (address) of the Public Housing Authority as recorded in HUD's administrative data system . Please note that the Public Housing Authorities located within the boundaries of the selected community may or may not be servicing the selected community. Funding amounts displayed are connected to the entirety of the Public Housing Authority administrative area, which may extend beyond the boundaries of the selected community. Additionally, Public Housing Authorities, Developments and Buildings may not appear in the map or details section due to incomplete or erroneous address information.

Source: Inventory Management System (IMS)/ PIH Information Center (PIC), HUD's Central Accounting and Program System (HUDCAPS), Line of Credit Control System (LOCCS)

Update Frequency: Quarterly

For PIH Investment Information:

The number of low-rent units, vouchers, and estimated expenditures provided in this report are summarized for the selected community based on the location (address) of the public housing or voucher unit. The expenditures are estimated using a per unit cost calculation. It is important to note that PIH estimated expenditures aggregated for a selected community may not add up to the funding amounts listed in the PHA Funding section due to the fact that the PHA administering the unit may also be administering units which are not located within the boundaries of the selected community and thus are not being counted in the report. PHA funding amounts that appear in the Details section may not necessarily equal the amount aggregated for the selected community. This is due to the manner through which the property unit addresses are aggregated within the system. In addition, if there are 10 or fewer tenants within a property in a selected jurisdiction, it is the policy of HUD Policy Development & Research to mask the value with a '-4' thus protecting the privacy of these tenants.

Source: Inventory Management System (IMS)/ PIH Information Center (PIC), HUD's Central Accounting and Program System (HUDCAPS), Line of Credit Control System (LOCCS), Voucher Management System (VMS)

Update Frequency: Quarterly*

* Estimated expenditures may change slightly from quarter to quarter within a single fiscal year as expenditures are calculated based on occupied units, which can vary from quarter to quarter.

For Public Housing Authority:

The number of Public Housing Authorities, voucher utilization and occupancy rates provided in this report are summarized for the selected community based on the location (address) of the Public Housing Authority as recorded in HUD's administrative data system. Please note that the Public Housing Authorities located within the boundaries of the selected community may or may not be servicing the selected community. The Public Housing Authority information provided in this report is associated with the entirety of the Public Housing Authority administrative area, which may extend beyond the boundaries of the selected community.

Source: Inventory Management System (IMS)/ PIH Information Center (PIC)

Update Frequency: Quarterly

Disclaimer continued on next page

AMERICAN OVERSIGHT

Community Assessment Reporting Tool

CART

10/23/2017

DISCLAIMER

Mortgage Insurance Tab

For Multifamily Properties and Multifamily Housing Insurance:

The number of FHA-insured multifamily properties and associated information provided in this report are summarized for the selected community based on the location (address) of the property as recorded in HUD's administrative data system. Only one address is provided per HUD-assisted Multifamily property even if that property consists of multiple buildings.

Source: Integrated Real Estate Management System (iREMS)
Update Frequency: Quarterly

For Single Family Housing:

The number of SF REOs, Defaults, Insurance in Force and associated information provided in this report are summarized for the selected community based on the location (address) of the property as recorded in HUD's administrative data system.

Source: SF Data Warehouse
Update Frequency: Quarterly

Fair Housing Tab

For Fair Housing:

The FHAP and FHIP grantee information provided in this report is summarized for the selected community based on the location (address) of the FHAP or FHIP agency as recorded in HUD's administrative data system. The FHAP/FHIP grantees listed in this report may or may not be servicing your selected community. The funding amounts displayed are connected to the entirety of the grantee area, which may extend beyond the boundaries of the selected community. Contact your local HUD Office for more information on this topic.

Source: FHEO Office of Management, Planning, and Budget
Update Frequency: Annual

Housing Counseling Tab

For Housing Counseling:

The Housing Counseling Agencies and associated information provided in this report are summarized for the selected community based on the location (address) of the Housing Counseling agency as recorded in HUD's administrative data system. Please note that the Housing Counseling Agencies located within the boundaries of the selected community may or may not be servicing the selected community. Additionally, certain Housing Counseling Agencies may receive funding from an intermediary source that may not be captured in CART. The Housing Counseling Agency information provided in this report is associated with the entirety of the Housing Counseling Agency service area, which may extend beyond the boundaries of the selected community. For more information, contact the Office of Housing Counseling.

Source: Housing Counseling System (HCS)
Update Frequency: Annual

Disclaimer continued on next page

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Community Assessment Reporting Tool

CART

10/23/2017

DISCLAIMER

Signature Tab

For Signature Programs:

The Signature Program grantees listed in this report may be completely or partially contained by the community you have selected. The funding amounts displayed in the report are associated with the entirety of the grantees target area, which may extend beyond the boundaries of the community you selected.

Source: Various HUD program Offices

Update Frequency: As needed

For RAD:

The number of Rental Assistance Demonstration (RAD) Converted Properties listed in this report are summarized for the selected community based on the location (address) of the Public Housing as recorded in HUD's administrative data system.

Source: Inventory Management System (IMS)/ PIH Information Center (PIC)

Update Frequency: Quarterly

Demographics Tab

For Demographics Tab:

These data listed in this report pulls from the American Community Survey (ACS) 5-Year Data aggregated to your Selected Jurisdiction. Please note that these data are currently unavailable at the Congressional District (CD) and Metropolitan Statistical Area (MSA) Jurisdictions. For a more complete list of data from your requested geography level, visit egis.hud.gov.

Source: Census ACS 5-Year Data

Update Frequency: Annual

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TRAVEL ITINERARY
US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
ASSISTANT DEPUTY SECRETARY FOR FPM
AND REGIONAL ADMINISTRATOR

Monday, October 30 – Tuesday, October 31, 2017

Richmond, VA

CONTACTS: Richmond Field Office Director, Carrie Schmidt,
Cell: (b)(6) HUD Cell: (804) 539-[illegible]

Monday, October 30, 2017
Richmond, VA

10:23 AM	**ASSISTANT DEPUTY SECRETARY FOR FPM MATTHEW HUNTER AND REGIONAL ADMINISTRATOR JOE DEFELICE ARRIVE AT RICHMOND INTERNATIONAL AIRPORT**
10:40 – 11:30 AM	**TRAVEL TO RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY (RRHA)**
11:30 – 1:00 PM	**MEET WITH RRHA AND TOUR GILPIN, WHITCOMB AND MOSBY COURT PUBLIC HOUSING DEVELOPMENTS** *Summary: Meet with RRHA Executive Director T.K. Somanath. Tour RRHA public housing developments where violence has increased in the past year.*
1:00 – 2:00 PM	**LUNCH (LOCATION TBD)**
2:30 – 3:30 PM	**MEET WITH RICHMOND MAYOR** *Summary: Meet with Mayor Levar Stoney.*
3:30 – 4:00 PM	**TRAVEL TO ESSEX VILLAGE**
4:00 – 5:00 PM	**TOUR ESSEX VILLAGE** *Summary: Troubled HUD subsidized housing development.*

Tuesday, October 31, 2017
Richmond, VA

8:00 AM	**TRAVEL TO VIRGINIA UNION UNIVERSITY**
8:30 – 12:30 PM	**AFORDABLE HOUSING AND COMMUNITY DEVELOPMENT SUMMIT** *Summary: Summit to be led by Mayor Levar Stoney in response to increased violence in low-income Richmond communities.*
12:30 – 1:00 PM	**TRAVEL TO HUD RICHMOND OFFICE**

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1:00 – 1:30 PM	**ALL HUD RICHMOND STAFF MEETING**
1:30 – 2:00 PM	**BOXED LUNCH**
2:00 PM	**TRAVEL TO RICHMOND INTERNATIONAL AIRPORT FOR 3:20 FLIGHT**

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HOT ISSUES
REGIONAL ADMINISTRATOR AND ASSISTANT DEPUTY SECRETARY FOR FIELD POLICY AND MANAGEMENT –
Meeting with RRHA and Meeting with Mayor Levar Stoney

October 20, 2017

Richmond Field Office
Carrie Schmidt, Field Office Director
Number of field office employees: 54

RICHMOND PRIORITIES/INITIATIVES

Section 108

- Richmond has two Section 108 loans totaling $20 million. Both loans are structured to create a loan pool targeted to large mixed-use real estate projects and mixed-income housing development. Through targeted investments of City and private funds, the City hopes to positively affect neighborhood conditions.

Mimosa Creek

- The Mimosa Creek development is a 16-single family affordable (<80% AMI) home subdivision located in the Bellemeade neighborhood. Developed through a city and nonprofit partnership, a crime hot spot has been addressed by connecting a former dead-end street on Lynhaven Avenue to Mimosa Street.

Model Block

- The city, working in partnership with Richmond Redevelopment and Housing Authority (RRHA), along with four community partners, transformed 30 blighted and vacant homes on 53 parcels into quality, affordable (<80% AMI) homes in Church Hill North.

Venable Street Shell Rehabilitations

- The city and nonprofit project:HOMES are doing gut renovations of historic homes which will produce 2 affordable (<80% AMI) homes.

ARC Park,

- Central Virginia's first all-inclusive park for people of all ages and levels of ability. Most park features are handicap accessible.

Brookland Park Plaza,

- RRHA and a partner converted the Highland Park Public School into 77 units for elderly residents with incomes at, or below 50% area median income.

Promise Zone

- Richmond received Promise Zone Finalist designation in 2016.

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HOT ISSUES
REGIONAL ADMINISTRATOR AND ASSISTANT DEPUTY SECRETARY FOR FIELD POLICY AND MANAGEMENT –
Meeting with RRHA and Meeting with Mayor Levar Stoney

Lead Hazard Reduction Demonstration Grants

- More than $2 million in Lead Hazard Reduction Demonstration Grants were awarded to the City in 2017.

HOT ISSUES

Office of Community Planning and Development
Nothing to Report

Office of Fair Housing and Equal Opportunity

- On July 21, 2016, HUD and the City of Richmond, executed a Conciliation and Voluntary Compliance Agreement (C/VCA) to settle 14 fair housing complaints filed by (majority Hispanic) residents of a mobile home park. The complainants alleged that mobile home park residents were injured by discriminatory acts by the City based on National Origin. Currently, the City is in compliance with the specific and reporting provisions of this Agreement.

Office of Multifamily Housing
Not a City of Richmond Issue but located nearby in the County of Henrico:

- Essex Village Apartments remains an ongoing concern, with regular senior leadership calls continuing. Media interest continues with FOIA requests for the most recent inspection reports and audit opinions. Related to a possible change of ownership, a transfer HAP request package is currently being reviewed. Recent media attention focused on HUD's approval of a rent increase for this development, which has experienced such serious maintenance-related problems.

Office of Public Housing

- 4044 Public Housing Units | 3363 Housing Choice Vouchers

- The Richmond Redevelopment and Housing Authority (RRHA) has received media and congressional attention regarding increased crime (shootings) in the public housing communities

- The condition of the housing in the Public Housing Communities has also come under increased scrutiny. Recent REAC Inspections reflect 7 of the 14 RRHA developments have failed, with a scores of less than 60/100. These scores have not been released.

- Mayor Levar Stoney has scheduled a Housing Summit on October 31, 2017, to begin addressing funding and other issues that will improve the quality of life for citizens in these neighborhoods. The Mayor has requested HUD's involvement at the Summit.

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HOT ISSUES

REGIONAL ADMINISTRATOR AND ASSISTANT DEPUTY SECRETARY FOR FIELD POLICY AND MANAGEMENT –

Meeting with RRHA and Meeting with Mayor Levar Stoney

- On September 11, 2017, the HUD Richmond PIH met with CIR and RRHA's Office of Recapitalization regarding potential early relocation of elderly Fay Towers residents, whose property is being redeveloped through RAD.

Single Family Housing

- A judge has mandated that an Asset Management contractor managing HUD REO homes in Virginia and several other states be replaced with a new Small Business contractor by December 1, 2017. Assurance has been given that no break in service will occur with the changes in Asset Management services.

- Recent public interest has been shown regarding several FHA Condominium Mortgage Insurance changes under consideration by HUD.

AMERICAN OVERSIGHT

From: Williams, Sheppard V
Sent: Thursday, October 05, 2017 7:17 AM
To: DeFelice, Joseph J
Subject: RE: NEW Congressional Inquiry(PA02RH)

We'll have PH research w/PHA and prepare response.

S. Van Williams
Senior Management Analyst/Regional FOIA & CTS Liaison
Office of the Regional Administrator
Philadelphia Regional Office
Phone 215-430-6628 - Fax 215-656-3445
sheppard.v.williams@hud.gov

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From: DeFelice, Joseph J
Sent: Wednesday, October 04, 2017 3:16 PM
To: Williams, Sheppard V <sheppard.v.williams@hud.gov>
Subject: Fwd: NEW Congressional Inquiry(PA02RH)

Can
See below.
Joe

Joseph J. DeFelice
Regional Administrator
U. S. Department of Housing and Urban Development

From: Pitts, Julia <Julia.Pitts@mail.house.gov>
Sent: Wednesday, October 4, 2017 2:55:22 PM
To: Ott, Richard M
Cc: DeFelice, Joseph J; Edwards, Nika V; Williams, Sheppard V
Subject: NEW Congressional Inquiry(PA02RH)

Good afternoon Mr. Ott,

My name is Julia Pitts and I am a Congressional Aide for Congressman Dwight Evans (PA02). I am working with a Constituent by the name o (b)(6) who applied for the waiting list for PHA Programs in the early 2000s. She recently called to follow up with her application status and was told that she is no longer on the waiting list. She has spoken to multiple people at PHA, but has not received a satisfactory answer to why she was removed from the list. She is continuously told that hers is a federal issue. Can you provide more information about why (b)(6) was removed from the waiting list?

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She also is inquiring about the property of 320 N Preston Street, Philadelphia, PA which has been vacant for a number of years. After asking multiple representative offices she was told that these are HUD properties, but she cannot receive any more information. Can you provide information about this property?

Her Privacy Release Form is attached.

Thank you,

Julia C. Pitts, MSW
Congressional Aide
Representative Dwight Evans (PA-02)
7174 Ogontz Avenue
Philadelphia, PA 19138
(215) 276-0340

Join the online conversation:

Click here for more legislative updates from Congressman Evans

AMERICAN OVERSIGHT

From: Williams, Sheppard V
Sent: Thursday, October 05, 2017 10:21 AM
To: Pitts, Julia
Cc: DeFelice, Joseph J; Edwards, Nika V; Ott, Richard M
Subject: RE: NEW Congressional Inquiry(PA02RH)

Julia,

Thank you. We will research this matter.

S. Van Williams
Senior Management Analyst/Regional FOIA & CTS Liaison
Office of the Regional Administrator
Philadelphia Regional Office
Phone 215-430-6628 - Fax 215-656-3445
sheppard.v.williams@hud.gov

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From: Pitts, Julia [mailto:Julia.Pitts@mail.house.gov]
Sent: Wednesday, October 04, 2017 2:55 PM
To: Ott, Richard M <richard.m.ott@hud.gov>
Cc: DeFelice, Joseph J <Joseph.J.DeFelice@hud.gov>; Edwards, Nika V <Nika.V.Edwards@hud.gov>; Williams, Sheppard V <sheppard.v.williams@hud.gov>
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Congressional Aide

AMERICAN OVERSIGHT

Representative Dwight Evans (PA-02)
7174 Ogontz Avenue
Philadelphia, PA 19138
(215) 276-0340

Join the online conversation:

Click here for more legislative updates from Congressman Evans

AMERICAN OVERSIGHT

From: Williams, Sheppard V
Sent: Friday, October 06, 2017 10:26 AM
To: Bynum, Nadab
Cc: Ott, Richard M; DeFelice, Joseph J; Solivan, Elvis
Subject: PLEASE ADVISE - Congressional Inquiry: Rep. Smucker (PA) - Gerlach Grant Second Street Improvements
Attachments: Mail Room_20170913_181101.pdf

Nadab,

Would your office be able to provide a response to this congressional inquiry about the status of a request for an extension on the City of Reading 2010 EDI grant? Should this be referred by Tracey to CPD in HQ? Thanks,

S. Van Williams
Senior Management Analyst/Regional FOIA & CTS Liaison
Office of the Regional Administrator
Philadelphia Regional Office
Phone 215-430-6628 - Fax 215-656-3445
sheppard.v.williams@hud.gov

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From: Dunn, Tracey
Sent: Friday, October 06, 2017 9:41 AM
To: Ott, Richard M <richard.m.ott@hud.gov>
Cc: DeFelice, Joseph J <Joseph.J.DeFelice@hud.gov>; Solivan, Elvis <Elvis.Solivan1@hud.gov>; Williams, Sheppard V <sheppard.v.williams@hud.gov>
Subject: RE: Congressional Inquiry: Rep. Smucker (PA) - Gerlach Grant Second Street Improvements

Hi Rich,

Can your staff handle this or will this require a HQ review?

Tracey

Begin forwarded message:

> **From:** "Cammauf, Nicholas" <Nicholas.Cammauf@mail.house.gov>
> **Date:** October 6, 2017 at 9:33:59 AM EDT
> **To:** "'Dunn, Tracey'" <Tracey.Dunn@hud.gov>
> **Subject: FW: Gerlach Grant Second Street Improvements**
>
> Hello Tracey,

AMERICAN OVERSIGHT

Can you give me an update on if they received an extension on their grant?

Thank you very much!

Nicholas Cammauf
Office of Congressman Lloyd Smucker
717-393-0667

From: Randy Peers [mailto:RPeers@greaterreadingchamber.org]
Sent: Thursday, September 14, 2017 12:08 PM
To: Cammauf, Nicholas <Nicholas.Cammauf@mail.house.gov>
Cc: Peirson, Zachary <Zachary.Peirson@mail.house.gov>; jweidenhammer@hammer.net
Subject: FW: Gerlach Grant Second Street Improvements

Nicholas,

On behalf of the Greater Reading Chamber and our board member, John Weidenhammer, we are seeking Congressman Smucker's assistance on obtaining an extension on the HUD grant for the City of Reading. Attached you will find a copy of the latest correspondence with HUD, which includes the grant number and information, and below you will find the HUD contacts Mr. Weidenhammer has been dealing with.

Please let me know if you need any additional information. Thank you and the Congressman in advance for any assistance on this.

Sincerely,

Randy Peers
President & CEO

AMERICAN OVERSIGHT

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-7000

OFFICE OF COMMUNITY PLANNING
AND DEVELOPMENT

APR 14 2017

Mr. John Weidenhammer
Chairman of the Board
Riverfront Center Reading
935 Berkshire Boulevard
Reading, PA 19610-1229

RE: FY2010 Economic Development Initiative-Special Project grant: Expiring Grant Funds

Dear Mr. Weidenhammer:

This letter is in reference to a congressional Economic Development Initiative-Special Project grant that was awarded to your organization through the U. S. Department of Housing and Urban Development's FY2010 appropriation. The award is authorized to be used for the following project:

B-10-SP-PA-0304: for Riverplace Development Corporation, The Penn Corridor streetscaping.

As of April 14, 2017, the Economic Development Initiative-Special Project (EDI-SP) grant awarded to Riverfront Center Reading grant number B-10-SP-PA-0304 has a balance of $72,840.51. This EDI-SP grant was funded by the Congress in the U.S. Department of Housing and Urban Development (the Department) Appropriation Act of 2010 (P.L. 111-8) and described in the Committee Print of the Committee on Appropriations U.S. House of Representatives, March 2010. Pursuant to the provisions of 31 U.S.C. Section 1552, as added by the National Defense Authorization Act for fiscal year 1992, any funds associated with this congressional grant that have not been **deposited** into a grantee's bank account by September 30, 2017 shall be cancelled by operation of law, returned to the U.S. Department of Treasury, and will no longer be available for disbursement. This is a statutory deadline and requirement that cannot be waived or extended by the Department.

In order for your organization to access these grant funds prior to the cancellation date, several conditions and requirements must be satisfied. These conditions and requirements include:

1. Environmental Review:

In accordance with the section E "Environmental Review" of the Grant Application Kit associated with this award, **HUD reminds all grantees that no EDI-SP grant funds or any other funds may be committed to a project and no EDI-SP grant funds can be drawn down for the project, until an environmental review has been completed.** An environmental review must be completed by the U.S. Department of Housing and Urban Development (HUD) Field Environmental Officer (FEO) for each FY2010 Economic Development Initiative-Special Project grant. The HUD approving official shall make an independent evaluation of the environmental issues; take responsibility for the level and scope of the review and content of the compliance finding; and make the environmental finding.

If the grantee is planning to use the Economic Development Initiative-Special Project funds for such work as architectural and engineering, technical assistance, or salaries, then the environmental

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review may be as simple as documenting that these activities are excluded from any further review. However, if your organization's project for this grant includes activities such as 1) acquisition, long-term leasing, or disposition of real property; 2) change in land use, including change in density; or 3) physical change of land or buildings, HUD's release of funds to the grantee's bank account cannot occur until HUD has completed the environmental review.

NOTE:

You may not take any actions nor commit any HUD or any non-HUD funds which would cause actions that are choice-limiting among reasonable alternatives or would produce an adverse environmental impact, until HUD has completed the environmental review. Therefore, you are encouraged to have the environmental review process started as soon as possible.

You are advised to contact Ms. Theresa J. Fretwell, Environmental Review Officer at your local HUD field office regarding this matter. Ms. Theresa J. Fretwell may be reached at (212) 542-7445.

2. *e*LOCCS:

In August 2014, HUD began transitioning all grantees from using the Line of Credit Control Voice Response System (LOCCS/ VRS) to the *e*LOCCS system to access grant funds. The *e*LOCCS system is accessed through the HUD internet portal called Secure Systems.

NOTE:

Please be advised that the LOCCS/VRS systems have been disabled and that all grantees are required to access grant funds through the *e*LOCCS via Secure Systems. While the functionality of the LOCCS has not changed, the previous telephone system (the VRS) is no longer available; therefore, you will be required to enter LOCCS via your computer.

Even though grantees will now access to grant funds though the *e*LOCCS, they will still maintain the same LOCCS user-id and password. Grantees will, however have a user-id and password for Secure Systems in addition to the LOCCS user-id and password that must be maintained. You should also note that the HUD form 27054 "LOCCS Voice Response System Access Authorization" form will still be required to establish, change or terminate user access. In addition, all LOCCS approving officials and users must register in Secure Systems. **Approving officials must register as the coordinator, and users as users.** There are no exceptions to this requirement.

Also, please ensure that your organization's authorized user has gained or maintained access to the Department's *e*LOCCS for disbursement of the funds. Authorized users that have not maintained a valid user id and password for the *e*LOCCS will need to secure a new user id and password in order to request payment. If you have previously secured an *e*LOCCS user id and password, but have not accessed the system in the last 60 days, your user id and password have expired and new ones will be required. Please also ensure that the bank account which was designated by your organization for the deposit of grant funds remains open. If the bank account information for the grant has changed, a new Direct Deposit Sign Up form, and a void or cancelled check or deposit slip for the new account, will need to be submitted well in advance of the disbursement deadline, for entry into *e*LOCCS.

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The following Internet links to several resources provide an overview of the *e*LOCCS and tools such as the "LOCCS Access Guidelines" and the "*e*LOCCS Getting Started Guide" that outline the full process and ways to navigate the system once you have completed the registration. The links will provide a complete set of instructions with the necessary forms attached.

- LOCCS Access Guidelines for Grantees
  http://portal.hud.gov/hudportal/HUD?src=/program_offices/cfo/loccs_guidelines

- *e*LOCCS Registration Guide
  http://portal.hud.gov/hudportal/documents/huddoc?id=eloccs_registration_guide.pdf

- *e*LOCCS Getting Started Guide
  http://portal.hud.gov/hudportal/documents/huddoc?id=eloccsguide.pdf

  Please type these links into your Internet browser to access them.

EDI-SP grantees are also responsible for ensuring that all Semi-Annual Reports and supporting documentation for draw down requests are properly completed and submitted to the appropriated Grant Officer. Failure to complete or submit these documents may result in a delay in the approval of your organization's draw down request.

Finally, you must note that the disbursement of grant funds to your account can take at least 72 hours following the Department's approval of the payment request in the financial system. **Accordingly, all requests for payment must be entered into the Line of Credit Control System no later than Friday, September 15, 2017 in order to ensure deposit in your account prior to the September 30, 2017 deadline.** Submission of documents by this date will allow for the necessary documents review and provide an opportunity to address deficiencies in the documents, if possible. Please be advised that this date may change by approximately three business days and that your organization will be notified, in writing of such change. Any FY2010 EDI-SP grant funds that have not been **deposited** into the grantee's account by September 30, 2017 will automatically be cancelled by operation of law, recaptured by the Department and returned to the U.S. Treasury. After that time, these grant funds will no longer be available for disbursement for this project.

If you have any questions regarding this matter, please contact your Grant Officer, Ms. Laura Stillwell by telephone at (202) 402-7037 or via email at Laura.J.Stillwell@hud.gov.

Thank you for your attention to this matter. The U.S. Department of Housing and Urban Development's Office of Policy Development and Coordination looks forward to working with you on the completion of your project.

Sincerely,

Steven K. Washington
Director
Office of Policy Development and Coordination

AMERICAN OVERSIGHT

From: Bynum, Nadab
Sent: Friday, October 06, 2017 10:37 AM
To: Williams, Sheppard V
Cc: Ott, Richard M; DeFelice, Joseph J; Solivan, Elvis
Subject: RE: PLEASE ADVISE - Congressional Inquiry: Rep. Smucker (PA) - Gerlach Grant Second Street Improvements

Van,

This item should be referred to HQs. We do not retain any EDI records in our office. The oversight of this initiative was handled by HQs.

Nadab

Nadab O. Bynum, Director
U.S. Department of Housing and Urban Development
Office of Community Planning and Development
The Wanamaker Building
100 Penn Square East, 12th Floor
Philadelphia. PA 19107
Nadab.Bynum@HUD.gov
(215)-861-7652
Fax: (215)-656-3442

From: Williams, Sheppard V
Sent: Friday, October 06, 2017 10:26 AM
To: Bynum, Nadab <nadab.bynum@hud.gov>
Cc: Ott, Richard M <richard.m.ott@hud.gov>; DeFelice, Joseph J <Joseph.J.DeFelice@hud.gov>; Solivan, Elvis <Elvis.Solivan1@hud.gov>
Subject: PLEASE ADVISE - Congressional Inquiry: Rep. Smucker (PA) - Gerlach Grant Second Street Improvements
Importance: High

Nadab,

Would your office be able to provide a response to this congressional inquiry about the status of a request for an extension on the City of Reading 2010 EDI grant? Should this be referred by Tracey to CPD in HQ? Thanks,

S. Van Williams
Senior Management Analyst/Regional FOIA & CTS Liaison
Office of the Regional Administrator
Philadelphia Regional Office
Phone 215-430-6628 - Fax 215-656-3445
sheppard.v.williams@hud.gov

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Cc: DeFelice, Joseph J <Joseph.J.DeFelice@hud.gov>; Solivan, Elvis <Elvis.Solivan1@hud.gov>; Williams, Sheppard V <sheppard.v.williams@hud.gov>
Subject: RE: Congressional Inquiry: Rep. Smucker (PA) - Gerlach Grant Second Street Improvements

Hi Rich,

Can your staff handle this or will this require a HQ review?

Tracey

Begin forwarded message:

> **From:** "Cammauf, Nicholas" <Nicholas.Cammauf@mail.house.gov>
> **Date:** October 6, 2017 at 9:33:59 AM EDT
> **To:** "'Dunn, Tracey'" <Tracey.Dunn@hud.gov>
> **Subject: FW: Gerlach Grant Second Street Improvements**
>
> Hello Tracey,
>
> Can you give me an update on if they received an extension on their grant?
>
> Thank you very much!
>
> Nicholas Cammauf
> Office of Congressman Lloyd Smucker
> 717-393-0667
>
> ---
>
> **From:** Randy Peers [mailto:RPeers@greaterreadingchamber.org]
> **Sent:** Thursday, September 14, 2017 12:08 PM
> **To:** Cammauf, Nicholas <Nicholas.Cammauf@mail.house.gov>
> **Cc:** Peirson, Zachary <Zachary.Peirson@mail.house.gov>; jweidenhammer@hammer.net
> **Subject:** FW: Gerlach Grant Second Street Improvements
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> Nicholas,
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> Please let me know if you need any additional information. Thank you and the Congressman in advance for any assistance on this.
>
> Sincerely,

AMERICAN OVERSIGHT

Randy Peers
President & CEO

AMERICAN OVERSIGHT

From: Williams, Sheppard V
Sent: Friday, October 06, 2017 10:39 AM
To: Bynum, Nadab
Cc: Ott, Richard M; DeFelice, Joseph J; Solivan, Elvis
Subject: RE: PLEASE ADVISE - Congressional Inquiry: Rep. Smucker (PA) - Gerlach Grant Second Street Improvements

Thanks Nadab! I'll inform Tracey.

S. Van Williams
Senior Management Analyst/Regional FOIA & CTS Liaison
Office of the Regional Administrator
Philadelphia Regional Office
Phone 215-430-6628 - Fax 215-656-3445
sheppard.v.williams@hud.gov

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Van,

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Nadab

Nadab O. Bynum, Director
U.S. Department of Housing and Urban Development
Office of Community Planning and Development
The Wanamaker Building
100 Penn Square East, 12th Floor
Philadelphia. PA 19107
Nadab.Bynum@HUD.gov
(215)-861-7652
Fax: (215)-656-3442

From: Williams, Sheppard V
Sent: Friday, October 06, 2017 10:26 AM

AMERICAN OVERSIGHT

To: Bynum, Nadab <nadab.bynum@hud.gov>
Cc: Ott, Richard M <richard.m.ott@hud.gov>; DeFelice, Joseph J <Joseph.J.DeFelice@hud.gov>; Solivan, Elvis <Elvis.Solivan1@hud.gov>
Subject: PLEASE ADVISE - Congressional Inquiry: Rep. Smucker (PA) - Gerlach Grant Second Street Improvements
Importance: High

Nadab,

Would your office be able to provide a response to this congressional inquiry about the status of a request for an extension on the City of Reading 2010 EDI grant? Should this be referred by Tracey to CPD in HQ? Thanks,

S. Van Williams
Senior Management Analyst/Regional FOIA & CTS Liaison
Office of the Regional Administrator
Philadelphia Regional Office
Phone 215-430-6628 - Fax 215-656-3445
sheppard.v.williams@hud.gov

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From: Dunn, Tracey
Sent: Friday, October 06, 2017 9:41 AM
To: Ott, Richard M <richard.m.ott@hud.gov>
Cc: DeFelice, Joseph J <Joseph.J.DeFelice@hud.gov>; Solivan, Elvis <Elvis.Solivan1@hud.gov>; Williams, Sheppard V <sheppard.v.williams@hud.gov>
Subject: RE: Congressional Inquiry: Rep. Smucker (PA) - Gerlach Grant Second Street Improvements

Hi Rich,

Can your staff handle this or will this require a HQ review?

Tracey

Begin forwarded message:

> **From:** "Cammauf, Nicholas" <Nicholas.Cammauf@mail.house.gov>
> **Date:** October 6, 2017 at 9:33:59 AM EDT
> **To:** "'Dunn, Tracey'" <Tracey.Dunn@hud.gov>
> **Subject: FW: Gerlach Grant Second Street Improvements**
>
> Hello Tracey,
>
> Can you give me an update on if they received an extension on their grant?
>
> Thank you very much!

AMERICAN OVERSIGHT

Nicholas Cammauf
Office of Congressman Lloyd Smucker
717-393-0667

From: Randy Peers [mailto:RPeers@greaterreadingchamber.org]
Sent: Thursday, September 14, 2017 12:08 PM
To: Cammauf, Nicholas <Nicholas.Cammauf@mail.house.gov>
Cc: Peirson, Zachary <Zachary.Peirson@mail.house.gov>; jweidenhammer@hammer.net
Subject: FW: Gerlach Grant Second Street Improvements

Nicholas,

On behalf of the Greater Reading Chamber and our board member, John Weidenhammer, we are seeking Congressman Smucker's assistance on obtaining an extension on the HUD grant for the City of Reading. Attached you will find a copy of the latest correspondence with HUD, which includes the grant number and information, and below you will find the HUD contacts Mr. Weidenhammer has been dealing with.

Please let me know if you need any additional information. Thank you and the Congressman in advance for any assistance on this.

Sincerely,

Randy Peers
President & CEO

AMERICAN OVERSIGHT

From: Bynum, Nadab
Sent: Friday, October 06, 2017 10:39 AM
To: Williams, Sheppard V
Cc: Ott, Richard M; DeFelice, Joseph J; Solivan, Elvis
Subject: RE: PLEASE ADVISE - Congressional Inquiry: Rep. Smucker (PA) - Gerlach Grant Second Street Improvements

You are welcome.

Nadab O. Bynum, Director
U.S. Department of Housing and Urban Development
Office of Community Planning and Development
The Wanamaker Building
100 Penn Square East, 12th Floor
Philadelphia. PA 19107
Nadab.Bynum@HUD.gov
(215)-861-7652
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Subject: RE: PLEASE ADVISE - Congressional Inquiry: Rep. Smucker (PA) - Gerlach Grant Second Street Improvements

Thanks Nadab! I'll inform Tracey.

S. Van Williams
Senior Management Analyst/Regional FOIA & CTS Liaison
Office of the Regional Administrator
Philadelphia Regional Office
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From: Bynum, Nadab
Sent: Friday, October 06, 2017 10:37 AM
To: Williams, Sheppard V <sheppard.v.williams@hud.gov>
Cc: Ott, Richard M <richard.m.ott@hud.gov>; DeFelice, Joseph J <Joseph.J.DeFelice@hud.gov>; Solivan, Elvis <Elvis.Solivan1@hud.gov>
Subject: RE: PLEASE ADVISE - Congressional Inquiry: Rep. Smucker (PA) - Gerlach Grant Second Street Improvements

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Van,

This item should be referred to HQs. We do not retain any EDI records in our office. The oversight of this initiative was handled by HQs.

Nadab

Nadab O. Bynum, Director
U.S. Department of Housing and Urban Development
Office of Community Planning and Development
The Wanamaker Building
100 Penn Square East, 12th Floor
Philadelphia. PA 19107
Nadab.Bynum@HUD.gov
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AMERICAN OVERSIGHT

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> 717-393-0667

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>
> Please let me know if you need any additional information. Thank you and the Congressman in advance for any assistance on this.
>
> Sincerely,
>
> **Randy Peers**
> **President & CEO**

AMERICAN OVERSIGHT

From: Ott, Richard M
Sent: Friday, October 06, 2017 1:08 PM
To: Hawkins, Monica A
Cc: DeFelice, Joseph J
Subject: RE: Public Housing Response RE: Folder ID 2017-3AMA-FLD-01774 - John Leary DOL: 09/19/2017

These are nicely done, Monica.

From: Hawkins, Monica A
Sent: Thursday, October 05, 2017 5:57 PM
To: Williams, Sheppard V <sheppard.v.williams@hud.gov>; Sillery, David A <David.A.Sillery@hud.gov>
Cc: Sillery, David A <David.A.Sillery@hud.gov>; Ott, Richard M <richard.m.ott@hud.gov>; Edwards, Nika V <Nika.V.Edwards@hud.gov>; Axler, Judith R <judith.r.axler@hud.gov>
Subject: RE: Public Housing Response RE: Folder ID 2017-3AMA-FLD-01774 - John Leary DOL: 09/19/2017

Hello Van: Attached are the talking point for Joe to respond. This should closed out the subject folder.

Monica A. Hawkins, MBA
Director
U.S. Department of Housing and Urban Development
Office of Public Housing
The Wanamaker Building
100 Penn Square East
Philadelphia, PA 19107
(215) 861-7593

From: Williams, Sheppard V
Sent: Tuesday, September 26, 2017 4:38 PM
To: Sillery, David A <David.A.Sillery@hud.gov>
Cc: Sillery, David A <David.A.Sillery@hud.gov>; Ott, Richard M <richard.m.ott@hud.gov>; Edwards, Nika V <Nika.V.Edwards@hud.gov>; Axler, Judith R <judith.r.axler@hud.gov>; Hawkins, Monica A <monica.a.hawkins@hud.gov>
Subject: Public Housing Response RE: Folder ID 2017-3AMA-FLD-01774 - John Leary DOL: 09/19/2017

David,

I have spoken with Monica. Her staff will prepare talking points for Joe to respond back to Mr. Leary either by telephone or email.

AMERICAN OVERSIGHT

S. Van Williams
Senior Management Analyst/Regional FOIA & CTS Liaison
Office of the Regional Administrator
Philadelphia Regional Office
Phone 215-430-6628 - Fax 215-656-3445
sheppard.v.williams@hud.gov

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From: Hawkins, Monica A
Sent: Tuesday, September 26, 2017 4:28 PM
To: Sillery, David A <David.A.Sillery@hud.gov>
Cc: Robinson, Shana <Shana.Robinson@hud.gov>; Sillery, David A <David.A.Sillery@hud.gov>; Williams, Sheppard V <sheppard.v.williams@hud.gov>; Ott, Richard M <richard.m.ott@hud.gov>; Edwards, Nika V <Nika.V.Edwards@hud.gov>; Axler, Judith R <judith.r.axler@hud.gov>
Subject: RE: Folder ID 2017-3AMA-FLD-01774 - John Leary DOL: 09/19/2017

Hello all: I never got an opportunity to discuss this with Joe. There really is no answer for us to give except that John Leary should approach his Congressman with his suggestions for regulatory changes. There is nothing that the Field Office can do to resolve this matter. However, we can write this up if needed, but perhaps Joe may want to discuss with Mr. Leary(?).

Monica A. Hawkins, MBA
Director
U.S. Department of Housing and Urban Development
Office of Public Housing
The Wanamaker Building
100 Penn Square East
Philadelphia, PA 19107
(215) 861-7593

From: David.A.Sillery@hud.gov [mailto:David.A.Sillery@hud.gov]
Sent: Tuesday, September 26, 2017 8:55 AM
To: Axler, Judith R <judith.r.axler@hud.gov>; Hawkins, Monica A <monica.a.hawkins@hud.gov>
Cc: Robinson, Shana <Shana.Robinson@hud.gov>; Sillery, David A <David.A.Sillery@hud.gov>; Williams, Sheppard V <sheppard.v.williams@hud.gov>; Ott, Richard M <richard.m.ott@hud.gov>; Edwards, Nika V <Nika.V.Edwards@hud.gov>
Subject: Folder ID 2017-3AMA-FLD-01774 - John Leary DOL: 09/19/2017

Please prepare a response for the signature of RA Joseph J. DeFelice and handcarry to the Front Office by October 6, 2017.

AMERICAN OVERSIGHT

Attached is the incoming from John Leary.

Be sure to name the file 2017-3AMA-FLD -01774 SME Response.

Please email me when the letter has been handcarried to the Front Office so that I can update the system.

Thank you in advance for your special attention to this matter.

David Sillery

AMERICAN OVERSIGHT

From: Williams, Sheppard V
Sent: Tuesday, October 10, 2017 9:53 AM
To: DeFelice, Joseph J; Hawkins, Monica A
Cc: Ott, Richard M; Kirshenbaum, K Lyn; Sillery, David A
Subject: Please Log - CTS RE: Hello sir, Please I need help me disabled and my son disabled

Joe and Monica:

Logging in CTS and assigning to PH for preparation of email response.

S. Van Williams
Senior Management Analyst/Regional FOIA & CTS Liaison
Office of the Regional Administrator
Philadelphia Regional Office
Phone 215-430-6628 - Fax 215-656-3445
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From: DeFelice, Joseph J
Sent: Tuesday, October 10, 2017 9:42 AM
To: Hawkins, Monica A <monica.a.hawkins@hud.gov>
Cc: Williams, Sheppard V <sheppard.v.williams@hud.gov>; Ott, Richard M <richard.m.ott@hud.gov>; Kirshenbaum, K Lyn <k.lyn.kirshenbaum@hud.gov>
Subject: FW: Hello sir, Please I need help me disabled and my son disabled and a grandson and his mother are homeless and in need now in help with a housing voucher asap please call me when you get this email (b)(6) have been waiting for years and nothing.P

From: (b)(6)
Sent: Saturday, October 07, 2017 3:49 AM
To: DeFelice, Joseph J <Joseph.J.DeFelice@hud.gov>
Subject: Hello sir, Please I need help me disabled and my son disabled and a grandson and his mother are homeless and in need now in help with a housing voucher asap please call me when you get this email (b)(6) have been waiting for years and nothing.Pl...

AMERICAN OVERSIGHT

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To: Williams, Sheppard V; DeFelice, Joseph J
Cc: Ott, Richard M; Kirshenbaum, K Lyn; Sillery, David A; Axler, Judith R
Subject: RE: Please Log - CTS RE: Hello sir, Please I need help me disabled and my son disabled

Good morning all: We will prepare an email response. Thanks.

Monica A. Hawkins, MBA
Director
U.S. Department of Housing and Urban Development
Office of Public Housing
The Wanamaker Building
100 Penn Square East
Philadelphia, PA 19107
(215) 861-7593

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AMERICAN OVERSIGHT

From: (b)(6)
Sent: Tuesday, October 10, 2017 12:09 PM
To: DeFelice, Joseph J; deborah.a.owcimak@hud.gov; phoebe.r.buchan@hud.gov; Chernoff, Donna C
Cc: Hawkins, Monica A; Ross, Lavaris V
Subject: Fw: (b)(6) DOJ complaint, Request for HUD to "Take Up" FHEO complaint after MCCR Denies Jurisdiction under Color of Law with State Actors, their Maryland Partnerships with MDOD can't file a lawsuit against their own, denies relief for ...
Attachments: 17-00069-P.PDF; Scott Management (Oakcrest Towers).pdf

> > >
> > > Dear (b)(6)
> > >
> > > Attached is a letter with
> > > information about your recent
> FOIA
> > request to the Civil
> > > Rights Division of the US
> > Department of Justice.
> > >
> > >
> > > Regards,
> > >
> > > Civil Rights
> > > Division/FOI
> > > (202) 514-4210 - Main
> > > FOI
> > >
> > >
Dear Secretary Carson:

>
> Please find attached the original DOJ
> complaint accepted under "Notice of Referral of Complaint for
> Appropriate Action, which was forwarded to Ms. Melody C.
> Taylor-Blancher, Regional Director of FHEO on July 20, 2017.
>
> On August 14, 2017, Ms. Blancher signed the DOJ complaint CTS #606838
> under HUD Case No.
> 13-17-7302-8.
>
> Since August 14, 2017, the State of
> Maryland Commission on Civil Rights, MCCR (Cancelled, Dismissed,
> Argued in Errors, Admitted to "Giving Consideration to Colleagues"
> then cancelled both complaints, Reinstated and Remanded complaints
> against the State" but cancelled the Fact Finding Conferences.
>
> Ms. Kara Hunt, the investigator
> complained about having too many charges, while the original

AMERICAN OVERSIGHT

> investigator was removed Mr. Ato Commey was excellent,
> non-argumentative, warm and easy to talk with. The appointment of Ms.
> Kara Hunt was intentional because she cancelled both complaints "until
> further notice"intentionally.
>
> Therefore, on September 29, 2017, after
> 30 days I requested my MCCR complaints (b)(6) (b)(6)
> (b)(6) vs. ST MD, MDOD, Conifer Realty, Brinkley Hill Townhomes,
> and Episcopal Housing Corp.) withdraw for "HUD to Take up" due to MCCR
> "Denied Jurisdiction Tactics."
>
> MCCR excuse for delay was not true,
> where I have emails from Ms. Kara Hunt that she was considering her
> colleagues and during a phone call she personally threaten me to make
> a decision or she would dismiss my complaint.
>
> Regarding, MCCR complaints (b)(6)
> (b)(6) vs. Oakcrest Towers dba Scott Management),
> MCCR dismissed this complaint 2 weeks after Ms.
> Blancher sent it on August 14, 2017,
>
> Ms. Alesha Bell, Intake Supervisor
> argued with me on the phone, she was confused with both complaints and
> didn't want to admit it, after I complained to Mr. Gillard and Mr.
> Horton the complaint was reinstated, but was stagnate.
>
> All of the MCCR complaints were
> cancelled, terminated and became stagnate as I believe under Color of
> Law. Therefore, I have been trying to get a response from Ms. Taylor,
> but she never answers.
>
> Since February 17, 2017, My landlord
> still intrudes with the last intrusion on August 21, 2017, and
> Brinkley Hill, Conifer and MDOD still deny my access to Brinkley Hill
> as of July 29,2017 after I was approved giving social security numbers
> for background check. I was told to sign papers that my Male Social
> Worker would be "Power of Attorney" and responsible for "Coordinating
> my Move" after, because of my Anxiety, I could not agree.
>
> On February 11, 2017, and April 12,
> 2017, My doctor Reasonable Accommodation Letters were ignored (for a
> personal lock) and for family to coordinate my move to avoid Panic and
> Heart Attacks, due to also Bipolar.
>
> The State of Maryland Department of
> Disabilities denied my application and then informed Conifer Realty
> and Episcopal Housing that I was disabled and I was denied housing
> again on July 29, 2017. My present landlord Oakcrest fails to repair
> water damage so I live in mold, leaking ceilings, crusty paint, mold
> and rust appliances, and I need to move waiting for a HUD House Choice
> Voucher since May 2011.
>
> My rent is $1414, and my SS check is

AMERICAN OVERSIGHT

> $1627. The social services paid my rent but my landlord still issued
> Eviction notices because I complained about water damage.
>
> I am 61 years old, living with Anxiety and Depression, and the
> suffering at MCCR has been so sad.
>
> I hope you can help. Ms. Hunt says well it could be worse, you could
> be living on the street after the hurricane!
>
> This has been so traumatic and caused my heart attack on June 5,
> 2017.
>
> See below, Warmest regards,
> (b)(6)
> >
> >

AMERICAN OVERSIGHT

U.S. Department of Justice
Civil Rights Division

NDH:ANF:RG3
17-00069-P

Freedom of Information/Privacy Acts Branch - BICN
950 Pennsylvania Ave., NW
Washington, DC 20530

SEP 21 2017

Via Electronic Mail Only

(b)(6)

Dear (b)(6)

This is in further response to your July 21, 2017 Freedom of Information Act request seeking access to records pertaining to your complaint.

After review of the responsive Civil Rights Division documents, I have determined that the enclosed records may be released to you in their entirety.

I hope the Civil Rights Division has been of some assistance to you in this matter.

Sincerely,

Nelson D. Hermilla, Chief
Freedom of Information/Privacy Acts Branch
Civil Rights Division

AMERICAN OVERSIGHT

Green, Robert (CRT)

From: IntakeUnit, DRS (CRT)
Sent: Thursday, July 13, 2017 8:47 AM
To: (b)(6)
Subject: FW: Scott Management (Oakcrest Towers) Harrassment against the Disabled under Rental Assistance Program in PG County

Good morning,

This email is to inform you that we will process your complaint. Thank you.

Intake Unit
Disability Rights Section
Civil Rights Division
Department of Justice

-----Original Message-----
From: (b)(6)
Sent: Wednesday, July 12, 2017 1:20 PM
To: Bond, Rebecca (CRT) <Rebecca.Bond@crt.usdoj.gov>
Subject: Scott Management (Oakcrest Towers) Harrassment against the Disabled under Rental Assistance Program in PG County

Dear Ms. Bond, and

My name is (b)(6) and my present landlord at Oakcrest Towers, under Scott Management continues to threaten legal action (2 times) after receiving payments by the Department of Social Services in PG County.

I have copied you on most of the emails and decided to contact you regarding a "Legal complaint" against Scott Managment under these basis"

1. Once I informed my Landlord that I suffer from Disability specific Anxiety, Biopolar and Panic Attacks (Dr. (b)(6) sent a letter requesting Reasonable Accomodations on April 11, 2017), which was denied, my landlord specifically Mr. Cutrona and Ms. Quartery have sent "Security knocking on my door for rent that was already sent by Social Services), these actions caused a stress induced heart attack.

The Department of Social Services failed to give me a copy of the money order or receipts, and I was forced to confirm their payments with my landlord, who argued, harrassed and denied payments, but they were received.

This process caused undue emotional distress as I suffer from Unstable Angina, also

(2). In May and June after signing the agreement to allow subdized payments by social services my landlord without waiting more than 2 weeks start threatening me with evictions and legal actions, posting notices on my door, sending security and arguing with me on the phone.

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July 10, 2017, payments was made by Social services but I was threatened with legal action on July 11, 2017.

(3). It is apparent my landlord is attempting to cause me to pay twice and cause a "panic attack" from Anxiety and Bipolar.

(4). I have been denied a private lock after the maintenance man entered my apartment at 8:00 a.m. informing me he was there to clean the balcony, evidently had the wrong apartment was suppose to be #(b) but had the "key" for #(b), which is my living space.

(5). Due to water damage and mold smells (I keep my bed in the front room) therefore when the maintenance man entered the apartment I was alseep with my nightgown on.

Can you help me, please? Because I am seeking rental assistance my rent increased to $1,414.00 and my social security income is $1,627.00 I can't afford to be approved to move anywhere else.

I also live with mold, water damage and severe allergies. I am disabled under social security with (crippled spine (reverse lordosis, unstable angina, anxiety, biopolar and depression).

On February 9, 2017, I was denied Brinkley Hill Townhomes under Section 811 and Weinberg because of Social Anxiety Fears of social workers, I was being forced to have my "Male social worker coordinate my move" after my female social worker died.

I swear under penalty of perjury, everything I have written is true on July 12, 2017, Signed (b)(6)
(b)(6)

AMERICAN OVERSIGHT

Green, Robert (CRT)

From: IntakeUnit, DRS (CRT)
Sent: Thursday, July 20, 2017 7:01 PM
To: (b)(6)
Subject: Notice of Referral for Appropriate Action (attached)
Attachments: 606838(b)(6)_referring info rcd 07.12.17.pdf

Notice of Referral for Appropriate Action (attached)

Disability Rights Section
Civil Rights Division
U.S. Department of Justice
Washington, DC 20530
www.ada.gov

AMERICAN OVERSIGHT

U.S. Department of Justice
Civil Rights Division

Disability Rights Section - NYA
950 Pennsylvania Avenue, NW
Washington, DC 20530

July 20, 2017

Notice of Referral of Complaint for Appropriate Action

To: Philadelphia Regional Office of FHEO
Attention: FHEO Regional Director
U.S. Department of Housing and Urban Development
The Wanamaker Building
100 Penn Square East, 12th Floor
Philadelphia, Pennsylvania 19107-3380

(b)(6)

From: Disability Rights Section, Civil Rights Division, U.S. Department of Justice

Reference: CTS# 606838; regarding Scott Management / Oakcrest Towers, District Heights, MD; received by DOJ on July 12, 2017

The Disability Rights Section has reviewed the enclosed complaint and determined that it raises issues that are more appropriately addressed by the U.S. Department of Housing and Urban Development under title II of the Americans with Disabilities Act and/or Section 504 of the Rehabilitation Act. We, therefore, are referring this complaint to that agency for appropriate action. This letter serves to notify that agency and the complainant of this referral. The Disability Rights Section will take no further action on this matter.

To check the status of the complaint, or to submit additional information, the complainant may contact the referral agency at the address above or at the following telephone number(s):

(215) 861-7646 (Voice)
(888) 799-2085 (Voice)
(215) 656-3450 (TTY)
(800) 927-9275 (TTY)

If the agency has any questions or concerns about this referral or believes that it raises issues outside the agency's jurisdiction, please do not hesitate to contact the Department of Justice at the address and phone number attached hereto.

DJ# 202-35-0

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From: DeFelice, Joseph J
Sent: Tuesday, October 10, 2017 2:03 PM
To: Ott, Richard M; Taylor, Melody C; Turner, Marvin
Subject: FW: Jacqueline R. Humphries DOJ complaint, Request for HUD to "Take Up" FHEO complaint after MCCR Denies Jurisdiction under Color of Law with State Actors, their Maryland Partnerships with MDOD can't file a lawsuit against their own, denies relief for ...
Attachments: 17-00069-P.PDF; Scott Management (Oakcrest Towers).pdf

-----Original Message-----
From: (b)(6)
Sent: Tuesday, October 10, 2017 12:09 PM
To: DeFelice, Joseph J <Joseph.J.DeFelice@hud.gov>; deborah.a.owcimak@hud.gov; phoebe.r.buchan@hud.gov; Chernoff, Donna C <donna.c.chernoff@hud.gov>
Cc: Hawkins, Monica A <monica.a.hawkins@hud.gov>; Ross, Lavaris V <Lavaris.V.Ross@hud.gov>
Subject: Fw: (b)(6) DOJ complaint, Request for HUD to "Take Up" FHEO complaint after MCCR Denies Jurisdiction under Color of Law with State Actors, their Maryland Partnerships with MDOD can't file a lawsuit against their own, denies relief for ...

> > >
> > > Dear (b)(6)
> > >
> > > Attached is a letter with
> > > information about your recent
> FOIA
> > request to the Civil
> > > Rights Division of the US
> > Department of Justice.
> > >
> > >
> > > Regards,
> > >
> > > Civil Rights
> > > Division/FOI
> > > (202) 514-4210 - Main
> > > FOI
> > >
> > >
Dear Secretary Carson:

>
> Please find attached the original DOJ
> complaint accepted under "Notice of Referral of Complaint for
> Appropriate Action, which was forwarded to Ms. Melody C.
> Taylor-Blancher, Regional Director of FHEO on July 20, 2017.
>
> On August 14, 2017, Ms. Blancher signed the DOJ complaint CTS #606838
> under HUD Case No.

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> 13-17-7302-8.
>
> Since August 14, 2017, the State of
> Maryland Commission on Civil Rights, MCCR (Cancelled, Dismissed,
> Argued in Errors, Admitted to "Giving Consideration to Colleagues"
> then cancelled both complaints, Reinstated and Remanded complaints
> against the State" but cancelled the Fact Finding Conferences.
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> Ms. Kara Hunt, the investigator
> complained about having too many charges, while the original
> investigator was removed Mr. Ato Commey was excellent,
> non-argumentative, warm and easy to talk with. The appointment of Ms.
> Kara Hunt was intentional because she cancelled both complaints "until
> further notice"intentionally.
>
> Therefore, on September 29, 2017, after
> 30 days I requested my MCCR complaints (b)(6)
> (b)(6) vs. ST MD, MDOD, Conifer Realty, Brinkley Hill Townhomes,
> and Episcopal Housing Corp.) withdraw for "HUD to Take up" due to MCCR
> "Denied Jurisdiction Tactics."
>
> MCCR excuse for delay was not true,
> where I have emails from Ms. Kara Hunt that she was considering her
> colleagues and during a phone call she personally threaten me to make
> a decision or she would dismiss my complaint.
>
> Regarding, MCCR complaints (b)(6)
> (b)(6) vs. Oakcrest Towers dba Scott Management),
> MCCR dismissed this complaint 2 weeks after Ms.
> Blancher sent it on August 14, 2017,
>
> Ms. Alesha Bell, Intake Supervisor
> argued with me on the phone, she was confused with both complaints and
> didn't want to admit it, after I complained to Mr. Gillard and Mr.
> Horton the complaint was reinstated, but was stagnate.
>
> All of the MCCR complaints were
> cancelled, terminated and became stagnate as I believe under Color of
> Law. Therefore, I have been trying to get a response from Ms. Taylor,
> but she never answers.
>
> Since February 17, 2017, My landlord
> still intrudes with the last intrusion on August 21, 2017, and
> Brinkley Hill, Conifer and MDOD still deny my access to Brinkley Hill
> as of July 29,2017 after I was approved giving social security numbers
> for background check. I was told to sign papers that my Male Social
> Worker would be "Power of Attorney" and responsible for "Coordinating
> my Move" after, because of my Anxiety, I could not agree.
>
> On February 11, 2017, and April 12,
> 2017, My doctor Reasonable Accommodation Letters were ignored (for a
> personal lock) and for family to coordinate my move to avoid Panic and
> Heart Attacks, due to also Bipolar.

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>
> The State of Maryland Department of
> Disabilities denied my application and then informed Conifer Realty
> and Episcopal Housing that I was disabled and I was denied housing
> again on July 29, 2017. My present landlord Oakcrest fails to repair
> water damage so I live in mold, leaking ceilings, crusty paint, mold
> and rust appliances, and I need to move waiting for a HUD House Choice
> Voucher since May 2011.
>
> My rent is $1414, and my SS check is
> $1627. The social services paid my rent but my landlord still issued
> Eviction notices because I complained about water damage.
>
> I am 61 years old, living with Anxiety and Depression, and the
> suffering at MCCR has been so sad.
>
> I hope you can help. Ms. Hunt says well it could be worse, you could
> be living on the street after the hurricane!
>
> This has been so traumatic and caused my heart attack on June 5,
> 2017.
>
> See below, Warmest regards,
> (b)(6)
> >
> >

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U.S. Department of Justice
Civil Rights Division

NDH:ANF:RG3
17-00069-P

Freedom of Information/Privacy Acts Branch - BICN
950 Pennsylvania Ave., NW
Washington, DC 20530

SEP 21 2017

Via Electronic Mail Only
(b)(6)

Dear (b)(6)

This is in further response to your July 21, 2017 Freedom of Information Act request seeking access to records pertaining to your complaint.

After review of the responsive Civil Rights Division documents, I have determined that the enclosed records may be released to you in their entirety.

I hope the Civil Rights Division has been of some assistance to you in this matter.

Sincerely,

Nelson D. Hermilla, Chief
Freedom of Information/Privacy Acts Branch
Civil Rights Division

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Green, Robert (CRT)

From: IntakeUnit, DRS (CRT)
Sent: Thursday, July 13, 2017 8:47 AM
To: (b)(6)
Subject: FW: Scott Management (Oakcrest Towers) Harrassment against the Disabled under Rental Assistance Program in PG County

Good morning,

This email is to inform you that we will process your complaint. Thank you.

Intake Unit
Disability Rights Section
Civil Rights Division
Department of Justice

-----Original Message-----
From (b)(6)
Sent: Wednesday, July 12, 2017 1:20 PM
To: Bond, Rebecca (CRT) <Rebecca.Bond@crt.usdoj.gov>
Subject: Scott Management (Oakcrest Towers) Harrassment against the Disabled under Rental Assistance Program in PG County

Dear Ms. Bond, and

My name is (b)(6) and my present landlord at Oakcrest Towers, under Scott Management continues to threaten legal action (2 times) after receiving payments by the Department of Social Services in PG County.

I have copied you on most of the emails and decided to contact you regarding a "Legal complaint" against Scott Managment under these basis"

1. Once I informed my Landlord that I suffer from Disability specific Anxiety, Biopolar and Panic Attacks (Dr (b)(6) sent a letter requesting Reasonable Accomodations on April 11, 2017), which was denied, my landlord specifically Mr. Cutrona and Ms. Quartery have sent "Security knocking on my door for rent that was already sent by Social Services), these actions caused a stress induced heart attack.

The Department of Social Services failed to give me a copy of the money order or receipts, and I was forced to confirm their payments with my landlord, who argued, harrassed and denied payments, but they were received.

This process caused undue emotional distress as I suffer from Unstable Angina, also

(2). In May and June after signing the agreement to allow subdized payments by social services my landlord without waiting more than 2 weeks start threatening me with evictions and legal actions, posting notices on my door, sending security and arguing with me on the phone.

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July 10, 2017, payments was made by Social services but I was threatened with legal action on July 11, 2017.

(3). It is apparent my landlord is attempting to cause me to pay twice and cause a "panic attack" from Anxiety and Bipolar.

(4). I have been denied a private lock after the maintenance man entered my apartment at 8:00 a.m. informing me he was there to clean the balcony, evidently had the wrong apartment was suppose to be #(b)(6) but had the "key" for #(b)(6) which is my living space.

(5). Due to water damage and mold smells (I keep my bed in the front room) therefore when the maintenance man entered the apartment I was alseep with my nightgown on.

Can you help me, please? Because I am seeking rental assistance my rent increased to $1,414.00 and my social security income is $1,627.00 I can't afford to be approved to move anywhere else.

I also live with mold, water damage and severe allergies. I am disabled under social security with (crippled spine (reverse lordosis, unstable angina, anxiety, biopolar and depression).

On February 9, 2017, I was denied Brinkley Hill Townhomes under Section 811 and Weinberg because of Social Anxiety Fears of social workers, I was being forced to have my "Male social worker coordinate my move" after my female social worker died.

I swear under penalty of perjury, everything I have written is true on July 12, 2017, Signed (b)(6)
(b)(6)

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Green, Robert (CRT)

From: IntakeUnit, DRS (CRT)
Sent: Thursday, July 20, 2017 7:01 PM
To: (b)(6)
Subject: Notice of Referral for Appropriate Action (attached)
Attachments: 606838 (b)(6) referring info rcd 07.12.17.pdf

Notice of Referral for Appropriate Action (attached)

Disability Rights Section
Civil Rights Division
U.S. Department of Justice
Washington, DC 20530
www.ada.gov

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U.S. Department of Justice
Civil Rights Division

Disability Rights Section - NYA
950 Pennsylvania Avenue, NW
Washington, DC 20530

July 20, 2017

Notice of Referral of Complaint for Appropriate Action

To: Philadelphia Regional Office of FHEO
Attention: FHEO Regional Director
U.S. Department of Housing and Urban Development
The Wanamaker Building
100 Penn Square East, 12th Floor
Philadelphia, Pennsylvania 19107-3380

(b)(6)

From: Disability Rights Section, Civil Rights Division, U.S. Department of Justice

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DJ# 202-35-0

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From: Turner, Marvin
Sent: Wednesday, October 11, 2017 10:13 AM
To: Paikin, Steven M
Cc: DeFelice, Joseph J
Subject: RE: (b)(6) DOJ complaint, Request for HUD to "Take Up" FHEO complaint after MCCR Denies Jurisdiction under Color of Law with State Actors, their Maryland Partnerships with MDOD can't file a lawsuit against their own, denies relief for ...

You are welcome,

M

-----Original Message-----
From: Paikin, Steven M
Sent: Wednesday, October 11, 2017 8:41 AM
To: Turner, Marvin <Marvin.Turner@hud.gov>
Subject: RE: (b)(6) DOJ complaint, Request for HUD to "Take Up" FHEO complaint after MCCR Denies Jurisdiction under Color of Law with State Actors, their Maryland Partnerships with MDOD can't file a lawsuit against their own, denies relief for ...

Thanks, Marvin. I will forward this to Carolyn Punter, who is the GTR for MCCR.

-----Original Message-----
From: Turner, Marvin
Sent: Tuesday, October 10, 2017 5:38 PM
To: Paikin, Steven M <Steven.M.Paikin@hud.gov>
Subject: FW: (b)(6) DOJ complaint, Request for HUD to "Take Up" FHEO complaint after MCCR Denies Jurisdiction under Color of Law with State Actors, their Maryland Partnerships with MDOD can't file a lawsuit against their own, denies relief for ...

-----Original Message-----
From: DeFelice, Joseph J
Sent: Tuesday, October 10, 2017 2:03 PM
To: Ott, Richard M <richard.m.ott@hud.gov>; Taylor, Melody C <Melody.C.Taylor@hud.gov>; Turner, Marvin <Marvin.Turner@hud.gov>
Subject: FW: (b)(6) DOJ complaint, Request for HUD to "Take Up" FHEO complaint after MCCR Denies Jurisdiction under Color of Law with State Actors, their Maryland Partnerships with MDOD can't file a lawsuit against their own, denies relief for ...

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From: (b)(6)
Sent: Tuesday, October 10, 2017 12:09 PM
To: DeFelice, Joseph J <Joseph.J.DeFelice@hud.gov>; deborah.a.owcimak@hud.gov; phoebe.r.buchan@hud.gov; Chernoff, Donna C <donna.c.chernoff@hud.gov>
Cc: Hawkins, Monica A <monica.a.hawkins@hud.gov>; Ross, Lavaris V <Lavaris.V.Ross@hud.gov>

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> be living on the street after the hurricane!
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> This has been so traumatic and caused my heart attack on June 5,

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> 2017.
>
> See below, Warmest regards,
> (b)(6)
> >
> >

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From: Webster, Ashley T
Sent: Thursday, October 12, 2017 12:42 PM
To: Anderson, Charles J; Bynum, Nadab; Cahall, Elizabeth M; Collins, David M; Curry, Michael J; Darby, Debra J; Delaney, Barbara R; DIPIETRO, Andy V; Johnson, Sheryl L; Kaloyanides, Sonya M; Latham, Ronaldlyn E; Lehmann, Paul J; Lloyd, Ronald; Maldonado, Deborah H; Marshall, David B; McArdle, Michael H; McCoy, Valerie L; Peiffer, Patricia; Raja, Krish R; Tate, Joyce; Thress, John D.
Cc: Ott, Richard M; DeFelice, Joseph J; Solivan, Elvis; Webster, Ashley T
Subject: Addressing Poor Performer--Handouts
Attachments: DRAFT Participant Handouts - Addressing Poor Performers 10102017.pdf

Good afternoon,

Attached you will find training material for Addressing Poor Performers. Please print and bring a copy with you on Monday, October 16th at 9:30 am. The training will be in Room 12C. Also, just a reminder to complete the survey at this link before then!

https://hud.learningmeasured.com/public/instrument.html?&OnlineID=APP-20171016L2PR

See you on Monday!

Ashley

Ashley Webster
Employee and Labor Relations Specialist
U.S. Dept. of Housing and Urban Development, Region III
Office: 215-430-6646
Telework: (b)(6)
Fax: 215-656-3437

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ADDRESSING POOR PERFORMERS

Handouts for Training Participants

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Handout 1

HUD Handbook 432, "Performance Based Reduction in Grade and Removal Actions"

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U.S. Department of Housing and Urban Development
Administration

Departmental Staff

Transmittal for Handbook No.: 432.01

Special Attention of:

Issued: December 1, 2000

1. This Transmits: Handbook 0432.01, Performance Based Reduction in Grade and Removal Actions.

2. Summary: This Handbook establishes the Department's policies and procedures for taking performance-based reduction in grade and removal actions. It provides a separate and distinct Departmental authority for taking performance-based actions.

3. Filing Instructions:

Remove:	Insert:
Chapter 4 of Handbook 752.2 REV-2, Personnel Actions Taken for Unacceptable Performance and Misconduct, dated January 17, 1984	Handbook 0432.01

4. Significant Provisions:

   A. It is no longer a HUD requirement that the decision to effect a proposed action must consider the employee's performance following issuance of the 30-day advance notice period.

   B. In addition to the 5 U.S.C. Chapter 43 and 5 CFR Part 432 procedural rights afforded to certain "non-preference" eligible employees in the excepted service, after one year of current continuous service in the same or similar position, the Civil Service Due Process Amendments signed on August 17, 1990, promulgated by P.L. 101-376, extend appeal rights to these same individuals after two years. (Refer to paragraph 1-5B.)

   C. Under no circumstances may a management official use a union official as a personal representative in any matter related to any action covered in this Handbook.

AMBLE: Distribution: W-3-1

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0432.01

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0432.01

CHAPTER 1. GENERAL PROVISIONS

1-1 Purpose

A. This Handbook establishes policy and guidance regarding proposing and effecting reduction in grade and removal actions based solely on unacceptable performance. It supersedes previous policy guidance prescribed by Chapter 4 of Handbook 752.2 REV-2, Personnel Actions Taken for Unacceptable Performance and Misconduct, dated January 17, 1984.

B. Performance-based actions may be taken by using either the procedures of Handbook 0752.02 REV-3, Adverse Actions or this Handbook. Before initiating a performance-based disciplinary action, the policy and procedural requirements of Handbook 0752.02 REV-3, and those of this Handbook must be considered. Of particular importance, note the differences in the evidentiary standards or "degree of proof" required under two pertinent regulatory procedures in order to support the action. 5 CFR Part 432, requires **substantial evidence**; conversely, 5 CFR Part 752, requires **preponderance of the evidence**.

C. Requirements stated in this Handbook are consistent with law, regulations, and Agency policy applicable at the time of its issuance. It is essential that current rules be researched, and that this Handbook be used in conjunction with the Department's Performance Management System plan and applicable negotiated agreements for employees in an exclusive bargaining unit, in order to ensure adherence to unique provisions, procedures, and time frames.

1-2 Authorities

A. The Civil Service Reform Act (CSRA) of 1978, P.L. 95-454.

B. Office of Personnel Management (OPM) Regulations, 5 CFR Part 432.

1-3 Exceptions to Handbook Provisions. The Director, Office of Human Resources, Office of Administration, may authorize waivers to the provisions of this Handbook insofar as the waivers are consistent with applicable law, regulations, agency policy and negotiated agreements. Any request for a waiver must be made in writing and must contain sufficient justification to support the need for the exception.

1-4 Definitions. For purposes of this Handbook, the following definitions are used:

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0432.01

A. **Acceptable performance** means performance that meets an employee's performance requirement(s) and/or standard(s) at or above the marginally successful level in the critical element(s) at issue.

B. **Critical element** means a component of a position consisting of one or more duties and responsibilities that contributes toward accomplishing organizational goals and objectives and is of such importance that unacceptable performance on the element would result in unacceptable performance in the position.

C. **Days** mean "calendar" days.

D. **Merit Systems Protection Board (MSPB)** is an independent Federal agency used by an employee to seek adjudicative review of reduction in grade or removal actions taken against the employee by the Department. The agency is also empowered to enforce compliance with its final decisions and orders.

E. **Appeal** means a request by an employee to the MSPB for an impartial review of the Department's reduction in grade or removal action.

F. **Performance-based action** means reduction in grade or removal based on unacceptable performance.

G. **OPM** means the Office of Personnel Management.

H. **Current continuous employment** means a period of employment or service, immediately preceding a performance-based action, in the same or similar position without a break in Federal civilian employment of a workday.

I. **Opportunity to demonstrate acceptable performance** means a reasonable opportunity for the employee whose performance has been determined to be unacceptable in one or more critical elements to demonstrate acceptable performance in each critical element at issue.

J. **Reasonable time period** means a specified time period no less than 30 days for the employee to demonstrate acceptable performance of the job duties and responsibilities of the critical element(s) at issue. This time period is established by management and must be of an appropriate duration to enable the employee to demonstrate such acceptable performance.

K. **Opportunity to Improve Performance (OIP) Notice** provides written notice to the employee of each critical element on which performance is determined to have

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reached the unacceptable performance level, and advises of performance requirements or standards that must be reached for retention in the position. It also affords the employee an opportunity to demonstrate acceptable performance within a specified time period.

L. **Performance** means accomplishment of work assignments or responsibilities.

M. **Performance standards** mean the expressed measure of the level of achievement established by management for the duties and responsibilities of a position or group of positions. A performance standard may be expressed in, but is not limited to, measurements such as quality, timeliness, cost-effectiveness, quantity, manner of performance, effects desired, etc., or any combination thereof.

N. **Reduction in grade** means the involuntary assignment of an employee to a position at a lower classification or job grading level.

O. **Removal** means the involuntary separation of an employee from employment with the Department.

P. **Similar positions** means positions in which the duties performed are similar in nature and character and require substantially the same or similar qualifications, so that the incumbents could be interchanged without significant training or undue interruption to the work.

Q. **Management Official** means a personnel specialist, Administrative Officer, supervisor, manager, or HUD attorney whose duties include representation of management in administrative cases.

R. **Unacceptable performance** means performance of an employee that fails to meet, at least, the marginally successful performance standard established for one or more critical elements of the employee's position.

S. **Department** means the Department of Housing and Urban Development (HUD).

T. **Reasonable accommodation** means a logical adjustment or modification to a job and/or the work environment that would enable a qualified handicapped person to perform the duties of his or her position.

1-5 Employee Coverage

A. This Handbook applies to all Department employees, except those persons who

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are specifically excluded by law, regulation, or elsewhere in this Handbook; and

B. Non-preference eligible employees who serve on excepted service appointments and who have completed one year of current continuous employment in the same or similar position are entitled only to the procedural protections of this Handbook. Conversely, these employees are covered by all provisions of this Handbook if they have completed two years of current continuous employment.

1-6 Employees Excluded

A. Employees in the competitive service who are serving a probationary or trial period under an initial appointment.

B. Employees in the competitive service serving in a type of appointment that requires no probationary or trial period (e.g., status quo or TAPER) who have not completed one year of current continuous employment in the same or similar positions under other than a temporary appointment limited to one year or less.

C. A manager or supervisor who has not completed the one year probationary period under 5 U.S.C. 3321(a)(2), if such a reduction is based on supervisory or managerial performance and the reduction is to the grade held immediately before becoming a supervisor or manager in accordance with 5 U.S.C. 3321(b).

D. Employees in the excepted service who have not completed one year of current continuous employment in the same or similar positions.

E. Employees occupying a position not in the competitive service excluded from coverage by regulations of the OPM.

F. Employees occupying a position in Schedule C as authorized under 5 CFR Part 213.

G. Administrative Law Judges appointed under 5 U.S.C. 3105.

H. Employees in the Senior Executive Service.

I. Employees appointed by the President.

J. Re-employed annuitants.

1-7 General Standards. A performance-based action may not be taken against an employee

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if the action is based on unlawful discrimination or a personnel practice prohibited by any law, rule, or regulation, including reprisal for engaging in whistle-blowing activity.

1-8 Delegation of Authority

A. Any supervisor or manager at or above the level of Branch Chief is authorized to issue a notice of proposed performance-based action to an employee whose performance does not meet the acceptable performance level in one or more of the critical element(s) at issue.

B. The decision on a proposed performance-based action must be made by a supervisor or manager who is at an organizationally higher level of the Department, when that exists, than the official who proposed the action. Normally, the Deciding Official should be in the chain of command of the employee subject to the performance-based action.

C. When the Secretary or Deputy Secretary is the Deciding Official, he/she may designate an appropriate official to serve in his or her stead. However, the designee's position must be either equivalent to, or organizationally higher than the position of the person who proposed the action.

D. When the Deputy Secretary is both the Proposing and Deciding Official, the written decision must be concurred in by either an organizationally higher level official, when that exists or the Secretary.

E. The Secretary may serve as both the Proposing and Deciding Official on a performance-based action.

F. The Assistant to the Deputy Secretary for Field Policy and Management is authorized to issue a Decision Notice in the case of an employee to whom a Secretary's Representative issued a notice of proposed performance-based action.

G. Refer to the Department's current, applicable Delegations of Authority for guidance when initiating or taking an action covered by this Handbook.

1-9 Pre-Decision Review Option

A. Before issuing a Decision Notice, the Deciding Official may designate an appropriate official to carry out a review of the proposed performance-based action in such a manner or form as the Deciding Official prescribes, and to report the results of the review to that official. The review may include handling the receipt of written and/or oral replies, conducting inquiries to obtain whatever

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additional information is deemed necessary and appropriate, reviewing documentation, making a written report of the results, making a pre-decision recommendation, or any combination thereof.

B. The individual designated to carry out a review of the proposed action shall be an official of the Department who took no part in the events that led to issuance of the Proposal Notice, and who is not subordinate to the Proposing Official.

C. The Deciding Official is not required to carry out a review through a designated official. The decision to carry out such a review is discretionary and rests with the Deciding Official.

1-10 Distribution of Proposal and Decision Notices

A. The original to the employee;

B. Employee's attorney or other representative, if any (decision notice only);

C. The Proposing and Deciding Officials;

D. Appropriate Administrative Service Center's Human Resources Division in the Field when the proposing and/or deciding official is a Field manager; the Office of Human Resources' Labor and Employee Relations Division in Headquarters when the Proposing and/or Deciding Official is a Headquarters manager in an action taken against a Field employee.

E. Appropriate Administrative Officer in Headquarters (Decision Notice Only).

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F. Appropriate Field Assistant General Counsel or in Headquarters, the Associate General Counsel for Human Resources Law (to alert counsel in the event the action is appealed to the MSPB or reviewed in a negotiated grievance procedure).

1-11 Timing of Actions

A. Action may be initiated to reduce-in-grade or remove an employee at any time during the performance appraisal cycle when employee's performance in one or more critical elements of the job reaches the unacceptable performance level. (See paragraph 1-4R for definition of unacceptable performance.)

B. A notice of proposed action may not be issued until the employee has been issued an opportunity to improve performance (OIP) notice in writing and has been given a reasonable time to demonstrate acceptable performance. (See paragraph 1-4J for definition of reasonable time.)

C. An advance notice of proposed removal or reduction in grade may consider only instances of performance that are one year old or less at the time the advance notice is issued.

D. The decision to retain, reduce-in-grade, or remove an employee shall be made within 30 days after the expiration of the 30-day advance notice period. Further extension beyond this 60-day period is authorized under the limited circumstances that follow:

1. to obtain and/or evaluate medical information when the employee has raised a medical issue in the answer to a proposed reduction in grade or removal;

2. to arrange for the employee's travel to make an oral reply to an appropriate Departmental official, or the travel of a Departmental official to hear the employee's oral reply;

3. to consider the employee's answer if an extension to the period for an answer has been granted (e.g., because of the employee's illness or incapacitation);

4. to consider reasonable accommodation of a handicapping condition;

5. to consider positions to which the employee might be reassigned and/or

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reduced-in-grade; and

6. to comply with a stay ordered by a member of the Merit Systems Protection Board under 5 U.S.C. 1208(b).

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The Office of Human Resources' Labor and Employee Relations Division staff will coordinate requests to the OPM for extensions beyond 60 days when the need is for reasons other than those specifically authorized above.

E. The decision on a notice of proposed action must be delivered to the employee on or before the effective date of the reduction in grade or removal. If actions are effected on the delivery date, diligence must be taken to ensure the decision notice cites the **exact time** of the effected action. This time must be earlier than the end of the employee's tour of duty on that given day. Consequently, the employee's work schedule (e.g., flextime, etc.) is an important factor.

1-12 Records

A. The Department shall make as part of its records, copies of the following:

1. The Notice of Proposed Action;

2. The employee's written reply and/or summary of any oral reply;

3. Decision Notice;

4. Any supporting material relied upon by HUD to support the decision (including documentation regarding the opportunity afforded the employee to demonstrate accepted performance); and

5. The employee's performance elements and standards, including the date of communication.

B. Departmental records shall be furnished to the MSPB or other third party forum, and to the affected employee or his or her designated attorney or other representative, upon request.

C. Appropriate servicing Administrative Services Center's Human Resources Division in the Field, and Office of Human Resources' Labor and Employee Relations Division in Headquarters are responsible for proper establishment, maintenance, and availability of records relating to performance-based actions covered by this Handbook.

D. When a performance-based action is effected, and the employee has not appealed the action, records shall be retained for four years after the effective date of the action. If the action is appealed, records shall be maintained for four years after

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the case is closed, unless a request is received to retain records for use in another forum (e.g., Equal Employment Opportunity Commission).

E. When an employee is not reduced-in-grade or removed because of improved performance shown during the advance notice period, and the employee's performance continues to be acceptable for one year from the date of the advance written notice, any entry or other notation of the performance for which the action was proposed shall be removed from the Department's records.

F. Upon completion of a performance action decided on by a HUD manager or supervisor in Headquarters, the official case file shall be forwarded to, and remain in the custody of, the employee's servicing human resources office.

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CHAPTER 2. ADDRESSING UNACCEPTABLE PERFORMANCE

2-1 Performance Counseling/Assistance

A. Supervisors are responsible for assisting employees in achieving and maintaining acceptable performance levels. Towards this end, supervisors should communicate with employees regularly about performance expectations, and provide counseling about specific performance problems as they arise. If performance problems continue, supervisors must consult with the servicing human resources staff as soon as possible to obtain advice and assistance in initiating a performance-based action. This consultation is necessary to ensure technical and procedural consistency of the action.

B. Supervisors should contact the servicing human resources staff and refer employees to one of the Department's Employee Assistance Program (EAP) Counselors for counseling and assistance if the employee indicates, or the supervisor suspects, that the performance problems exhibited are caused by alcoholism, drug dependency, or other personal problems.

2-2 Procedures for Addressing Unacceptable Performance. If, at any time during the appraisal cycle, an employee's performance reaches the unacceptable performance level in one or more critical elements, the supervisor must notify the employee of the critical element(s) involved. This written notification of unacceptable performance constitutes the opportunity to improve performance (OIP) notice. The employee must be afforded:

A. **Communication**. Prior to, or at the time of, giving an OIP notice, the supervisor should inform the employee of the performance requirement(s) that must be met and/or standard(s) that must be attained in order to demonstrate acceptable performance and be retained in the position.

B. **Opportunity to Improve**. Supervisors must give an employee whose performance has reached the unacceptable performance level in one or more critical elements, a reasonable period of time (not less than 30 days) to demonstrate acceptable performance on each critical element at issue. The time period established must be specified in the OIP notice and it must be adequate--commensurate with the duties and responsibilities of the position--to allow the employee an appropriate amount of time to demonstrate acceptable performance. The OIP notice shall include the following information:

1. Each critical element on which performance is at an unacceptable level;

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2. A statement and description of the marginally successful performance standard and/or requirements that the employee must attain in order to demonstrate acceptable performance on each critical element at issue by the conclusion of the opportunity to improve; and

3. A reasonable period of time, commensurate with the duties and responsibilities of the employee's position, to demonstrate marginally successful or better performance;

4. Offer of assistance to the employee in attaining marginally successful or better performance;

C. **Assistance**. An employee whose performance has reached the unacceptable performance level must be offered assistance to aid him/her in demonstrating acceptable performance as part of the opportunity to improve. Such assistance may include training (classroom or on-the-job) and/or clarification of performance requirements in any one or combination of counseling sessions or discussions, memoranda, written instructions, or other means which convey the nature and level of performance required of the employee.

D. Supervisor counseling sessions or discussions with employees and memoranda should critique the employee's work, cite specific errors or performance problems, and suggest specific ways on "how to" correct the errors and performance problems. Samples of acceptable work could be provided as a model or guide. A record should be made to document any oral discussions held and the results achieved.

2-3 Completion of the Opportunity to Improve

At the earliest practicable date following expiration of the opportunity to improve, the HUD manager or supervisor shall obtain advice and assistance from the servicing human resources staff before making an acceptable level of performance determination and shall complete one of the following steps:

A. If a determination is made that the employee's performance reached the **marginally successful** performance level on any critical element at issue by the end of the opportunity to improve and there were no critical elements on which the employee's performance remained at the unacceptable level, issue a performance improvement plan (PIP). The PIP shall identify each critical element on which employee's performance reached the marginally successful

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level, describe the employee's actual performance, and offer suggestions for reaching a higher performance level. The proposing official shall continue to provide counseling and assistance for each critical element rated marginally successful in an effort to help the employee sustain acceptable performance or reach a higher performance level.

B. If a determination is made that the employee's performance reached the **fully successful** performance level or higher on each critical element at issue by the end of the opportunity to improve, the HUD manager or supervisor shall issue a written notice informing the employee of the performance level reached on each critical element.

C. Any written notice issued to an employee as a result of improved performance by the end of the opportunity to improve, shall also inform the employee that failure to sustain acceptable performance on each critical element for one year from the date of the notice of opportunity to improve could result in a reduction in grade or removal action, without another opportunity to improve in the critical elements at issue.

D. If a determination is made that the employee's performance remained at the **unacceptable** performance level on any critical element at issue by the end of the opportunity to improve, a written notice of proposal to remove or reduce-in-grade must be issued to employee as soon as practicable.

2-4 Extending the Opportunity to Demonstrate Acceptable Performance

The time frame for the opportunity to demonstrate acceptable performance may be extended if the employee's performance has not reached an acceptable performance level, or the HUD supervisor or manager is unable to make a determination that the employee's performance has improved to an acceptable level. Examples of situations where a supervisor or manager may be unable to make an acceptable level of performance determination include:

A. Employee illness during a significant portion of the period of opportunity to improve because the employee cannot be held accountable for work not completed during the period of approved leave; or

B. Administratively uncontrollable reasons for which the employee cannot be held responsible, such as lack of sufficient work or inadequate supervisory assistance during the opportunity to improve.

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CHAPTER 3. PROPOSING AND TAKING ACTION BASED ON UNACCEPTABLE PERFORMANCE: REMOVAL OR REDUCTION IN GRADE

3-1 General Provisions

A. The Department may propose or take a performance-based action against an employee only on those critical elements in which the employee is performing unacceptably and on which the employee has had an opportunity to demonstrate acceptable performance.

B. Instances of unacceptable performance **prior to** an opportunity to demonstrate acceptable performance may not be relied upon solely as the basis for proposing a reduction in grade or removal action. These instances of performance serve primarily as the basis for initiating the employee's opportunity to improve. They may be relied upon, however, to support the overall performance determination, as long as the instances occurred within one year prior to the notice of proposed action.

C. Instances of unacceptable performance which occur **during** an opportunity to demonstrate acceptable performance may be used solely or partially to support a proposal notice, as long as the instances of unacceptable performance occurred within one year prior to the notice of proposed action.

D. Instances of unacceptable performance which occur **following** the opportunity to demonstrate acceptable performance may be used solely or partially to propose an action if:

1. employee's performance following the opportunity to improve is unacceptable in one or more of the critical elements which formed the basis of the opportunity to improve (and the employee's performance standards for the critical elements at issue have not been revised substantially); and

2. unacceptable performance occurred within one year from the beginning of the opportunity period.

E. Performance-based actions must be based on critical elements of an employee's position of record. An employee shall continue to hold his/her position of record while on detail to a different position or work assignment. When an employee is detailed to a different position within the Department that is expected to last 120

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days or longer, the employee must be provided with written critical elements and

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standards and rated at the end of the detail. An employee's performance appraisal from the detail must be considered in deriving employee's next rating of record.

F. Any determination made to propose an action is based primarily on unacceptable performance in the employee's position of record. Therefore, the employee must have been afforded an opportunity to demonstrate acceptable performance in his/her position of record.

G. There is no legal, regulatory, or HUD requirement for a supervisor to consider an employee's improved performance during the 30-day advance notice period.

3-2 Requirements

A. Before proposing or taking a performance-based action, supervisors must obtain advice and assistance from the servicing human resources staff. This consultation is required to ensure technical and procedural consistency of the action with OPM and HUD requirements. It includes the human resources staff's advice on the appropriateness of the performance-based action, adequacy of the evidence, and guidance in drafting the proposal and decision notices.

B. The human resources staff and the Proposing Official must consult with the Associate General Counsel for Human Resources Law in Headquarters regarding the legal sufficiency of proposal notice. When the action will be proposed by a Field manager, consultation with the Associate General Counsel for Human Resources Law in Headquarters must be done through the Field Assistant General Counsel. Such actions are described below:

1. A proposal notice to reduce-in-grade or remove a Headquarters or Field employee at the GS-14 level or higher, or a HUD attorney.

2. A proposal notice to reduce-in-grade or remove a Headquarters employee at the GS-13 level or below when the facts or issues are controversial or precedent-setting.

C. The human resources staff and the Deciding Official must consult with the Associate General Counsel for Human Resources Law or the Field Assistant General Counsel in the Office of General Counsel about the legal sufficiency of a decision to reduce-in-grade or remove a Field employee at the GS-13 level or below (except a HUD attorney) when the facts or issues are controversial or precedent-setting.

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D. Paragraphs 3-2B and 3-2C above do not preclude the human resources specialist and/or proposing official from consulting with appropriate individuals in the Office of General Counsel on any case.

3-3 Employee Entitlement. When a reduction in grade or removal for unacceptable performance is proposed, the advance notice of proposed reduction in grade or removal must contain the following information:

A. the action proposed;

B. Specific instances of unacceptable performance on which the proposed action is based;

C. The critical elements involved in each instance of unacceptable performance;

D. Employee's right to be represented by an attorney or other representative;

E. Employee's right to answer both orally and in writing and the time allowed for the answer, which is 15 days; and

F. Any additional information required by government regulations or applicable collective bargaining agreement.

3-4 Notice of Proposal. At the earliest practical date following a determination that the employee's performance remained at the unacceptable level on **any** critical element which formed the basis for the opportunity to improve, the proposing official shall issue a 30-day advance notice which shall include the following information:

A. Whether the specific performance-based action that is being proposed is a reduction in grade or removal. If the action is to be a reduction in grade, the proposed grade and pay rate must be stated. An employee who is involuntarily reduced-in-grade shall normally be placed at the same step of the grade from which he or she is demoted (e.g., from GS-13/3 to GS-12/3);

B. A statement that the action is proposed to be effective not less than 30 calendar days following the date the employee receives the notice;

C. The specific instances of unacceptable performance on which the proposed action is based;

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D. The critical element(s) involved in each instance of unacceptable performance;

E. Where material relied on to support the reasons for the proposed action is located and available for review;

F. A statement identifying the name, title, and location of the Deciding Official;

G. A statement that the employee is entitled to answer both orally and in writing, and that any reply submitted to the Deciding Official in a timely fashion will be considered in reaching a final decision on the proposal notice. (The right to answer orally does not include the right to a formal hearing and the appearance of witnesses will not be permitted.);

H. The employee has 15 days to answer the Notice;

1. If the employee wishes additional time in which to answer, he/she must submit a request in writing to the Deciding Official (or designee) before the expiration of the answer period. The request must include the amount of time needed and state a good reason for needing the extension.

2. The Deciding Official shall respond to the employee, in writing, either granting or denying the time extension request.

I. The name of the person who will hear any oral response or receive any written reply, if different from the Deciding Official.

J. A reasonable amount of official time, up to 16 hours, within the authorized reply period for preparing the oral and written responses. The amount of official time authorized for this purpose covers both the employee's oral and written replies;

1. The use of official time must be requested and approved in advance by the employee's supervisor,

2. Requests for additional official time beyond 16 hours to prepare the oral or written reply must be submitted, in writing, to the Deciding Official to be considered for approval. Such request must provide a good reason to justify the need for additional time.

K. Notification that the employee may be represented by an attorney or other representative. The employee must designate the representative, in writing, to the Deciding Official prior to any oral or written reply. If employed by the

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Department, the representative is also entitled to official time but only during the oral reply;

L. A statement whether the employee will or will not remain in a duty status during the advance notice period. Under ordinary circumstances, the employee shall remain in a duty status in his/her regular position;

M. A statement informing the employee where this Handbook, pertinent statutes, and OPM regulations are available for review.

3-5 Representation

A. The Department may disallow, as an employee's representative, an individual whose activities as a representative would cause a conflict of interest or position; an employee who cannot be released from his or her official duties because of a priority work assignment; or an employee whose release would give rise to unreasonable costs to the Government.

B. A human resources specialist, Administrative Officer, supervisor, manager, or HUD attorney whose duties include representation of management in administrative cases is considered to be a part of management. As such, they may be called upon to testify for management in an MSPB hearing or other administrative proceeding. Therefore, they may not accept a request to represent, or assist in representing, an employee in connection with a performance-based action.

C. A HUD management official may not use a union official to represent him/her in any action taken under the provisions of this Handbook under no circumstances.

3-6 Employee's Reply

A. The Deciding Official may designate an individual to hear the employee's oral reply. The designee may not be the official who issued the Notice of Proposed Action. In addition, the designee must not be subordinate to the official who proposed the action. The designee must, however, be in a position to effectively recommend or actually decide on the proposed action.

B. The Deciding Official or designee who hears the oral reply is reminded that the employee or his/her designated representative has the right to say whatever he/she wishes to influence the decision on the proposed action.

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C. If the employee makes an oral reply, the Deciding Official, or his/her designee, shall prepare a written summary or arrange for a verbatim transcript of the

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meeting. If a court reporter is used, the cost will be incurred by the HUD program office. The summary or transcript shall become part of the Department's record.

D. The employee's oral and written replies, if made, shall both become a part of the Department's record.

3-7 Employee Entitlements. When a reduction-in-grade or removal for unacceptable performance is decided, the decision notice must provide the following information:

A. A notice of time limits for appealing to MSPB, including the Board's requirements on timeliness and the address of the appropriate Board office for the appeal.

B. A copy, or access to a copy of the MSPB regulations;

C. A copy of MSPB's appeal form; and

D. A notice of any rights the employee has to file a grievance and/or appeal.

3-8 Notice of Decision. The Deciding Official shall issue a decision notice within 30 days after the end of the advance notice period, or following expiration of the period within which the employee was given the opportunity to respond. The decision notice shall include the following information:

A. The performance-based action being taken and specific instances of unacceptable performance on which the action is based:

1. If charges and instances of unacceptable performance are stated with specificity in the proposal notice, it is only necessary to reference them in the decision notice. A direct reference to the charges and instances of unacceptable performance found sustained will be sufficient;

2. The decision notice should specify which instances of unacceptable performance are being relied on and which are not where all of the instances cited in the proposal notice are not accepted by the Deciding Official; and

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3. Any instances cited in the final notice must have occurred during the one year period ending on the date of issuance of the advance notice of proposed action.

B. A statement that the Deciding Official considered the issues raised by the employee in the oral and/or written reply, if made:

Communication between the proposing and deciding officials is allowed. In the interest of due process, however, the employee must be afforded a fair opportunity to respond to any new arguments or evidence shared among the officials and considered in reaching a decision;

C. A statement of whether the action decided is the same as that proposed, or different;

D. The effective date of the decided action, which must not be less than 30 days following the date the employee received the advance notice of proposed performance-based action. If a Saturday, Sunday, or holiday is the last day of the notice period, the notice period is automatically extended to the next workday;

1. The decision notice must be issued to the employee at or before the time the action will be made effective.

2. A decision will be made within 30 days following expiration of the 30-day advance notice period.

3. The time limit for issuance may be extended for a limited amount of time under certain circumstances. (Refer to paragraph 1-11D.);

E. A statement that the employee may appeal the decision to the MSPB. Employees covered by a collective bargaining agreement, may elect to appeal to the MSPB, or the Union may invoke arbitration, but not both. The address of the appropriate MSPB Regional Office must also be provided;

F. A statement of the time limit for appealing to the MSPB which is not later than 30 calendar days after the effective date of the performance-based action;

G. If the employee has raised discrimination as an issue in his or her reply, the employee should be advised of the right to one of the following: (1) raise the claim as an affirmative defense in an MSPB appeal action; (2) file an equal

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employment opportunity (EEO) discrimination complaint; or (3) file a discrimination grievance under a negotiated grievance procedure, if applicable.

H. A copy of the MSPB regulations;

I. A copy of MSPB's appeal form;

J. Information on applying for disability retirement when he or she is being removed from the Federal service, if the employee has the requisite years of service and he or she alleges a medical condition as the cause of his or her performance problems; and

K. Specification of the employee's potential eligibility for discontinued service retirement when the employee has 25 years of more creditable civilian service, and the decision to be effected is removal from the Federal service.

3-9 Administrative Guidance

A. Performance evaluation should be an ongoing process which includes periodic communication between supervisors and employees. Thus, supervisors are to undertake timely employee counseling as an effective means of addressing performance problems as they arise. Counseling employees about specific performance deficiencies as soon as they arise and offering appropriate assistance can often prevent more serious performance problems.

B. If the employee indicates, or the supervisor strongly suspects, that an employee's performance deficiencies are the result of, or have been affected by, alcoholism, drug dependency, emotional problems, family pressures, or other problems of a personal nature, the supervisor should refer the employee to the Department's employee assistance program (EAP) for counseling and assistance as appropriate.

C. Unacceptable performance requires specific attention to ensure an effective solution of the problem. While substandard performance must be corrected, the corrective action normally does not include the application of discipline unless it is believed that a disciplinary action can motivate a change in behavior which can remedy the cause of the performance problem. The problem may be corrected by reassigning the employee to a position with different duties, eliminating workload imbalances, additional training, and/or restructuring of the current position. The preceding options are at the discretion of the supervisor and in no way are intended to preclude a supervisor from reducing in grade or removing an employee for unacceptable performance.

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D. There is no HUD requirement for a supervisor to consider an employee's performance following the opportunity to improve period as long as the instances occurred within one year prior to the notice of proposed action. Where numerical standards are prorated during the opportunity to improve period, the proposal notice must meet the annual numerical standard in the year preceding the proposal notice. In these cases, it may be necessary to cite instances of unacceptable performance which occurred outside of the opportunity to improve period in order to demonstrate sufficiently the employee's failure to perform acceptably.

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CHAPTER 4. MEDICAL DETERMINATIONS/REASONABLE ACCOMMODATION

4-1 Americans with Disabilities Act

A. The Americans with Disabilities Act (ADA) which was enacted July 26, 1990, specifically Title V, Section 512, amends the Rehabilitation Act of 1973 to exclude persons who currently illegally engage in the use of drugs from the definition of an individual with a handicap. With respect to claims of discrimination, this means that the Department has no legal obligation under the Rehabilitation Act to provide reasonable accommodation to individuals whose performance problems are caused by current illegal drug usage.

B. For purposes of Title V of the ADA, the term "individual with handicaps" does not include an individual who is currently engaging in the illegal use of drugs when an employer takes action on the basis of such use.

C. The Rehabilitation Act, as amended in 1992 by Section 104(c) of the ADA, provides that:

D. A covered entity (1) may prohibit ... the use of alcohol at the workplace by all employees; (2) may require that employees shall not be under the influence of alcohol ... at the workplace; ... (4) may hold an employee who ... is an alcoholic to the same qualification standards for employment or job performance and behavior that such entity holds other employees even when unsatisfactory performance or behavior is related to the ... alcoholism of such employees ...

4-2 Medical Considerations

A. Medical documentation may be helpful in determining whether a particular accommodation is feasible and reasonable under the circumstances. If an employee alleges in an oral or written reply to a proposed action that a medical condition is causing the unacceptable performance, he or she must be afforded an opportunity (1) to explain how the medical condition contributed to his or her performance problems; (2) to provide any medical documentation concerning the nature of the condition to the agency for review; and (3) for consideration of any request for accommodation(s) which the employee believes will allow him or her to perform in an acceptable manner such as treatment or rehabilitation. 5 CFR Part 339 contains considerable guidance concerning medical issues relating to employees with performance problems.

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B. An employee may be offered (or ordered to take, if authorized) a medical examination in connection with his or her claim of a medical condition which impacts upon performance. Consideration must be give to the affirmative obligations of 29 CFR Part 1613.704 (Reasonable Accommodation) when an employee asserts that his/her medical condition contributed to the performance problems at issue.

C. When the employee requests an accommodation which would require additional time to demonstrate acceptable performance following treatment and/or rehabilitation for his or her medical condition, consideration should be given to extending the notice period of the action, putting a decision to take action in abeyance, or entering into some form of last chance agreement with the employee.

D. If an employee alleging a medical condition has the requisite years of service under the Civil Service Retirement System or the Federal Employees Retirement System, he or she shall be provided information concerning application for disability retirement. This process should not preclude or delay any decision on the performance-based action.

4-3 Alcoholism and Drug Abuse

A. When proposing a performance-based action that may be attributable to alcoholism or drug abuse, refer to HUD's Drug-Free Workplace Plan and to HUD's Employee Assistance Program, Handbook 792.2 REV-3, dated August 12, 1997, or current edition for guidance.

B. If a supervisor or manager knows, or has reasonable grounds to believe, that the employee's performance might be attributed to alcoholism or drug addiction, the employee must be made aware in general terms: (1) that the supervisor or manager suspects he/she has a problem that is affecting his or her performance; (2) that counseling is available through the Department's Employee Assistance Program; and (3) that the supervisor or manager recommends that the employee participate in a rehabilitation and/or counseling program. The supervisor or manager must allow the employee to take leave to participate in such a program, if necessary to meet any reasonable accommodation requirements under the ADA.

C. Supervisors may provide reasonable accommodation for employee drug addiction or alcoholism when the individual circumstances in the case warrant it, even

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though the ADA removes illegal drug addiction as a handicapping condition.

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D. Last chance agreements may be appropriate in some cases. However, it is important that the Deciding Official, employee, and employee's representative sign the agreement. Last chance agreements are best used to delay a decision on a proposed action after the Deciding Official has concluded that the proposed action is merited and that there is a chance of improving the employee's performance.

4-4 Employee Assistance Program

Supervisors must offer an opportunity for counseling and assistance through the Department's Employee Assistance Program to employees whose performance problems are suspected to be causally related to a documented medical condition, alcoholism, or drug addiction.

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U.S. MERIT SYSTEMS PROTECTION BOARD

APPEAL FORM

INSTRUCTIONS

GENERAL: You do not have to use this form to file an appeal with the Board. However, if you do not, your appeal must still comply with the Board's regulations. 5 C.F.R. Parts 1201 and 1209. Your agency's personnel office will give you access to the regulations, and the Board will expect you to be familiar with them. You also should become familiar with the Board's key case law and controlling court decisions as they may affect your case. **You must tell the Board if you are raising an affirmative defense** (see Part IV), and **you are responsible for proving each defense you raise.**

WHERE TO FILE AN APPEAL: You must file your appeal with the Board's regional or field office which has responsibility for the geographic area in which you are employed. See 5 C.F.R. Part 1201, Appendix II.

WHEN TO FILE AN APPEAL: Your appeal must be filed during the period beginning with the day after the effective date of the action you are appealing and ending on the 30th day after the effective date. You may not file your appeal before the effective date of the action you are appealing. If you are appealing from a decision which does not set an effective date, you must file within 35 days of the date of the decision you are appealing. If your appeal date your is late, it may be dismissed as untimely. The date of the filing is the appeal is postmarked, the date of the facsimile transmission, the date it is delivered to a commercial overnight delivery service, or the date of receipt if you personally deliver it to the regional or field office.

HOW TO FILE AN APPEAL: You may file your appeal by mail, by facsimile, by commercial overnight delivery, or by personal delivery. You must submit two copies of both your appeal **and** all attachments. You may supplement your response to any question on separate sheets of paper, but if you do, please put your name and address at the top of each additional page. All of your submissions must be legible and on 8 1/2" x 11" paper. **Your appeal must contain your or your representative's signature in block 6. If it does not, your appeal will be rejected and returned to you. If your representative signs block 6, you must sign block 11 or submit a separate written designation of representative.**

WHISTLEBLOWING APPEAL/STAY REQUEST: If you believe the action you are appealing was threatened, proposed, taken, or not taken because of whistleblowing activities, **you must complete Part VII of this form. If you are requesting a stay, you must complete Part VIII of this form.**

Privacy Act Statement: *This form requests personal information which is relevant and necessary to reach a decision in your appeal. The U.S. Merit Systems Protection Board collects this information in order to process appeals under its statutory and regulatory authority. Since your appeal is a voluntary action you are not required to provide any personal information in connection with it. However, failure to supply the U.S. Merit Systems Protection Board with all the information essential to reach a decision in your case could result in the rejection of your appeal.*

The U.S. Merit Systems Protection Board is authorized under provisions of Executive Order 9397, dated November 22, 1943, to request your Social Security number, but providing your Social Security number is voluntary and failure to provide it will not result in the rejection of your appeal. Your Social Security number will only be used for identification purposes in the processing of your appeal.

You should know that the decisions of the U.S. Merit Systems Protection Board on appeals are final administrative decisions and, as such, are available to the public under the provisions of the Freedom of Information Act. Additionally, it is possible that information contained in your appeal file may be released as required by the Freedom of Information Act. Some information about your appeal will also be used in depersonalized form as a data base for program statistics.

Public Reporting Burden: *The public reporting burden for this collection of information is estimated to vary from 20 minutes to 1 hour, with an average of 30 minutes per response, including time for reviewing the form, searching existing data sources, gathering the data necessary, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of the collection of information, including suggestions for reducing this burden, to the Office of Planning and Resource Management Services, Merit Systems Protection Board, 1120 Vermont Ave., NW., Washington, DC 20419.*

Part I Appellant Identification

1. Name *(last, first, middle initial)*	2. Social Security Number
3. Present address *(number and street, city, state, and ZIP code)* **You must notify the Board of any change of address or telephone number while the appeal is pending with the MSPB.**	4. Home phone *(include area code)* 5. Office phone *(include area code)*
6. I certify that all of the statements made in this appeal are true, complete, and correct to the best of my knowledge and belief.	**Signature of appellant or designated representative** Date signed

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Part II Designation of Representative

7. You may represent yourself in this appeal, or you may choose someone to represent you. Your representative does not have to be an attorney. You may change your designation of a representative at a later date, if you so desire, but **you must notify the Board promptly of any change**. Where circumstances require, a separate designation of representative may be submitted after the original filing. Include the information requested in blocks 7 through 11.

"I hereby designate _____ to serve as my representative during the course of this appeal. I understand that my representative is authorized to act on my behalf. In addition, I specifically delegate to my representative the authority to settle this appeal on my behalf. I understand that any limitation on this settlement authority must be filed in writing with the Board."

8. Representative's address *(number and street, city, state, and ZIP code).*	9. Representative's employer
	10.a) Representative's telephone number *(include area code)*
	10.b) Representative's facsimile number
	11. **Appellant's signature** Date

Part III Appealed Action

12. Briefly describe the **agency action** you wish to appeal and attach the proposal letter and decision letter. If you are appealing a decision relating to the denial of retirement benefits, attach a copy of OPM's **reconsideration decision**. If the relevant SF-50 or its equivalent is available, send it now; however, do NOT delay filing your appeal because of it. You may submit the SF-50 when it becomes available. Later in the proceeding, you will be afforded an opportunity to submit detailed evidence in support of your appeal.

13. Name and address of the agency that took the action you are appealing *(including bureau or other divisions, as well as street address, city, state and ZIP code)*	14. Your position title and duty station at the time of the action appealed

15. Grade at time of the action appealed	16. Salary at the time of the action appealed $ per	17. Are you a veteran and/or entitled to the employment rights of a veteran? ☐ *Yes* ☐ *No*

18. Employment status at the time of the action appealed	19. If retired, date of retirement *(month, day, year)*	20. Type of service
☐ *Temporary* ☐ *Applicant* ☐ *Retired* ☐ *Permanent* ☐ *Term* ☐ *Seasonal*		☐ *Competitive* ☐ *SES* ☐ *Excepted* ☐ *Postal Service* ☐ *Foreign Service*

21. Length of government service	22. Length of service with acting agency	23. Were you serving a probationary or trial period at the time of the action appealed? ☐ *Yes* ☐ *No*

24. Date you received written notice of the proposed action *(month, day, year) (attach a copy)*	25. Date you received the final decision notice *(month, day, year) (attach a copy)*	26. Effective date of the action appealed *(month, day, year)*

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27. Explain briefly why you think the agency was wrong in taking this action.

28. Do you believe the penalty imposed by the agency was too harsh?
☐ *Yes* ☐ *No*

29. What action would you like the Board to take on this case (i.e., what remedy are you asking for)?

Part IV Appellant's Defenses

30.a) Do you believe the agency committed harmful procedural error(s)?
☐ *Yes* ☐ *No*

30.b) If so, what is (are) the error(s)?

30.c) Explain how you were harmed by the error(s).

31.a) Do you believe that the action you are appealing violated the law?
☐ *Yes* ☐ *No*

31.b) If so, what law?

31.c) How was it violated?

32.a) If you believe you were discriminated against by the agency, **in connection with the matter appealed**, because of your race, color, religion, sex, national origin, marital status, political affiliation, disability, or age, indicate so and explain why you believe it to be true.

32.b) Have you filed a **formal** discrimination complaint with your agency or any other agency concerning the matter which you are seeking to appeal?
☐ *Yes (attach a copy)* ☐ *No*

32.c) If yes, place filed *(agency, number and street, city, state, and ZIP code)*

32.d) Date filed *(month, day, year)*

32.e) Has a decision been issued?
☐ *Yes (attach a copy)* ☐ *No*

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33.a) Have you, or anyone in your behalf, filed a formal grievance with your agency concerning this matter, under a negotiated grievance procedure provided by a collective bargaining agreement? ☐ *Yes (attach a copy)* ☐ *No*	33.b) Date filed *(month, day, year)*
33.c) If yes, place filed *(agency, number and street, city, state, and ZIP code)*	33.d) Has a decision been issued? ☐ *Yes (attach a copy)* ☐ *No* 33.e) If yes, date issued *(month, day, year)*

Part V Hearing

34. You may have a right to a hearing on this appeal. If you do not want a hearing, the Board will make its decision on the basis of the documents you and the agency submit, after providing you and the agency with an opportunity to submit additional documents.

Do you want a hearing? ☐ *Yes* ☐ *No*

If you choose to have a hearing, the Board will notify you where and when it is to be held.

Part VI Reduction In Force

INSTRUCTIONS

Fill out this part only if you are appealing from a Reduction in Force. Your agency's personnel office can furnish you with most of the information requested below.

35. Retention group and sub-group	36. Service computation date	37.a) Has your agency offered you another position rather than separating you? ☐ *Yes* ☐ *No*
37.b) Title of position offered	37.c) Grade of position offered	37.d) Salary of position offered $ per
37.e) Location of position offered		37.f) Did you accept this position? ☐ *Yes* ☐ *No*

38. Explain why you think you should not have been affected by the Reduction In Force. *(Explanations could include: you were placed in the wrong retention group or sub-group; an error was made in the computation of your service computation date; competitive area was too narrow; improperly reached for separation from competitive level; an exception was made to the regular order of selection; the required number of days notice was not given; you believe you have assignment [bump or retreat] rights; or any other reasons. Please provide as much information as possible regarding each reason.)*

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Part VII Whistleblowing Activity

INSTRUCTIONS

Complete Parts VII and VIII of this form only if you believe the action you are appealing is based on whistleblowing activities.

39.a) Have you disclosed information that evidences a violation of any law, rule, or regulation; gross mismanagement; a gross waste of funds; an abuse of authority; or a substantial and specific danger to public health or safety? ☐ *Yes (attach a copy or summary of disclosure)* ☐ *No*	39.b) If yes, provide the name, title, and office address of the person to whom the disclosure was made
39.c) Date the disclosure was made *(month, day, year)*	

40. If you believe the action you are appealing was... *(please check appropriate box)*

☐ *Threatened* ☐ *Proposed*

☐ *Taken* ☐ *Not Taken*

...because of a disclosure evidencing a violation of any law, rule, or regulation; gross mismanagement; a gross waste of funds; an abuse of authority; or a substantial and specific danger to public health or safety, provide:

a) a chronology of facts concerning the action appealed; and

b) explain why you believe the action was based on whistleblowing activity and attach a copy of any documentary evidence which supports your statement.

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41.a) Have you sought corrective action from the Office of Special Counsel concerning the action which you are appealing? ☐ *Yes (attach a copy of your request to the Office of Special Counsel for corrective action)* ☐ *No*	41.b) If yes, date(s) filed *(month, day, year)*
41.c) Place filed *(location, number and street, city, state, and ZIP code)*	
42. Have you received a written notice of your right to file this appeal from the Office of Special Counsel? ☐ *Yes (attach a copy)* ☐ *No*	
43.a) Have you already requested a stay from the Board of the action you are seeking to appeal? ☐ *Yes (attach a copy)* ☐ *No*	43.b) If yes, date requested *(month, day, year)*
43.c) Place filed *(location, number and street, city, state, and ZIP code)*	43.d) Has there been a decision? ☐ *Yes (attach a copy)* ☐ *No*

Part VIII Stay Request

INSTRUCTIONS

You may request a stay of a personnel action allegedly based on whistleblowing at any time after you become eligible to file an appeal with the Board under 5 C.F.R. 1209.5, but no later than the time limit set for the close of discovery in the appeal. The stay request may be filed prior to, simultaneous with, or after the filing of an appeal. When you file a stay request with the Board, you must simultaneously serve it upon the agency's local servicing personnel office or the agency's designated representative. 5 C.F.R 1209.8.

If your stay request is being filed prior to filing an appeal with the Board, you must complete Parts I and II and items 41 through 43 above.

44. On separate sheets of paper, please provide the following. Please put your name and address at the top of each page.

a. A chronology of facts, including a description of the disclosure and the action taken by the agency (unless you have already supplied this information in Part VII above).

b. Evidence and/or argument demonstrating that the:

(1) action threatened, proposed, taken, or not taken is a personnel action, as defined in 5 C.F.R. 1209.4(a); and

(2) action complained of was based on whistleblowing, as defined in 5 C.F.R. 1209.4(b) (unless you have already supplied this information in Part VII above).

c. Evidence and/or argument demonstrating that there is a substantial likelihood that you will prevail on the merits of your appeal of the personnel action.

d. Documentary evidence that supports your stay request.

e. Evidence and/or argument addressing how long the stay should remain in effect.

f. Certificate of service specifying how and when the stay request was served on the agency.

g. You **may** provide evidence and/or argument concerning whether a stay would impose extreme hardship on the agency.

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Handout 2

How to Access Collective Bargaining Agreements

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How to Access Collective Bargaining Agreements

First, determine which collective bargaining agreement, or CBA, (also known as a union contract) applies to the employee.

- Check the employee's Bargaining Unit Status (BUS) Code. This is found in Box 37 of the employee's Notification of Personnel Action (SF-50) in the personnel file. Contact your ELR Specialist with questions.

Then, access the applicable CBA using the link provided.

Bargaining Unit Status (BUS) Code	Applicable Collective Bargaining Agreement	Link on hud@work
1010	American Federation of Government Employees (AFGE)	http://hudatwork.hud.gov/HUD/chco/doc/AFGEContract22015a.pdf
1120	American Federation of Government Employees (AFGE)	http://hudatwork.hud.gov/HUD/chco/doc/AFGEContract22015a.pdf
1603	National Federation of Federal Employees (NFFE) Local 259 (Memphis)	Not currently available on-line. Contact your ELR Specialist for a copy. Also be aware of the June 6, 2013 Supplement concerning performance, and request a copy of that also.
1661	NFFE Local 1804 (Detroit)	Not currently available on-line. Contact your ELR Specialist for a copy. Also be aware of Supplement 20, dated May 23, 2013, and request a copy of that also.
1806	NFFE Local 1450	http://hudatwork.hud.gov/HUD/regions/doc/NFFE1450LMAJuly272016
1810	NFFE Local 1450	http://hudatwork.hud.gov/HUD/regions/doc/NFFE1450LMAJuly272016

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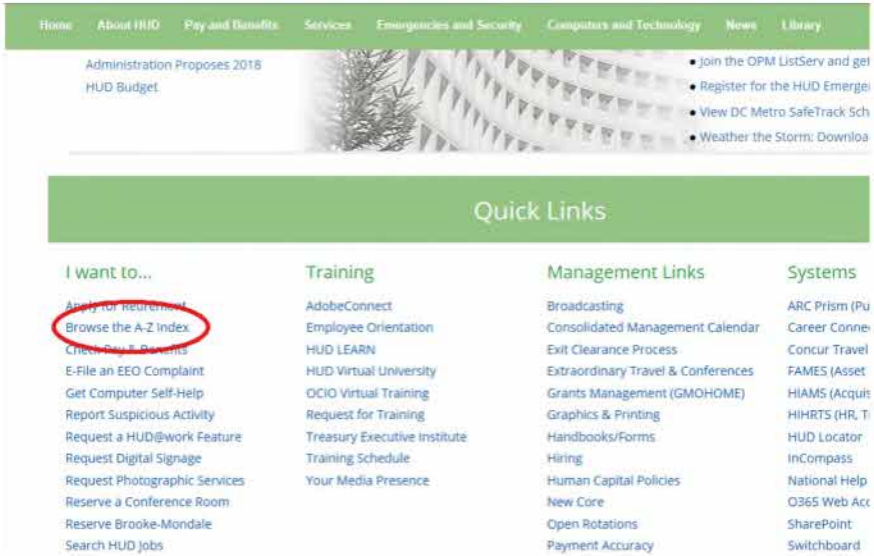
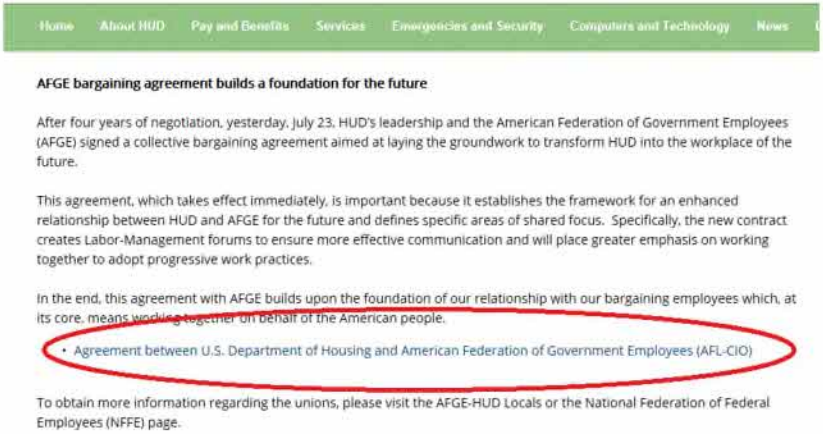
Alternate methods of accessing CBAs using hud@work

1. From the hud@work homepage, scroll down to "Quick Links" and select "Browse the A-Z Index"

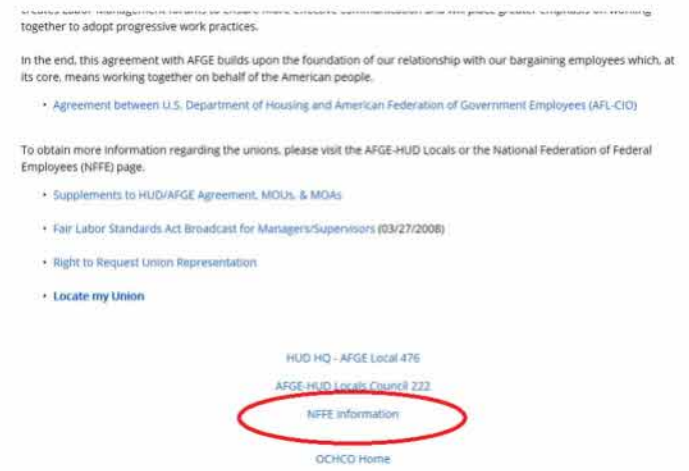


2. From the Index, select "Union Information"

3. To select the AFGE contract



4. To select the NFFE 1450 contract
   - Access "NFFE Information" from the "Union Information page"



   - Select "Labor Management Agreement"

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Handout 3

Sample Performance Counseling Memoranda

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MANAGERS AND SUPERVISORS MUST CONSULT WITH THE EMPLOYEE AND LABOR RELATIONS DIVISION PRIOR TO ISSUING A PERFORMANCE COUNSELING MEMO

April 24, 2017

MEMORANDUM FOR:

FROM:

SUBJECT: Performance Counseling Memorandum

This counseling memorandum is an update regarding your performance to date during the 2017 rating cycle. You are hereby advised that my assessment of your performance so far in FY2017 is that you remain below the acceptable standard in your elements primarily because the following assignments remain outstanding:

1. MN007 – due 9/30/16
2. NM066 – due 9/30/16
3. UT002 – due 6/30/16
4. WI193 – due 9/30/16
5. LA247 – due 3/31/17

Your Performance Expectations to reach an acceptable level of performance for your Critical Elements – Analysis, Conducting Studies and Reviews, Representation, Work Management, and Written Documents, Correspondence, and Reports

Goal	Activity	How to Accomplish	Start Date	Projected Completion Date
1	**The following assignments – TX537, AR068, IN025 NC165, NY402 – were submitted within required timeframe.**			
2	Complete 2016 Overdue Assignments – MN007, NM066, WI193, UT002, 2nd QTR. 2017 - LA247, 3rd QTR. 2017 - NY028, NH013	Follow the VMS Protocol and ensure all assignments are completed.	4/01/17	6/30/17
3	Complete Postponed 3rd QTR. Assignments – SD047, WA017, and all 4th QTR. Assignments	Follow the VMS Protocol and ensure all assignments are completed.	7/01/17	9/30/17
4	Follow VMS Protocol	Keep SharePoint up to date per the VMS Protocol and document all correspondence with PHAs		

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MANAGERS AND SUPERVISORS MUST CONSULT WITH THE EMPLOYEE AND LABOR RELATIONS DIVISION PRIOR TO ISSUING A PERFORMANCE COUNSELING MEMO

Progress Checkpoints: The following schedule will be used to evaluate your progress in meeting your Improvement activities.

Goal	Activity	Checkpoint Date	Type of Follow-up	Progress Expected	Notes
1	Provide supervisor progress update on completion of assignments	4/28/17 5/12/17 5/26/17 6/9/17 6/23/17 6/30/17	E-Mail and Telephone	(1) report due 4/28/17, (1) due 5/12/17, (1) due 5/26/17, (2) due 6/9/17, (1) due 6/23/17, and (1) due 6/30/17	Status of each remaining overdue reports also to be reported at checkpoint

Timeline for Improvement, Consequences & Expectations:

You will be given until **June 30, 2017** to demonstrate acceptable performance on Critical Elements 1, 2, 3, 4, and 5. Any impediments to meeting the above deadlines should be brought to my attention within 24 hours of your becoming aware of the impediment and before the work deadline and/or completion of the assignment.

The assignment for LA247 was not completed by the required deadline of March 31, 2017; therefore, I am extending the completion deadline into the 3rd quarter. However, if you do not meet the deadline for the assignments listed under Goal # 2 by June 30, 2017, I will be forced to issue you an Opportunity to Improve Notice (OIP).

If you are experiencing personal problems that you feel make is affecting your job performance, I encourage you to seek assistance through the Department's Employee Assistance Program (EAP). Participation in the EAP is voluntary, and your discussions are kept strictly confidential. To schedule an appointment, you may contact the counselors in the HUD Health Unit, room 7239; by calling (202) 708-1726, or you may contact an EAP counselor 24 hours a day, 7 days a week by calling 1-800-222-0364.

It is my desire to see you succeed in your position. I firmly believe this unfavorable situation can be eliminated by positive action on your part, providing you completely understand the seriousness of your performance.

Signatures:

Print Employee Name:

Employee Signature: _____

Date: _____

Print Supervisor Name:

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Supervisor Signature: _____

Date: _____

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MANAGERS AND SUPERVISORS MUST CONSULT WITH THE EMPLOYEE AND LABOR RELATIONS DIVISION PRIOR TO ISSUING A PERFORMANCE COUNSELING MEMO

March 13, 2017

MEMORANDUM FOR:

FROM:

SUBJECT: Performance Counseling Memorandum

This counseling memorandum addresses your performance to date during the 2017 rating cycle. Critical Elements for this FY2017 period were communicated to you on (INSERT DATE) and reviewed with you again in person on January 11, 2017. You are hereby advised that my assessment of your performance so far in FY2017 is that you are operating below an acceptable level of performance.

This memorandum is intended to provide specific tasks to help you demonstrate acceptable performance.

1. Collaboration: Teamwork (critical element)

Improve coordination with team members which results in enhanced collaboration, problem solving and effective communication within Administration – Field Support Services.

You can improve your performance by doing the following:

- You will need to ensure any current existing issues are resolved in a timely manner 24 to 48 hours within receipt either verbal or via e-mail. Ensure a back-up for any pending issues when you are absent and timely follow-up upon your return to the office. Please ensure the back-up identified is available when you are out of the office.
- You will need to provide clear, concise, and accurate communication to the contractors and RSM. This includes ensuring that everyone on the Admin team knows when items have been completed to ensure there is no duplication.
- You will need to ensure before decisions have been made and communication provided that all necessary policy and procedures have been reviewed for accuracy and reviewed with RSM prior to responding back to either staff or RSM.
- You will need to demonstrate effective working relationships with all Region 10 staff with positive results. This includes being respectful with other staff and managers in communication and problem solving, taking responsibility for any errors that have been committed and engaging in immediate course correction.
- Respectful communication in e-mail will be responding in full sentences and actively responding with a positive, customer friendly tone.

  Example: If a customer e-mails AO, please respond back with thank you and we will follow up. As a supervisor, if RSM provides AO with a directive, please respond back that you are in receipt and thank you. Previous responses have been "Roger That", "Copy That", which AO has indicated is a military jargon. RSM had to inquire with AO about the origin of this language as RSM was not familiar. Please utilize civilian language when communicating to all parties.

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- You need to follow instructions and directives provided by RSM without RSM continuously repeating instructions or directives after they have been provided both verbally and in written format.

2. Operational Excellence: Customer Service (critical element)

Improve the overall level of customer service provided to Office of Administration customers, ensure accountability, enhance service delivery and improve internal/external communication and coordination.

You can improve your performance by doing the following:

- You must ensure that the supply inventory is up-to-date with all four offices (Anchorage, Boise, Portland, and Seattle). Along with RSM's guidance, continue to develop the outlined systematic approach to purchasing supplies to ensure that employees in all four offices receive needed supplies.
- Ensure that an identified back-up WebTA person is available and any pending items are completed before being on leave/attending training and/or ensure the proper contacts have been communicated to RSM for resolution at least 1 day before absence.
- Ensure that employees have necessary information for accessing and gathering necessary supplies or needed items. Complete follow-up in a time manner and track whether employees received the requested supply. In addition, once received and supply issued, follow-up with employee in writing acknowledging that supply has been provided and/or follow-up with contractor in ensuring these steps have been completed.
- Identify what processes need to be identified and strengthened for customers.
- Attend training in effective communication both verbal and written to enhance skills in this area to effectively engage with all staff in a respectful and courteous communication.
- Read all pending e-mails prior to responding and moving forward on any action, particularly when there has been an absence from the office. If unsure, please connect with RSM prior to proceeding as movement may have occurred on action item during absence.
- If an extension is required to complete any pending assignments or task, please ensure to follow-up with RSM to request an extension for complete. Recommend creating a daily "To Do List or Pending Item List" to ensure items are completed.
- Any customer service items that require a response within the 24/48-hour timeframe, please follow-up with customer and indicate that we are in receipt and will follow-up.
- Attend training on organization – organizing e-mails, project management, etc.

3. Book of Business: Data Base/Accounting Management (critical element)

Responsible for financial transactions in assigned offices Office of Field Support Services' (OFSS) checkbook and, as the top product produced, the incumbent exercises due diligence while producing impeccable end products. Any exceptions to applicable protocols result in immediate notification to the supervisor.

You can improve your performance by doing the following:

- All ANSRS submissions should have cost estimates attached and if there are supplies the GSA Cart needs to show item, quantity, and price. The expectation is that accurate cost estimates are provided in initial ANSRS request.
- All Transit Vouchers, Reimbursement Vouchers, and MORFS are submitted with correct

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accounting information and follow the instructions in accordance with OFSS standard operating procedures. This means these vouchers should not be returned from Budget staff for correction.

- If a voucher or MORF is returned, do not correct and send back without having RSM review prior
- to resubmission. Be familiar with the OFSS SOPs and participate in any training provided by OFSS on this subject.
- Bankcard statements should be reconciled in CitiDirect, error free, and submitted by 9 of each month. Monthly bankcard statement and all required documentation is provided to to RSM by the 9 of each month. Recommend setting a calendar reminder to complete statements and submissions by the specified due dates.
- Follow the written and verbal instructions provided by the RSM regarding expectations for procurement.
- Run Discoverer budget and transaction reports on a weekly basis and ensure all budget tracking spreadsheets are accurate and up-to-date. Ensure Discoverer funding matches budget tracking spreadsheets.
- Actively participate in a weekly budget meeting with RSM to review Discoverer reports, budget tracking spreadsheets, and credit card transactions.
- Ensure RSM reviews all IPP or non-IPP system invoices prior to submission and meet the submission deadline of 3 to 5 days for receipt of notification.

4. Personal Investment: Innovation and Learning (critical element)

Reduce mission-critical and general skill gaps by targeting identified competency gaps or mentoring opportunities.

You can improve your performance by doing the following:

- Enroll in training courses through Star12 related to communication, project management, time management, crucial conversations. Please seek RSM approval before signing up for training.
- When available, proactively participate in training for procurement, purchase cards, budget tracking, etc.
- Ensure all pending activities have been completed prior to scheduled absences.

5. Operational Excellence – Admin Officer Operations (critical element)

Assures one-stop client experience for a number of Office of Field Support Services (OFSS) field office functions (mail, printing, time and attendance policy, facility management, records management, furniture/equipment, supplies, telephones, and GSA cars as applicable). Provides orientation for new employees and is responsible for the timely processing of Entrance on Duty (EOD) forms. Ensures that employee separation clearance actions are completed timely. Improves HUD's management and internal controls to ensure a safe and healthy work environment for HUD employees.

You can improve your performance by doing the following:

- Coordinate records management/archiving training for staff which will include how to complete required forms and the current records schedule for NARA. Training should be scheduled no later than April 30, 2017.
- Schedule regular office clean-up days on a quarterly basis. Develop and coordinate first clean up day for 3rd quarter in April, 2017.
- Develop consistency in following up on all pending customer requests no later than 24/48 hours.

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If it will require more time, AO is to send an e-mail to customer indicating that AO is in receipt of e-mail or voicemail and will follow-up when AO has additional information.

- Copy RSM on e-mail transactions with customer to ensure RSM is aware of customer needs and work flow of all offices to assist in being abreast of issues that may escalate.

Consistently (85%) complete established deadlines outlined by RSM or request for extension to complete. If additional information is required to complete task, follow-up with RSM for clarification. Currently, this action is not consistent and needs to be strengthened to have consistency to complete all required actions requested by established due dates.

- Re-establish leadership and chair for Safety and Health committee. Ensure Quarterly Safety Reports are reviewed by RSM and then submitted to identified Safety Officer as outlined in SOP's.
- As directed by RSM, contact new employees immediately after receiving acceptance letter from BFS and ensure they have completed the necessary forms, telephone call from BFS and are aware of start date, time, and new employee orientation. Contact hiring official and ensure they have identified POC and are aware of new employee orientation. Review and utilize new employee check list that is provided in SOP's on SharePoint site.
- Ensure H#, PIV card, telephone, voicemail, and all other pertinent administrative items are set up before arrival. All items should be reviewed with all new employees by end of 1st week of employment.
- Schedule a time with new employees to provide specific hands on instruction for voicemail set up, WebTA processing, and how to access certain resources by end of 1st week of employment.
- Reschedule and verify field office(Anchorage, Boise, and Portland) FY16 Region X inventories no later than March 31, 2017. Create a spreadsheet that ensures verification, excess, and both party signoff.
- All excess property for the Seattle Office must be completed no later than April 28, 2017.
- All excess property for the Portland Office must be completed no later than May 31, 2017.
- Submit all building requests through GSA for tracking purposes. Ensure that requests have been completed and have progress provided in writing. Ensure that adequate supply of NARA boxes is available for programs to process NARA requests.
- Ensure RSM is included on all e-mail communication and requested follow-ups.
- If AO has questions about updated policies and procedures that have been provided via written or verbal communication, AO is to seek guidance from RSM and RSM will follow-up with the necessary personnel.
- AO serves as lead on administrative activities but does not provide work assignments. Work assignments and approving authority are only issued from the RSM.
- To resolve any conflict with staff or contractors, AO should consult with RSM for problem solving and resolution.

You will be given until **May 31, 2017** to demonstrate acceptable performance. During this period, you will be given specific work assignments and/or projects that will enable you to demonstrate an acceptable performance level. In an effort to assist you in improving your performance, closer supervision will be provided. We will formally meet weekly on Mondays to discuss your progress in improving your performance. I will be routinely available, at your request, to clarify your work assignments, assist you with any technical problems you may encounter or answer any questions you may have. If there is some aspect of your work that you do not know how to do or understand, I will assist you or arrange for some type of other

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training. Let me know as soon as you encounter a problem or difficulty that may prevent or otherwise impact on your ability to successfully perform the critical elements and/or may require training. Generally, you need to keep me informed of all email communication that will impact the flow of data and information for the organization within your scope of responsibilities. I expect you to take action to minimize errors and to request advice or assistance whenever you have a question or concern. Any impediments to meeting your performance standards should be brought to my attention within 24 hours of your becoming aware of the impediment and before the work deadline and/or completion of the assignment.

I am delaying your mid-year review until May 31, 2017 in order to provide you an opportunity to display your potential. If your performance continues to fall below an acceptable level at that time, I will be forced to pursue further performance based improvement actions.

If you are experiencing personal problems that you feel is affecting your job performance, I encourage you to seek assistance through the Department's Employee Assistance Program (EAP). Participation in the EAP is voluntary, and your discussions are kept strictly confidential. To schedule an appointment, you may contact the counselors in the HUD Health Unit, Room 7239, by calling (202) 708-1726, or you may contact an EAP counselor 24 hours per day, 7 days per week by calling 1-800-222-0364.

I acknowledge receipt of this memorandum. My signature does not indicate my agreement or disagreement with the contents of this document. My signature only indicates I have received a copy of this document.

Employee Name:

_____ _____

Employee Signature Date

Supervisor Name:

_____

Supervisor Signature Date

cc:
ELR Specialist,

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Handout 4

Performance Action Roadmap

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Reform | Removal

Performance Action Roadmap

This journey begins when unsatisfactory performance is identified, and ends when either the performance is reformed or the employee is removed from federal service or demoted. This roadmap assumes 60 days for an opportunity period – that may vary depending on the circumstances.

Step 10: Agency Defends Action (Day 1 through 137, and beyond)

Step 9: Decision Issued (Day 107-137)

Step 8: Employee Response to Proposed Action (Day 92-107) (check applicable CBA for time requirements)

Step 7: Issue Proposed Removal or Reduction in Grade (Day 92)

Step 6: Draft Proposed Removal or Reduction in Grade (Day 77-91)

Step 5: OIP Progress Meetings and Reports (Days 16-76)

Step 4: Issue OIP (Day 16)

Step 3: Draft Opportunity to Improve Plan (OIP) (Days 1-14)

Step 2: Contact Employee and Labor Relations Division (Day 1)

Step 1: Identify Unsatisfactory Performance (Day 1)

Inform Employee of Successful Completion of OIP (Day 77)

Monitor Reformed Performance—Employee must continue demonstrating acceptable performance for one full year in the critical element(s) identified in the OIP (begins with the date the OIP was issued) (Days 77-381)

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Performance Action Roadmap

Steps on the journey to addressing unsatisfactory performance

STEP 1: Identify Unsatisfactory Performance

The supervisor identifies that an employee's performance is unsatisfactory in one or more critical elements (Day 1)

STEP 2: Contact Employee & Labor Relations Division

The supervisor contacts the HUD OCHCO Employee & Labor Relations Division (ELRD) (Day 1)

STEP 3: Draft OIP

The supervisor and ELR Specialist draft an Opportunity to Improve Plan (OIP) (Day 1-14)

STEP 4: Issue OIP

The supervisor issues the employee the OIP (Day 16)

STEP 5. OIP Progress Meetings and Reports

The supervisor meets with the employee at regularly scheduled intervals throughout the OIP to provide feedback, including written feedback indicating if the employee is performing satisfactorily or unsatisfactorily (Days 16-76)

- At the conclusion of the OIP, if employee's performance has improved to a satisfactory level, the supervisor and ELR Specialist will draft a notification to the employee (Day 77). The supervisor must continue to monitor the employee's performance. If it drops to an unacceptable level again within one year from the date the OIP was issued, the employee may be removed or reduced in grade without another opportunity period (Days 77-381)

STEP 6: Draft Proposed Removal or Reduction in grade

At the conclusion of the OIP, if the employee has not performed at the satisfactory level in one or more critical element the ELR Specialist will assist the supervisor in drafting a proposed reduction in grade or removal from federal service (Day 77-91)

STEP 7. Issue Proposed Removal or Reduction in Grade

The supervisor issues a Notice of Proposed Removal from Federal Service or Notice of Proposed Reduction in Grade to the employee and a deciding official identified by ELRD (Day 92)

STEP 8: Employee Opportunity to Provide Written or Oral Reply to Proposed Action

The Employee has an opportunity to respond to the deciding official (Day 92-107) (check applicable collective-bargaining agreement (CBA) for specific time requirements)

STEP 9: Decision Is Issued

The deciding official issues a decision after the employee has had an opportunity to respond. This decision must be made within 30 days of the expiration of the notice period (Day 107-137)

STEP 10: Action Is Defended

The Agency defends the performance-based action in any appeal or claim with the goal of maintaining high accountability in taking, sustaining, and defending performance based actions. (Day 1 through 137, and beyond)

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Handout 5

Employee and Labor Relations Division Contact List

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Employee and Labor Relations Division Contact List – August 2017

Joseph Sullivan
Director
451 7th Street S.W., Room 2150
Washington, DC 20410
(202) 402-2087
(202) 708-2155 (fax)

Sonya Gaither
Deputy Director
451 7th Street S.W., Room 2150
Washington, DC 20410
(202) 402-3753
(202) 708-2155 (fax)

Iva Harpe
ELR Assistant
451 7th Street S.W., Room 2150
Washington, DC 20410
(202) 402-2534
(202) 708-2155 (fax)

Katherine Hannah -ELR Specialist 451 7th Street, S.W., Room 2150 Washington, DC 20410 (202) 402-2974 (202) 708-2155 (fax)	Employee & Labor Relations: ➢ Technical Advisor ➢ Oversight for FLRA (ULPs) & MSPB Issues ➢ Oversight for Information Request ➢ ELR Training ➢ Lead Negotiator	Backup will be on voicemail
Headquarters **Keisha Hurst-ELR Branch Chief** Brickell Plaza Federal Building 909 SE First Avenue Suite 500 Miami, FL 33131-3042		

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Employee and Labor Relations Division Contact List – August 2017

(305)520-5128 (305) 520- 536-4781 (fax)		
Keisha Hurst-ELR Branch Chief Brickell Plaza Federal Building 909 SE First Avenue Suite 500 Miami, FL 33131-3042 (305) 520-5128 (305) 536-4781 (fax)	Employee & Labor Relations: ➢ HQ Supervisory Project Management	Backup will be on voicemail.
Anita Crews-ELR Specialist 451 7th Street, S.W., Room 2150 Washington, DC 20410 (202) 402-2207 (202) 708-2155 (fax)	Employee & Labor Relations: ➢ Office of Departmental Equal Employment Opportunity ➢ Office of Chief Financial Officer ➢ Office of Community Planning and Development ➢ Office of the Chief Procurement Officer	Backup will be on voicemail
Yvette White-ELR Specialist 451 7th Street, S.W., Room 2150 Washington, DC 20410 (202) 402-6278 (202) 708-2155 (fax)	Employee & Labor Relations: ➢ HQ e-Case Project Management ➢ Office of Fair Housing and Equal Opportunity ➢ Office of Secretary • Immediate Office • Office of Departmental Operations and Coordination • Office of Hearings and Appeals ➢ Real Estate Assessment Center ➢ Office of Housing	Backup will be on voicemail.
Anjanette Twiggs-ELR Specialist 451 7th Street, S.W., Room 2150 Washington, DC 20410 (202) 402-2200 (202) 708-2155 (fax)	Employee & Labor Relations: ➢ Office of Public and Indian Housing ➢ Office of Chief Information Officer ➢ Office of Strategic Planning and Management ➢ Office of Faith-Based and Community Initiative ➢ Office of Sustainable Communities	Backup will be on voicemail.
Shaundrelle Watson-ELR Specialist	Employee & Labor Relations: ➢ Office of General Counsel	Backup will be on voicemail.

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Employee and Labor Relations Division Contact List – August 2017

451 7th Street, S.W., Room 2150 Washington, DC 20410 (202) 402-6232 (202) 708-2155 (fax)	➢ Office of Public Affairs ➢ Office of Congressional and Intergovernmental Relations ➢ Office of Field Policy and Management ➢ Office of Policy Development and Research	
Debra Brown-ELR Specialist 451 7th Street, S.W., Room 2150 Washington, DC 20410 (202) 402-4288 (202) 708-2155 (fax)	Employee & Labor Relations: ➢ Office of Chief Human Capital Officer ➢ Government National Mortgage Association ➢ Office of Administration ➢ Office of Healthy Homes and Lead Hazard Control	Backup will be on voicemail.
Branch 1 **Regions 1, 2, 3 & 5** **Mark Zaltman-ELR Branch Chief** Chicago Regional Office Ralph H. Metcalfe Federal Bldg. 77 West Jackson Boulevard Chicago, IL 60604-3507 (312) 913-8557 (312) 886-7965 (fax)		
REGION 1		
Mark Butler-ELR Specialist Boston Regional Office Thomas P. O'Neill Building 10 Causeway Street Rm. 365 Boston, MA 0222-1092 (617) 994-8419 (617) 565-5257 (fax)	Employee & Labor Relations: ➢ Boston, MA ➢ Bangor, ME ➢ Burlington, VT ➢ Hartford, CT ➢ Manchester, NH ➢ Providence, RI	Mark Zaltman
REGION 2		
Andrea Hodge-ELR Specialist New York Regional Office 26 Federal Plaza Room 35-130 New York, NY	Employee & Labor Relations: ➢ Albany, Buffalo, & New York, NY ➢ Newark, NJ	Ashley Webster

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Employee and Labor Relations Division Contact List – August 2017

10278-0068 (212) 542-7363 (212) 264-1821 (fax)		
REGION 3		
Ashley Webster-ELR Specialist Philadelphia Regional Office 100 Penn Square East Philadelphia, PA 19107-3380 (215) 430 6646 (215)656-3437 (fax)	Employee & Labor Relations: ➢ Philadelphia & Pittsburgh, PA ➢ Baltimore, MD ➢ Charleston, WV ➢ Richmond, VA ➢ Washington, DC ➢ Wilmington, DE	Andrea Hodge
REGION 5		
Desirée Johnson-ELR Specialist Chicago Regional Office Ralph H. Metcalf Building 77 West Jackson Blvd. Chicago, IL 60604-3507 (312) 913-8555 (312) 886-7965 (fax)	Labor Relations: Employee & Labor Relations: ➢ Chicago, IL	Jessie Gonzales.
Jessie Gonzalez-ELR Specialist Chicago Regional Office Ralph Metcalf Building 77 West Jackson Blvd. Chicago, IL 60604-3507 (312) 913-8556	Employee & Labor Relations: ➢ Detroit, MI ➢ Cleveland, OH ➢ Minneapolis, MN ➢ Milwaukee, WI ➢ Columbus, OH ➢ Indianapolis, IN	Desirée Johnson
Branch 2 **Regions 4 & 6** **D'Andra Hankinson-ELR Branch Chief** Fort Worth Regional Office 801 Cherry Street, Unit #45, Suite 2500 Fort Worth, TX 76102		

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Employee and Labor Relations Division Contact List – August 2017

(817) 978-5608 (817) 978-5564 (fax)		
REGION 4		
Sharon Jackson-ELR Specialist Atlanta Regional Office 40 Marietta Street, Room 1408 Atlanta, GA 30303-2806 (678) 732-2210 (404) 730-2655 (fax)	Employee & Labor Relations: ➢ Atlanta, GA • CPD • FPM • OCIO • OCHCO • DEC • PDR • PIH ➢ Birmingham, AL ➢ Columbia, SC ➢ Louisville, KY ➢ San Juan, PR	Backup will be on voicemail.
Kimberly Elston-ELR Specialist Atlanta Regional Office 40 Marietta Street, Room 1408 Atlanta, GA 30303-2806 (678) 732-2465 (404) 730-2655 (fax)	Employee & Labor Relations: ➢ Atlanta, GA • OCPO • MF • OGC • FHEO ➢ Jacksonville, FL ➢ Knoxville, Memphis & Nashville, TN	Backup will be on voicemail.
Michael Johnson-ELR Specialist Atlanta Regional Office 40 Marietta Street, Room 1408 Atlanta, GA 30303-2806 (678) 732-2572 (404) 730-2655 (fax)	Employee & Labor Relations: ➢ Atlanta, GA • SF HOC • Administration ➢ Jackson, MS ➢ Miami, FL ➢ Greensboro, NC	Backup will be on voicemail.

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Employee and Labor Relations Division Contact List – August 2017

REGION 6		
Rhonda Essington-ELR Specialist Fort Worth Regional Office 801 Cherry Street, Unit #45, Suite 2500 Fort Worth, TX 76102 (817) 978-5607 (817) 978-5564 (fax)	Employee & Labor Relation: ➢ Fort Worth, TX • Administration • CFO • CPO • FHEO • FPM • PIH • OCIO ➢ Albuquerque, NM ➢ Little Rock, AR ➢ Houston, TX	Backup will be on voicemail
Keywauna Dunn-ELR Specialist Fort Worth Regional Office 801 Cherry Street, Unit #45, Suite 2500 Fort Worth, TX 76102 (817) 978-5406 (817) 978-5564 (fax)	Employee & Labor Relation: ➢ Fort Worth, TX • Housing • OGC • PDR ➢ San Antonio, TX ➢ New Orleans, LA ➢ Oklahoma City & Tulsa, OK	Backup will be on voicemail
D'Andra Hankinson-ELR Branch Chief Fort Worth Regional Office 801 Cherry Street, Unit #45, Suite 2500 Fort Worth, TX 76102 (817) 978-5608 (817) 978-5564 (fax)	Employee & Labor Relations: ➢ Fort Worth, TX • CPD	Backup will be on voicemail

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Employee and Labor Relations Division Contact List – August 2017

Branch 3 **Regions 7, 8, 9 and 10** **Ginger Richardson-ELR Branch Chief** San Francisco Regional Office One Sansome Street, 12th Floor San Francisco, CA 94107-1300 (415) 489-6707 (415) 489-6710 (fax)		
Troynicia Miller-Mgmt Support Clerk (ELR) San Francisco Regional Office One Sansome Street, 12th Floor San Francisco, CA 94104 (415) 489-6706 (415) 489-6710 (fax)	General ELR Assistance with: ➢ Negotiation Notes ➢ Case Logs and Files ➢ Data Requests	Assigned on case by case basis.
REGION 7		
Carmen Polk-ELR Specialist San Francisco Regional Office One Sansome Street, 12th Floor San Francisco, CA 94107-1300 (415) 489-6704 (415) 489-6710 (fax)	Employee & Labor Relations: ➢ Des Moines, IA ➢ Kansas City, KS ➢ Omaha, NE ➢ St. Louis, MO • Region-wide Issues • PIH • FPM	Lana Smith
Scott Kottke-ELR Specialist Denver Regional Office 1670 Broadway, 25th Floor Denver, CO 80202 (303) 672-5184 (303) 672-5010 fax	Employee & Labor Relations: ➢ Des Moines, IA ➢ Kansas City, KS ➢ Omaha, NE ➢ St. Louis, MO • Housing	
Daniel Raymond-ELR Specialist Seattle Regional Office	Employee & Labor Relations: ➢ Des Moines, IA	

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Employee and Labor Relations Division Contact List – August 2017

909 First Avenue, Ste. 220 Seattle, WA 98104 (206) 220-5340 (206) 220-5169	➢ Kansas City, KS ➢ Omaha, NE ➢ St. Louis, MO • All Other Program Areas Except PIH, FPM, and Housing	
REGION 8		
Scott Kottke-ELR Specialist Denver Regional Office 1670 Broadway, 25th Floor Denver, CO 80202 (303) 672-5184 (303) 672-5010 fax	Employee & Labor Relations: ➢ Casper, WY ➢ Denver, CO ➢ Fargo, ND ➢ Helena, MT ➢ Salt Lake City, UT ➢ Sioux Falls, SD	Dan Raymond
REGION 9		
Carmen Polk-ELR Specialist San Francisco Regional Office One Sansome Street, 12th Floor San Francisco, CA 94107-1300 (415) 489-6704 (415) 489-6710 (fax)	Employee & Labor Relations: ➢ San Francisco, CA ➢ Honolulu, HI ➢ Phoenix, AZ	Lana Smith
Lana Smith-ELR Specialist Los Angeles Field Office 300 N. Los Angeles Street, Ste. 4054 Los Angeles, CA 90012 (213) 534-2628	Employee & Labor Relations: ➢ Los Angeles, CA ➢ Santa Ana, CA ➢ Las Vegas, NV ➢ Reno, NV	Carmen Polk
Ginger Richardson-ELR Branch Chief San Francisco Regional Office One Sansome Street, 12th Floor San Francisco, CA 94107-1300 (415) 489-6707	Labor Relations: ➢ NFFE 1450 LR Issues	Assigned on case by case basis.

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Employee and Labor Relations Division Contact List – August 2017

(415) 489-6710 (fax)		
REGION 10		
Daniel Raymond-ELR Specialist Seattle Regional Office 909 First Avenue, Ste. 220 Seattle, WA 98104 (206) 220-5340 (206) 220-5169	Employee & Labor Relations: ➢ Anchorage, AK ➢ Boise, ID ➢ Portland, OR ➢ Seattle, WA	Daniela Romani

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Handout 6

Sample Opportunity to Improve Plan (OIP)

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THIS DOCUMENT IS AN EXAMPLE ONLY
MANAGERS AND SUPERVISORS MUST CONSULT WITH THE EMPLOYEE AND LABOR RELATIONS DIVISION PRIOR TO ISSUING AN OPPORTUNITY TO IMPROVE PLAN

July 25, 2017

MEMORANDUM FOR:

FROM:

SUBJECT: Opportunity to Improve Notice

This memorandum addresses your performance as a GS-14 Program Analyst so far during the 2017 rating cycle, October 1, 2016, through September 30, 2017. Critical Elements for the FY2017 period were communicated to you on March 15, 2017. You were provided performance feedback on March 28, April 26, May 12, May 15, June 13, and June 14, 2017 to address your critical elements.

You are hereby advised your performance is Unsatisfactory for Critical Element #4 – Data Analysis and Critical Element #5 – Project Activities.

This memorandum compares your performance to the standards for the 2 Critical Elements. It is intended that this comparison, along with required actions, will be beneficial in your efforts to demonstrate an acceptable level of performance.

Critical Element 4: Data and Analysis – Unacceptable

This critical element includes the employee's ability to manage a wide range of tasks which may include, but not limited to, statistical analysis, report writing, application of computer software packages for handling large data bases, including HEMS, Micro Strategy, SharePoint, Skype, VTC, J Drive and all Microsoft Office Applications and other system applications as identified by the Regional Director. This element requires the employee to use these systems to develop technical approaches for making such data relevant to the FHEO decision making processes. This critical element measures the employee's ability to serve as the systems expert, provide training to all staff for each automated and manual system to ensure timeliness and accuracy of all data for which the Regional Office is responsible. The element also measures the employee's ability to monitor the quality and integrity of FHEO program data throughout the multi-state Regional Office, including the FHEO Web Page and Newsletter. The employee is also measured on performance of a variety of functions as required by the Regional Director.

Unacceptable Performance Standards (Level 1)

Fails to meet one or more of the following:

1. Fails to demonstrate competent knowledge and expertise using HEMS, Micro Strategy, SharePoint, Skype, VTC, J Drive and all Microsoft Office Applications \

2. Fails to demonstrate 3 innovative technical approaches for making data relevant to the FHEO

3. Fails to provides comprehensive weekly reports with narrative to demonstrate accomplishments of each FHEO Branch.

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Specific examples illustrating Unacceptable Performance:

You are failing to demonstrate innovative technical approaches. We are in the 4th Quarter of the year and you have currently only demonstrated one (1) innovative technical approach through your intake and enforcement summary comparison chart. You are also failing to provide new automated or manual systems to ensure timeliness and accuracy for regional data. So far you have only completed one (1) new system with your archiving cases process and are in the process of developing a FOIA tracking system. You are also failing to provide one newsletter/listserv each month. You coordinated with the regional PAO for a new listserv which was created and put into action in April 2017. Since then, you have not input any information into the listserv, nor found an alternate method for providing members of the Listserv with valuable information on Region 10 activities and accomplishments. You are also failing to provide comprehensive weekly reports with narrative to demonstrate accomplishments of each FHEO Branch. While you do provide weekly Micro Strategy reports, these reports lack the necessary analysis and subsequent narrative required to provide actual valuable informational support to the branches. You have simply pulled a report out of Micro Strategy and forwarded the report, failing to conduct any analysis or provide your own narrative of that report.

Minimally Satisfactory Performance Standards (Level 2)

Meets all the following:

1. Ability to demonstrate competent knowledge and expertise using HEMS, Micro Strategy, SharePoint, Skype, VTC, J Drive and all Microsoft Office Applications.

2. Demonstrates 4 innovative technical approaches for making data relevant to the FHEO decision making process.

3. Provides 3 new automated or manual systems to ensure timeliness and accuracy of all data for which the Regional Office is responsible.

4. Demonstrates updates to the FHEO Web Page monthly.

5. Provides one newsletter each month

6. Provides comprehensive reports at least every 2 weeks with narrative to demonstrate accomplishments of each FHEO Branch.

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Performance Expectations to reach an acceptable level for Critical Element 4:

Goal	Activity	How to Accomplish	Start Date	Projected Completion Date
1	Demonstrate 3 more Technical approaches to making data relevant to the FHEO decision making process	1. 08/18/17 – By COB provide 1st technical approach 2. 09/08/17 – By COB provide 2nd technical approach 3. 09/29/17 – By COB provide 3rd technical approach	07/25/17	9/29/17
2	Provide 2 new automated or manual systems to ensure timeliness and accuracy of all data for which the Regional Office is responsible	1. 08/25/17 – By COB complete the FOIA tracking system referenced in your EPPE comment memo 2. 09/29/17 – By COB provide one (1) more system	07/25/17	9/29/17
3	Provide one (1) newsletter or listserv input	09/01/17 – By COB provide one (1) newsletter or input one (1) listserv with relevant information	07/25/17	09/01/17
4	Provide comprehensive reports with analytical narrative to demonstrate accomplishments of each FHEO Branch	1. 08/04/17 – By COB provide 1st report 2. 08/18/17 – By COB provide 2nd report 3. 09/01/17 – By COB provide 3rd report 4. 09/15/17 – By COB provide 4th report 5. 09/29/17 – By COB provide 5th report	07/25/17	09/29/17

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MANAGERS AND SUPERVISORS MUST CONSULT WITH THE EMPLOYEE AND LABOR RELATIONS DIVISION PRIOR TO ISSUING AN OPPORTUNITY TO IMPROVE PLAN

Critical Element 5: Project Activities – Unacceptable

This critical element is intended to provide all staff with the needed support to promote accomplishments towards understanding FHEO policies, procedures, manuals, guidance memos and identifying staff training needs. In addition, this element measures the employee's ability to evaluate the field office's performance and goals achievement in accordance with identified objectives and existing work measurement and performance criteria. This critical element measures the employee's ability to work with Branch Chiefs, staff and other departments as needed.

Unacceptable Performance Standards (Level 1)

1. Fails to create 10 monthly work plans by Branch and each Staff member that measures accomplishments.

2. Fails 75% of the time to weekly, identify and coordinate training programs that address the needs to meet EPPES/PACs performance measures, create list of trainings, staff needs and deadlines.

Specific examples illustrating Unacceptable Performance:

You have failed to conduct any analysis to identify training needs of the FHEO staff and thus have not coordinated any training programs nor deadlines. You also failed to create a FHEO cross – training program to train all employees in topics relevant to enforcement, intake, and programs.

Minimally Satisfactory Performance Standards (Level 2)

Meets all the following:

1. Create at least 11 work plans throughout the year by Branch and each Staff member that measures accomplishments

2. Every other week as needed, identify and coordinate training programs that address the needs to meet EPPES/PACs performance measures, create list of trainings, staff needs and deadlines

3. Every other week basis as needed, create program cross-training need for procedural changes, or need for additional guidelines.

4. Provides assistance to Branch Chief's as needed regarding reports, data, memos, etc. to address identified goals and accomplishments, including case logs, HEMS reports, research and calendaring staff meetings, minutes and agendas.

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MANAGERS AND SUPERVISORS MUST CONSULT WITH THE EMPLOYEE AND LABOR RELATIONS DIVISION PRIOR TO ISSUING AN OPPORTUNITY TO IMPROVE PLAN

Performance Expectations to reach an acceptable level for Critical Element 5:

Goal	Activity	How to Accomplish	Start Date	Projected Completion Date
1	Identify one (1) enforcement trend based off EOS EPPE/PAC analysis and branch chief feedback that requires training. Either personally develop or find a course and coordinate a date for the training. (Training date can be in FY18)	1. 08/18/17 – By COB provide the specific training need you have identified for EOS's 2. 09/01/17 – By COB, determine if training will be delivered by you or determine the specific external course to be provided. 3. 09/29/17 – By COB schedule the date and provide the training agenda to RD	07/25/17	9/29/17

Timeline for Improvement, Consequences & Expectations:

You will be given until Friday, 29 September 2017 to demonstrate acceptable performance on Critical Elements 4 and 5. During this period, you will be given the specific work assignments and projects outlined above that will enable you to demonstrate an acceptable level of performance as defined in this memorandum.

You will be given assistance in the form of regular feedback on work assignments and projects and we will conduct progress meetings to enhance your ability to demonstrate acceptable performance. You will also be given an opportunity to request help and provide suggestions for how you can improve your performance. These meetings will occur on Fridays at 1:30 p.m. PST, beginning July 28, 2017. Any impediments to meeting your performance standards should be brought to my attention within 24 hours of your becoming aware of the impediment and before the work deadline and/or completion of the assignment.

Your performance will be evaluated again at the end of this opportunity period. During the opportunity to improve period (OIP), your critical elements and performance standards will remain the same. In addition to the performance requirements outlined for Critical Elements 4 and 5, you will be expected to perform your other critical elements at a satisfactory level. You must improve your performance on Critical Element 4 and 5 to at least the Minimally Successful level (Level 2) by the conclusion of this OIP, **and** you must sustain that level of performance in Critical Elements 4 and 5 for a least one (1) year from the start of the OIP.

If your performance does not reach an acceptable level by the conclusion of the OIP or is not sustained for the one year period following the start of the OIP, you may be subject to a removal, reduction-in-grade, or reassignment action, without being given an additional opportunity to demonstrate acceptable performance in the particular critical element. Should you demonstrate an acceptable level of performance at the Minimally Successful level (Level 2) by the end of the opportunity period, you will be placed on a Performance Improvement Plan if your

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MANAGERS AND SUPERVISORS MUST CONSULT WITH THE EMPLOYEE AND LABOR RELATIONS DIVISION PRIOR TO ISSUING AN OPPORTUNITY TO IMPROVE PLAN

overall rating is Minimally Successful (Level 2) and given continued assistance to help you improve to Fully Successful or better. I will notify you in writing of the evaluation results.

If you are experiencing personal problems that you feel make is affecting your job performance, I encourage you to seek assistance through the Department's Employee Assistance Program (EAP). Participation in the EAP is voluntary, and your discussions are kept strictly confidential. To schedule an appointment, you may contact the counselors in the HUD Health Unit, room 7239; by calling (202) 708-1726, or you may contact an EAP counselor 24 hours a day, 7 days a week by calling 1-800-222-0364.

I am hopeful these efforts will assist you to improve your performance to an acceptable level. If you have any questions concerning the contents of this memorandum, your performance standards, or my expectations of your work performance please contact me immediately. Keep in mind it is important to refer to this memorandum throughout the opportunity period.

I acknowledge receipt of this memorandum. My signature does not indicate my agreement or disagreement with the contents of this document. My signature only indicates I have received a copy of this document.

Signatures:

Print Employee Name:

Employee Signature: _____

Date: _____

Print Supervisor Name:

Employee Signature: _____

Date: _____

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Handout 7

Weekly Review Template

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Opportunity to Improve Plan
Employee Name

Date of [identify meeting frequency – weekly or biweekly] Meeting: **[Insert Date]**

Period of Review: **April 23, 2007 – April 30, 2007**

Performance Standard: **[Insert Performance Standard and Element]**

Actual Performance: **[Insert description of actual performance, as communicated to the employee at this meeting]**

Performance Standard: **[Insert Performance Standard and Element]**

Actual Performance: **[Insert description of actual performance, as communicated to the employee at this meeting]**

Other Issues Discussed:

_____ _____

Employee Signature Date Supervisor Signature Date

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MANAGERS AND SUPERVISORS SHOULD CONSULT WITH THE EMPLOYEE AND LABOR RELATIONS DIVISION THROUGHOUT THE OIP PROCESS

Opportunity to Improve Plan
Employee Name – Job Title

Date of Weekly Meeting: **July 28, 2017**

Period of Review: **July 25, 2017 – September 29, 2017**

Performance Standard: Data and Analysis (CE4)
Demonstrate 3 more Technical approaches to making data relevant to the FHEO decision making process – 1st Due 8/18/17
Provide 2 new automated or manual systems to ensure timeliness and accuracy of all data for which the Regional Office is responsible – 1st Due 08/25/17
Provide one (1) newsletter or listserv input – Due 09/01/17
Provide comprehensive reports with analytical narrative to demonstrate accomplishments of each FHEO Branch – 1st Due 08/04/17
Actual Performance:

Performance Standard: Project Activities (CE5)
Identify one (1) enforcement trend based off EOS EPPE/PAC analysis and branch chief feedback that requires training. Either personally develop or find a course and coordinate a date for the training. (Training date can be in FY18). First deadline is 8/18/17 to identify the specific training need for the EOS's
Actual Performance:

Other Issues Discussed:

_____ _____
Employee Signature Date Supervisor Signature Date

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MANAGERS AND SUPERVISORS MUST CONSULT WITH THE EMPLOYEE AND LABOR RELATIONS DIVISION THROUGHOUT THE OIP PROCESS

Opportunity to Improve Plan
Employee Name – Job Title

Date of Weekly Meeting: **August 18, 2017**

Period of Review: **July 25, 2017 – September 29, 2017**

Performance Standard: Data and Analysis (CE4)
Demonstrate 3 more Technical approaches to making data relevant to the FHEO decision making process – **1st Due by today**
Provide 2 new automated or manual systems to ensure timeliness and accuracy of all data for which the Regional Office is responsible – 1st Due 08/25/17
Provide one (1) newsletter or listserv input – Due 09/01/17
Provide comprehensive reports with analytical narrative to demonstrate accomplishments of each FHEO Branch – **2nd Due today**
Actual Performance:

Performance Standard: Project Activities (CE5)
Identify one (1) enforcement trend based off EOS EPPE/PAC analysis and branch chief feedback that requires training. Either personally develop or find a course and coordinate a date for the training. (Training date can be in FY18). First deadline is **today** to identify the specific training need for the EOS's
Actual Performance:

Other Issues Discussed:

Employee Signature Date Supervisor Signature Date

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Handout 8

Myth Buster – Dealing with Poor Performers

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Myth Busters—Dealing with Poor Performers

Myth: The process for dealing with poor performers in the Federal government is too complex, difficult, or burdensome to meaningfully address poor performance.

Fact: The Merit System Principles (5 U.S.C. 2301(b)) require that agencies retain or separate employees based on their performance. While employees have due process rights that the agency must honor; removals and demotions taken to address poor performance are actually easier for the agency to defend before the Merit Systems Protection Board than similar actions based on misconduct.

Myth: There are certain times in the rating cycle when a supervisor can or cannot commence a performance-based action.

Fact: Performance-based actions can and should commence anytime the employee's performance becomes unacceptable. The day an employee's performance becomes unacceptable, the supervisor should contact the Employee & Labor Relations Division for assistance in commencing the performance-based action.

Myth: A good way to deal with a poor performer is to find a reassignment or detail opportunity for the employee in a different job.

Fact: In order to maintain a culture of accountability, poor performance is best addressed in the position the employee currently holds. Reassignments result in an employee escaping accountability for the job he or she was hired to do, and oftentimes there is no reason to anticipate greater success in the new assignment. The time it takes for the employee to learn the new job or for the new supervisor to identify performance deficiencies may simply delay the inevitable. There may be rare exceptions where a reassignment would be appropriate.

Myth: As a supervisor, it is my choice whether to retain a poor performer or to take a performance-based action.

Fact: As a supervisor, you are responsible for upholding the Merit System Principles. One of these principles is, "Employees should be retained on the basis of the adequacy of their performance, inadequate performance should be corrected, and employees should be separated who cannot or will not improve their performance to meet required standards." (5 U.S.C. 2301(b)(6)) Once you determine that an employee's performance is unacceptable, it is required that you commence an Opportunity to Improve Plan (OIP). Should the employee's performance still be unacceptable at the end of the OIP or within one year after the start of the OIP, then the Merit System Principles demand that you propose a performance-based reduction in grade or removal from federal service.

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Myth Busters—Dealing with Poor Performers

Myth: If the employee files an appeal, complaint, or grievance against the agency, then it is a good resolution to cease or rescind the performance-based action in order to get the employee to drop their claim.

Fact: In order to maintain a culture of high accountability it is essential that performance and conduct-based actions not be ceased or rescinded in response to an employee's appeal or complaint. You should work closely with the Employee & Labor Relations Division, specifically your assigned ELR Specialist, to ensure you are taking the appropriate steps to address performance and conduct. This will ensure that when you do take an action it is done properly and will be sustained by any third-party reviewer, such as the Merit Systems Protection Board.

Myth: To address unacceptable performance, a Performance Improvement Plan (PIP) is required before an Opportunity to Improve Plan (OIP) can commence.

Fact: There is no requirement to use a PIP before an OIP can commence. HUD is required to give an employee whose performance is unacceptable in one or more critical elements "a reasonable opportunity to demonstrate acceptable performance." (5 CFR §432.104) Unlike many other agencies, HUD refers to this opportunity to improve unacceptable performance as an Opportunity to Improve Plan (OIP), rather than a Performance Improvement Plan (PIP). HUD also uses PIPs, but they are defined differently and are used only when an employee has exhibited performance that is below fully successful but above unacceptable (i.e. Level 2). Only the OIP is appropriate for unacceptable performance and should be commenced as soon as unacceptable performance is identified.

Myth: As part of the OIP, a supervisor is required to provide an employee with extensive amounts of training and assistance, including developmental opportunities and assignments.

Fact: The OIP is not intended to train an employee on the work the position requires—he or she should have the ability to do the work already. The regulations, at 5 CFR §432.104, state "As part of the employee's opportunity to demonstrate acceptable performance, the agency shall offer assistance to the employee in improving unacceptable performance." This assistance will take different forms, depending on the circumstance, but need not be extensive and oftentimes it will be sufficient for the assistance to simply be regular feedback from the supervisor on the elements being addressed by the OIP.

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Handout 9

Continued Learning Opportunities

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Continued Learning Opportunities

Additional Courses for Managers/Supervisors (Optional)

- **Addressing and Resolving Poor Performance**
  This three-hour course is designed to build the supervisor, manager, or ER practitioner's skills in handling performance or work-habit problems. Learners will explore the importance of communicating and documenting performance concerns; and the challenges of shifting from counseling for improvement to implementing formal consequences, and how to take appropriate action to effectively address ongoing performance and work-habit problems.
  http://www.hru.gov/Course_Catalog.aspx?cid=161&mgr=false

- **Basic Employee Relations: Your Accountability as a Supervisor or Manager**
  This three-hour course is designed to build the supervisor, manager, or ER practitioner's skills in handling performance and discipline problems. Students will explore the importance of communicating and documenting, and the procedures from counseling for improvement to implementing formal consequences, including how to take appropriate action to effectively address performance, leave and other disciplinary concerns. This course also covers a supervisor's or manager's accountability in basic performance management, labor relations, as well as accountability in the Senior Executive Service.
  http://www.hru.gov/Course_Catalog.aspx?cid=240&mgr=false

- **Merit Systems Protection Board Training on Adverse Actions**
  This two-hour course teaches about the various elements of an Adverse Action, and the responsibilities of the MSPB in deciding appeals. This includes burden of proof, charges and types of misconduct, rules about penalties, and general guidelines.
  http://www.hru.gov/Course_Catalog.aspx?cid=206&mgr=false

- **Coach for Success: How to Hold Performance Conversations Like A Pro**
  This 45-minute course describes the role of the supervisor/manager as coach, discusses how coaching can lead to an increase in job performance, and provides a model and processes for providing effective coaching. The course includes sample effective coaching discussions between managers and employees.
  http://www.hru.gov/Course_Catalog.aspx?cid=113&mgr=false

- **How to Rate Performance and Write an Effective Narrative**
  This 30-minute course describes how to rate performance objectives and behavioral performance consistently and fairly across employees at the end of

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the rating cycle. The course also addresses the importance of rater consistency and identifies common rating errors and how to avoid them. The narratives portion of the course provides tips on how to write effective, meaningful narratives and provides a step-by-step process for writing narratives. http://www.hru.gov/Course_Catalog.aspx?cid=116&mgr=false

Resource Reading Materials for Managers/Supervisors (Optional)

- Managing Federal Employees' Performance Issues or Misconduct https://www.chcoc.gov/sites/default/files/Managing%20Federal%20Employees%27%20Performance%20Issues%20or%20Misconduct.pdf
- Applying Performance and Conduct Standards To Employees With Disabilities https://www.eeoc.gov/facts/performance-conduct.html
- MSPB: Adverse Action: A Compilation of Articles (2016) https://www.mspb.gov/studies/adverse_action_report/index_printfriendly.htm
- MSPB: Addressing Poor Performers and the Law (2009) http://www.mspb.gov/netsearch/viewdocs.aspx?docnumber=445841&version=446988
- MSPB: Federal Supervisors and Poor Performers (1999) http://www.mspb.gov/netsearch/viewdocs.aspx?docnumber=253646&version=253933&application=ACROBAT
- MSPB: Removing Poor Performers in the Federal Service (1995) http://www.mspb.gov/netsearch/viewdocs.aspx?docnumber=253662&version=253949&application=ACROBAT
- MSPB: What is Due Process in Federal Civil Service Employment (2015) http://www.mspb.gov/netsearch/viewdocs.aspx?docnumber=1166935&version=1171499&application=ACROBAT
- GAO: Issues Related to Poor Performers in the Federal Workplace (2005) http://www.gao.gov/assets/100/93352.pdf
- GAO: Improved Supervision and Better Use of Probationary Periods Are Needed to Address Substandard Employee Performance (2015) http://www.gao.gov/assets/670/668339.pdf

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Handout 10

Checklists

Job Aids for the Performance Action Roadmap

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Checklists

Job Aids for the Performance Action Road Map

Steps 1 and 2 – Identifying Unsatisfactory Performance	Yes	No
Are you sure the problem is primarily a performance problem (as opposed to misconduct?)		
Have you communicated performance standards to the employee?		
Are the standards clear and reasonable?		
Have you asked the human resources staff to review the standards for any possible problems?*		
Have you told the employee what critical element(s) he or she is failing?		
Have you counseled the employee on how to improve to an acceptable level?		
Let the employee know whether or not performance is improving!		

*In preparing to take a performance-based action, it is appropriate for the Employee and Labor Relations Division to review the standards for possible problems. In the absence of any performance problems, you may request assistance related to developing performance standards from the Office of Performance Management.

Checklists adapted from "Addressing and Resolving Poor Performance: A Guide for Supervisors," Office of Personnel Management (2013)

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Step 6 – Concluding the OIP	Yes	No
In the opportunity notice, did you tell the employee that his or her work was unacceptable in one or more critical elements?		
Did the opportunity notice tell the employee specifically what he or she had to do to improve performance in order to keep his or her job?		
Did you explain what efforts would be made to assist the employee (including training, if appropriate)?		
Was the notice clear that continuing failure to meet performance standards would result in demotion or removal?		
Did you provide the promised assistance (training, etc.) to the employee?		
Did you consider any requests for accommodation?		
Did you document the employee's performance during this opportunity period?		
Did you take into account any approved annual, sick, or other leave during the opportunity period?		
When the opportunity period ended, was the employee still performing at an unacceptable level?		

If the employee succeeds in raising his or her performance to an acceptable level, remind the employee of his or her continuing obligation to maintain acceptable performance.

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Steps 8 and 9 – Taking Action	Yes	No
For Actions Based on 5 CFR Part 432		
Do you have written performance standards/elements for the employee?		
Do you have copies of any supervisory notes of counseling or assistance given to the employee?		
Do you have copies of memoranda of counseling provided to the employee?		
Do you have a copy of the written notice providing an opportunity to improve?		
Did you document the employee's performance during the opportunity period?		

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From: Alston, Julie A
Sent: Friday, October 13, 2017 10:29 AM
To: Bauer, Cindy; Borders, Julia A; Puryear, Charlotte.Rose; Gallian, Dave; Haynes, Cheryl A; Hurt, Thomas E; DeFelice, Joseph J; Myers, Danny J; Ott, Richard M; Sutters, Nicole L; Williams, Evie
Subject: FW: FYI - Departmental Enforcement Center (DEC) Fall 2017 Newsletter
Attachments: Fall 2017.pdf

Good read from our colleagues at HUD's Departmental Enforcement Center.

AMERICAN OVERSIGHT

4th Quarter
Fall 2017

Departmental Enforcement Center

DEC Newsletter

Notes from the Director

Inside this issue:

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I had foot surgery a couple of weeks ago. It gave me plenty of time at home to recover and think about what is important.

The work of the DEC is important. Our work assures that HUD's partners live up to their agreements to provide decent, safe and sanitary housing. We find non-compliances and get corrective actions. We work to get the "bad actors" out of doing business with HUD. We do so in a professional, respectful and thorough manner. I am extremely proud and grateful for each DEC employee who serves in support of this important mission.

During fiscal year 2017, the DEC obtained over $5.9 million in penalties and payments to HUD for owner non-compliance. One owner of a Minnesota project paid $250,000 for a myriad of financial improprieties, including the nonpayment of Section 236 excess income and ineligible uses of project funds. In another case, Princess Apartments, a 100 % subsidized, 58-unit multifamily project in Los Angeles, California, we alleged that the owner had made more than $1 million in unauthorized distributions and failed to file four years of financial statements. Not only did the owner submit its overdue statements, but the owner also paid off the project's outstanding HELP loan, repaid the unauthorized distribution to the project's account, and paid HUD a $152,00 penalty.

In a portfolio of 13 properties in Texas with a common owner, Transcontinental Realty Investors, the DEC found unauthorized distributions of project funds and negotiated a civil money penalty of $142,500. These are but three examples of the excellent work performed by DEC staff this fiscal year, where we held owners accountable for their actions.

I hope to be back on my feet and in the office soon! Till then, happy fall and keep up the good work!

— Craig T. Clemmensen

AMERICAN OVERSIGHT

DEC HIGHLIGHTS

COMPLIANCE ACTIONS *for* FY2017:

Suspensions:	**145**
Final Debarments:	**175**
Total Actions:	320

Suspensions and Debarments

Deputy Director of a Housing Authority

The DEC proposed a three-year debarment of a Housing Authority Deputy Director who was convicted of Conspiracy to Commit Wire Fraud, Wire Fraud, and Conspiracy to Commit Money Laundering, in the United States District Court for the District of Maryland, for defrauding the Housing Choice Voucher Program of the Housing Authority of Prince George's County.

MORTGAGE BROKER

The DEC proposed the indefinite debarment of a mortgage broker who was convicted of Conspiracy to Commit Wire Fraud and Bank Fraud, in the United States District Court for the Southern District of New York, for conspiring to fraudulently originate mortgage loans, by making false statements and creating false documents and reports that were then submitted as part of a loan approval package to lenders.

OWNER, FHA-APPROVED DIRECT ENDORSEMENT LENDER

The DEC indefinitely debarred the owner of an FHA-approved direct endorsement lender, based upon his conviction in the US District Court for the Southern District of Florida, Miami Division. He was convicted of one count of violating 18 U.S.C. § 1349 (Conspiracy to Commit Wire Fraud Affecting a Financial Institution). He participated in a conspiracy to defraud HUD and financial institutions. Specifically, he directed loan officers, loan processors and underwriters to process and approve FHA-insured mortgage loans for otherwise unqualified borrowers by using false documents. He was sentenced to 135 months in prison and five years' supervised release. He was also ordered to pay over $64 million in restitution, with $55.2 million of it owed to HUD.

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DEC HIGHLIGHTS

THERESA SMITH AWARDED OGC'S HIGHEST HONOR– CURRY AWARD!

In a moving acceptance speech, on September 15, 2017, Theresa Smith, Atlanta Satellite Office Director, accepted OGC's highest honor– the Curry Award. The award is offered to OGC employees who have demonstrated a lifetime example of quality public service. In her remarks, Theresa acknowledged her family and colleagues for assisting her in her career at HUD. She noted the support of Donzella Hamm, now deceased, who had mentored her in her development from team leader to DEC Satellite Office Director. Theresa will be retiring from federal service in January 2018. Her tireless strength and dedication will be sorely missed. Congratulations, Theresa, for your award and sustained commitment to public service!

From left to right: Theresa's husband, Al, Theresa, and Beth Zorc, the Principal Deputy General Counsel, at the presentation of the Curry Award to Theresa.

AMERICAN OVERSIGHT

From the Desk of OPERATIONS

What's new?

Training

The DEC Team Leaders gathered in the Chicago DEC Office from September 19 thru 22, 2017, for the first time in several years. Some of the topics discussed included workload management, peer sharing and peer assistance and communications. Team leaders engaged in interactive discussions led by Deputy Director James Beaudette on HUD Reform and a GAO review of the DEC.

David Woll, Deputy General Counsel for Enforcement, discussed his vision and solicited comments on a new lead based paint enforcement initiative. The Department's Chief Risk Officer Larry Koskinen, assisted by the DEC's Risk Officer Jonathan Lash, provided an update pertaining to the Department's enterprise risk management approach and framework. Carmen Trice, Enforcement Analyst, provided updates, oversight reviews and Snapshots challenges.

In addition, Team Leaders and HQ staff in attendance received coaching and teambuilding skills training from SkillPath.

Attendees/trainers for the Team Leader Training, fom left to right: Jadranka Schechinger, Angelo DiSanti, Gail Owens, Marc Vigo, Eliza Lo, Brad Adams, Mark Borum, Kimberly Martin, Dee Boston, Jonathan Lash, Carmen Trice, and Nicole Willingham.

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From the Desk of
OPERATIONS

What's new?

Training

TRAINING ON FINANCIAL, NON-FILER AND PHYSICAL MULTIFAMILY HOUSING REFERRALS

DEC Operations staff provided training to the DEC's "recent hires" in Washington, DC on September 26-28, 2017. The attendees came from all five satellite offices, with most having less that three years with the DEC.

Jim Salvati provided two days of financial statement analysis. His presentation allowed the attendees to conduct practical exercises to assess owner's financial statements. Attendees discussed common issues and ways to discover possible fraud and misuse of project funds.

Here's Multifamily Housing Program Analyst Brandt Witte offering the class some insight from his office's perspective.

Jim Pollock provided training on handling annual financial statement non-filers and physical referrals. He discussed the DEC's procedures for dealing with non-compliant owners and offered suggested remedies.

The DEC is grateful to REAC for the use of REAC's training room. Great training and great cross program collaboration!

Attendees at the DEC's Financial, Non-filer and Physical Referrals Training on 9/28/17.

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DEC HIGHLIGHTS

Chicago obtained recoveries and penalties

CHICAGO DEC

Eastwood Towers - Chicago, IL

Eastwood Towers is a 230-unit, partially subsidized (226 units), multifamily housing project with a mortgage insured by HUD under Section 223(a)(7) / Refi of 223(f). As such, Eastwood Towers is subject to a Regulatory Agreement and a Housing Assistance Payments contract.

REAC referred this project to the DEC based on compliance flags for unauthorized distributions from project funds for fiscal year ending 12/31/2014 and 12/31/2015 annual financial statements. This was a repeat referral for unauthorized use of project funds.

After analyzing the project's financial statements and contacting the owner, the DEC negotiated a settlement agreement with the project's owner. The owner returned $269,521 to the project's operating account and paid a $15,000 civil money penalty to resolve the compliance violation.

Omer Adil is the DEC Financial Analyst who handled this matter. Jadranka Schechinger, Team Leader, also worked with Omer on this case. Congratulations, Chicago DEC, on a job well done!

AMERICAN OVERSIGHT

DEC HIGHLIGHTS

LOS ANGELES DEC

Financial Recoveries of $190,949

Regency Oaks – Long Beach, CA

Regency Oaks is a 99-bed skilled nursing facility in which the project's owner had leased the facility to a related party operator. The mortgage loan on the facility was insured by HUD under Section 223(a)(7) and the project's owner and operator are subject to a HUD regulatory agreement.

The Real Estate Assessment Center (REAC) referred this project to the DEC for the unauthorized distribution of project funds. After analyzing the owner's financial statements and business agreements with HUD, the DEC determined that the owner had made unauthorized distributions from project funds. The DEC concluded its enforcement actions with a warning letter to the project's owner after the owner provided proof with documentation showing the unauthorized distributions of $190,949 had been returned to the project's operating account.

Marc Aboy was the DEC financial analyst assigned to this case. Great job, Marc!

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DEC HIGHLIGHTS

NEW YORK DEC

Elizabeth Seton Pediatric Center - Yonkers, NY

The Elizabeth Seton Pediatric Center ("the Project") is a 169-bed, not-for-profit, community service provider of inpatient pediatric long-term and rehabilitative care. The Project is owned by the Sisters of Charity Ministry Network, Inc. and was financed by a Section 232 insured loan from HUD. Thus, the Project's owner was subject to a HUD Regulatory Agreement.

REAC referred this project to the DEC based on a compliance flag for "Unauthorized Loans from Project Funds" that resulted from its automated review of the owner's annual financial statements. After analyzing the owner's financial statements and business agreements with HUD, the DEC alleged that the Project made unauthorized loans to one of its affiliates, the John A. Coleman School ("The School").

During its review, the DEC was advised that the School shared certain expenses with the Project, but that the School was behind in reimbursing the Project for its portion of those shared expenses. The DEC concluded its enforcement efforts after the School paid the Project $900,000; leaving the outstanding receivable balance owed to the Project as of March 31, 2017, at $155,295 or approximately one-month's-worth of the School's portion of those shared expenses. The DEC also received assurances from the Project's Director of Finance that the Project will only allow one-month or less of the School's portion of future shared expenses to be receivable at any time.

Martin "Stann" Kaplan was the DEC Enforcement Analyst assigned to Elizabeth Seton Pediatric Center.

Way to go, Stann!

A bird's eye view of Elizabeth Seton Pediatric Center, Yonkers, NY.

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DEC HIGHLIGHTS

NEW YORK DEC

$7,556,177 Directed to Reserve Deposits

Henry Phipps Plaza South is a 404-unit housing project with 290 HUD assisted units in Manhattan, NYC. It has a 30,098,700 mortgage insured under Section 221d4. As a not-for-profit entity that is allowed limited distributions of surplus cash, the project's owner was required to deposit all funds in excess of its limited distribution amount into a Residual Receipts Reserve Account. The DEC's review revealed that the owner had not done so.

As a result of the DEC's involvement, the owner returned prior distributions of $4,847,146 to the project and deposited them into a newly established residual receipts account. Additionally, the project's owner deposited $2,709,031 of fiscal year 2016 surplus cash into the residual receipts account, bringing the account total to $7,556,177.

Bernard Weill, Financial Analyst, worked on this matter. Great job, Bernard!

Subsequently, the Owner has submitted a request for HUD's approval to withdraw some funds from the Residual Receipts for capital improvements needed for the Project.

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DEC HIGHLIGHTS

ATLANTA DEC

A view of one of the Creekside Landing Apartments

Creekside Landing Apartments - Greer, SC

Creekside Landing Apartments is a 36-unit, fully subsidized, multifamily housing project, which was funded by a Section 202 Capital Advance for the Elderly and thus, the project's owner was subject to both a HUD Regulatory Agreement and a Project Rental Assistance Contract.

REAC referred this project to the DEC based on the multiple compliance flags that resulted from its automated review of the project owner's annual financial statements. After analyzing the owner's financial statements and business agreements with HUD, the DEC alleged that the project made $55,000 in unauthorized loans from project funds. The DEC negotiated a settlement agreement to end its enforcement efforts. The project owner deposited $55,000 into the project's operating account and paid a $10,000 civil money penalty (CMP) to HUD to comply with the settlement and resolve the alleged compliance violations.

Atlanta DEC Financial Analyst Sandra Chesnutt handled this case. Good job, Sandra!

Palm's Edge Assisted Living Facility - Palm Beach, FL

This 65-bed assisted living facility was insured by HUD under a Section 223(a)(7) refinanced loan and is subject to a HUD Regulatory Agreement. REAC referred this project to the DEC based on the multiple financial compliance flags. After analyzing the owner's financial statements and business agreements with HUD, the DEC alleged that the project made unauthorized distributions from project funds in fiscal years 2012, 2013, 2014, and 2015. The DEC negotiated a settlement agreement with the owner that ended its enforcement efforts. The owner deposited $135,000 into the project's operating account and paid a $12,000 civil money penalty to comply with the settlement agreement.

Enforcement Analyst Bridgette Zellous conducted this review and analysis. Way to go, Bridgette!

Palm's Edge Assisted Living, Palm Beach, Florida

AMERICAN OVERSIGHT

DEC HIGHLIGHTS

ATLANTA DEC

On September 21, 2017, Sabrina Baskin, an Enforcement Assistant in our Atlanta office, graduated from the 2017 PEAK PERFORMANCE PROGRAM FOR ASPIRING LEADERS (P3 Program).

The Federal Executive Board's P3 Program is a nine month competency-based training program for grades GS7 – GS12 and offers opportunities to participate in developmental and leadership performance training, while promoting best practices across agencies through networking and collaboration with program participants.

The P3 Program for Aspiring Leaders is now in its fifth year and continues to promote employee development at a high level. This training opportunity positions Sabrina well to compete for future advancement.

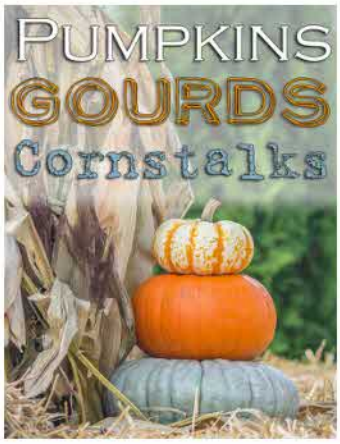
Congratulations to Sabrina on this developmental accomplishment. The DEC is committed to self-development and succession planning.

Here, Atlanta Satellite Office Director, Theresa Smith, left, congratulates Sabrina Baskin on her significant accomplishment!

AMERICAN OVERSIGHT

DEC HIGHLIGHTS

FORT WORTH DEC



Northeast View Apartments is a 137 unit, 100 % project based Section 8 apartment complex in Kansas City, Missouri. The project scored a 23c* in a REAC inspection from April 7, 2016, with 327 observed health and safety deficiencies. The FTW DEC notified the owner that it had violated the Housing Assistance Payments Contract to maintain the property in decent, safe and sanitary condition.

REAC re-inspected the project on November 30, 2016, and 69 health and safety deficiencies were then observed. Due to the second inspection revealing poor physical conditions, the Fort Worth DEC issued a Pre-Penalty Notice for Civil Money Penalties - Opportunity to Show Cause to the owner for $55,000. To seek a satisfactory resolution for the failure to provide decent, safe and sanitary housing without the expense and uncertainty of further litigation, the owner agreed to pay a civil money penalty of $10,000. The owner is now trying to sell the property.

Teressia Smith, Enforcement Analyst, worked with Patricia Tijerina, Office of Counsel, on this case. Nice job, Teressia!

Here is the entrance to Northeast View Apartments, Kansas City, Missouri

AMERICAN OVERSIGHT

DEC HIGHLIGHTS

FORT WORTH DEC

DEC OBTAINED:

RECOVERIES

DIRECTED PAYMENTS

CIVIL MONEY PENALTIES

Oaks of Granbury,
Granbury, TX
Villa of Wolfforth,
Wolfforth, TX
Villa of Tyler, Tyler, TX

These assisted living facilities with 140 total assisted living units, were financed with Section 223(a)(7) HUD insured loans and used the same management agent company, Creative Solutions in Healthcare Inc., which was an identity-of-interest entity with each of the project owners.

REAC referred the first two projects to the DEC based on compliance flags for unauthorized distributions of project funds. Villa of Tyler was referred to the DEC based on an OIG audit review. The DEC initially alleged that these project owners had made unauthorized distributions of project funds and ordered the repayment of $320,529 to the Oaks of Granbury and $10,000 each to the Villa of Wolfforth and Villa of Tyler for a **total recovery of $340,529.**

However, in reviewing the response and documentation provided, the DEC discovered that the management agent had been commingling the project funds from these three projects with other funds held by the management agent. The DEC advised the Office of Residential Care Facilities (ORCF) about the commingling and was informed that ORCF would not approve an exception to the HUD regulatory agreement. After which, the DEC directed the owner to cease the commingling and to transfer all funds attributable to Oaks of Granbury, Villa of Tyler, and Villa of Wolfforth from the centralized account of the management agent into separate bank accounts in the names of each of the HUD-insured projects. The amounts transferred to separate project accounts were $394,982 (Oaks of Granbury), $101,017 (Villa of Tyler), and $70,740 (Villa of Wolfforth). The **total amount of the DEC directed payments was $566,739.**

The DEC also pursued civil money penalties against Granbury II Enterprises, LLC, the owner of the Oaks of Granbury for repeat violations. That owner **agreed to pay $5,000 in penalties** to HUD to resolve its regulatory agreement violations.

Steve Halsey, Enforcement Analyst, handled these three cases. **Great work, Steve!**

AMERICAN OVERSIGHT

DEC Multifamily Housing & Office of Healthcare Programs

FY 2017 - 4th Quarter Referral Processing

MFH & OHP Referral Processing	Financial	Physical	Non-filer	Other	Total
Beginning Inventory	1,667	81	1,516	33	3,297
New Referrals	311	39	128	3	481
Closed Referrals	488	34	678	8	1,208
Ending Inventory	1,490	86	966	28	2,570

Civil Money Penalties and FHA Recoveries Obtained—4th Qtr. 2017

Project	Office	Penalty Amount
Redwood Cove (MFH 800001574)	HQ	$2,000
Kitsap Peninsula (MFH 800022584)	HQ	$2,000
Pennbrooke Apts. (MFH 800011818)	Los Angeles	$150,000
Premier Apts. (MFH 800002237)	Los Angeles	$85,000
Jewel Terraces (MFH 800001722)	Los Angeles	$100,000
Premier Apts. (MFH 800002237)	Los Angeles	$2,441,555
Jewel Terraces (MFH 800001722)	Los Angeles	$872,621
Heartwood Extended Health Care (OHP 800213847)	HQ	$2,000
Oaks of Granbury (OHP 800213726)	Fort Worth	$5,000
Northeast View Apts. (MFH 800011926)	Fort Worth	$10,000
Creekside Landing Apartments (MFH 800225904)	Atlanta	$10,000
Palm Edge ALF (OHP 800225225)	Atlanta	$12,000
Ridgecrest Apartments (MFH 800020455)	Atlanta	$6,000
Eastwood Towers (MFH 800006522)	Chicago	$15,000
4th Quarter Total:		**$3,713,176**

AMERICAN OVERSIGHT

Financial Recoveries 4th Qtr. FY 2017

Project	Office	# Units/Beds	Recovery Amount
Flats at MacArthur (MFH 800231349)	Fort Worth	288	$66,667
Saint Paul Village (MFH 800004983)	Atlanta	48	$10,506
Elizabeth Seton Pediatric Center (OHP 800226701)	New York	169	$900,000
Creekside Landing Apartments (MFH 800225904)	Atlanta	36	$55,000
Palm Edge ALF (OHP 800225225)	Atlanta	65	$135,000
Ivy Residence (MFH 800058910)	New York	74	$13,371
Lutheran Residences (MFH 800004257)	Atlanta	180	$22,182
Glen Eagles Apartments (MFH 800222903)	Chicago	106	$31,051
Lexington Place I (MFH 800218996)	Fort Worth	120	$69,657
Crestview Apartments (MFH 800012795)	Atlanta	65	$10,036
Interfaith Housing B (MFH 800006782)	Chicago	101	$11,556
Gardens at Cobb Park (MFH 800021262)	Fort Worth	100	$26,917
Eastwood Towers (MFH 800006522)	Chicago	230	$269,521
Copper Heights (OHP 800226268)	Los Angeles	84	$18,040
St. George Healthcare Center (OHP 800225370)	Atlanta	88	$20,000
Franklin Center (MFH 800009212)	Atlanta	38	$31,141
4th quarter totals:		**3,784**	**$4,156,101**

AMERICAN OVERSIGHT

WORD SEARCH—WHO'S NEW AT HUD?

E	S	E	X	B	O	S	E	L	J	Y	Z	T	J	K	S	Q	I	U	L	Q	T	R	J	D
S	L	A	C	H	E	D	E	P	P	T	G	C	Z	H	J	U	N	O	F	T	C	E	O	A
P	K	I	O	I	A	T	L	L	R	A	C	A	E	Q	T	D	Z	Q	E	A	R	T	H	V
Z	I	Q	Z	W	L	N	H	U	G	N	U	I	L	N	U	R	Y	G	Y	N	O	N	N	I
Y	S	Y	A	A	W	E	K	V	O	A	L	T	E	K	A	Z	G	B	B	N	Z	U	B	D
D	V	N	M	G	B	R	F	U	A	A	E	A	Q	M	Z	E	E	Y	U	A	H	H	R	T
H	A	I	K	P	E	E	C	E	G	N	L	D	O	M	L	F	J	D	P	M	T	W	A	I
D	W	Z	W	T	P	U	T	R	D	R	D	F	I	D	A	O	O	G	L	A	E	E	V	L
F	P	N	N	V	Y	D	E	H	A	H	L	U	N	V	H	R	U	G	D	R	B	H	A	L
N	I	U	E	N	I	E	E	C	V	O	P	A	Y	N	A	V	E	E	O	I	X	T	C	E
O	H	K	L	D	N	K	K	P	D	A	L	E	S	N	F	D	D	N	V	A	D	T	O	Y
S	J	Q	S	W	V	L	M	A	T	E	N	O	S	C	E	O	L	R	K	F	K	A	S	B
R	Y	G	O	I	E	I	D	Z	V	R	N	D	D	O	S	M	U	T	M	A	V	M	Y	E
A	T	O	W	F	R	P	W	E	L	J	C	Z	U	D	J	S	S	L	X	R	S	V	O	N
C	D	F	F	K	L	K	L	A	O	S	M	L	R	Y	U	P	A	J	F	I	K	P	D	V
N	C	K	N	Z	Z	C	U	Y	I	Q	Y	O	Q	H	N	S	H	B	I	A	P	P	E	K
E	A	N	D	R	E	W	H	U	G	H	E	S	D	F	C	E	I	J	A	S	N	D	G	R
B	L	B	P	S	R	E	N		C	A	R	T	S	E	I	M	M	I	J	N	V	D	W	S
R	H	Q	I	P	A	M	E	L	A	H	U	G	H	E	S	P	A	T	E	N	A	U	D	E
D	D	N	O	S	P	M	O	H	T	Y	M	A	L	L	O	W	D	I	V	A	D	E	D	U
G	E	L	Y	N	N	E	P	A	T	T	O	N	F	Z	X	Z	Y	I	P	V	V	T	D	G
D	O	A	G	V	W	C	J	T	M	H	R	L	W	A	G	Q	T	N	U	M	H	T	L	I
J	V	O	L	B	D	A	C	G	I	I	W	Y	C	Q	K	I	L	F	X	I	E	A	N	K
N	S	N	L	E	O	Z	I	I	D	K	A	K	Q	B	L	B	D	S	J	F	J	M	X	A
V	P	G	I	D	C	Q	S	Q	U	I	Q	A	I	W	V	F	U	N	X	J	O	W	H	G

Look for the following names in a vertical, horizontal, diagonal, and/or backwards direction:

ADOLFO MARZOL
AMY THOMPSON
ANDREW HUGHES
ANNA MARIA FARIAS
BETH VANDUYNE
BETH ZORC
DANA WADE
DAVID EAGLES
DAVID TILLE
DAVID WOLL
DEANA BASS
DENISE CLEVELAND-LEGGETT
DR BEN CARSON
ELIZABETH VAN DUYNE
HUNTER KURTZ
JIMMIE STRACNER
JOHN BRAVACOS
JOHNSON JOY
JOSEPH DEFELICE
LYNNE PATTON
MAREN KASPER
MATTHEW HUNTER
NEAL RACKLEFF
PAMELA HUGHES PATENAUDE
SHEILA GREENWOOD

Answers on the next page.

AMERICAN OVERSIGHT

WORD SEARCH ANSWERS—WHO'S NEW AT HUD?

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	
E	+	E	+	B	+	S	E	+	+	+	Z	+	+	+	S	+	+	+	L	+	T	R	J	D	1
+	L	+	C	+	E	D	E	+	+	T	+	+	+	H	+	+	+	O	+	T	C	E	O	A	2
+	+	I	+	I	A	T	+	L	R	+	+	+	E	+	+	+	Z	+	E	A	R	T	H	V	3
+	+	+	Z	W	L	+	H	U	G	+	+	I	+	N	+	R	+	G	+	N	O	N	N	I	4
+	+	+	A	A	+	E	K	V	+	A	L	+	E	+	A	+	G	+	+	N	Z	U	B	D	5
+	+	N	+	+	B	R	F	+	A	A	E	A	+	M	+	E	+	+	+	A	H	H	R	T	6
+	A	+	+	+	E	E	+	E	G	N	L	D	O	M	L	+	J	+	+	M	T	W	A	I	7
D	+	+	+	T	+	+	T	R	D	R	D	F	I	D	A	O	+	+	+	A	E	E	V	L	8
+	+	+	N	+	+	+	E	H	A	H	L	U	N	V	H	R	+	+	+	R	B	H	A	L	9
N	+	U	+	+	+	E	+	C	V	O	P	A	Y	N	A	+	E	+	+	I	+	T	C	E	10
O	H	+	+	+	N	+	K	+	D	A	L	E	S	N	+	D	+	N	+	A	+	T	O	+	11
S	+	+	+	W	+	L	+	A	+	E	N	O	S	+	E	+	+	+	K	F	+	A	S	+	12
R	+	+	O	+	E	+	+	+	V	+	N	D	+	O	S	+	+	+	+	A	+	M	+	+	13
A	+	O	+	F	+	+	+	E	+	J	+	+	U	+	J	S	+	+	+	R	S	+	+	+	14
C	D	+	F	+	+	+	L	+	O	+	+	+	+	Y	+	+	A	+	+	I	+	P	+	+	15
N	+	+	+	+	+	C	+	Y	+	+	+	+	+	+	N	+	+	B	+	A	+	+	E	+	16
E	A	N	D	R	E	W	H	U	G	H	E	S	+	+	+	E	+	+	A	S	+	+	+	R	17
B	+	+	+	S	R	E	N		C	A	R	T	S	E	I	M	M	I	J	N	+	+	+	+	18
R	+	+	I	P	A	M	E	L	A	H	U	G	H	E	S	P	A	T	E	N	A	U	D	E	19
D	+	N	O	S	P	M	O	H	T	Y	M	A	L	L	O	W	D	I	V	A	D	E	+	+	20
+	E	L	Y	N	N	E	P	A	T	T	O	N	+	+	+	+	+	+	+	+	+	+	D	+	21
D	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	22
+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	23
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+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	25

(Over, Down, Direction)
ADOLFO MARZOL(9,12,NE)
AMY THOMPSON(13,20,W)
ANDREW HUGHES(2,17,E)
ANNA MARIA FARIAS(21,3,S)
BETH VAN DUYNE(5,1,SE)
BETH ZORC(22,9,N)
DANA WADE(1,8,NE)
DAVID EAGLES(17,11,NW)
DAVID TILLE(25,1,S)
DAVID WOLL(22,20,W)
DEANA BASS(24,21,NW)
DENISE CLEVELAND-LEGGETT(1,22,NE)
DR BEN CARSON(1,20,N)
ELIZABETH VAN DUYNE(1,1,SE)
HUNTER KURTZ(2,11,NE)
JIMMIE STRACNER(20,18,W)
JOHN BRAVACOS(24,1,S)
JOHNSON JOY(18,7,SW)
JOSEPH DEFELICE(16,14,NW)
LYNNE PATTON(3,21,E)
MAREN KASPER(15,7,SE)
MATTHEW HUNTER(23,13,N)
NEAL RACKLEFF(15,4,SW)
PAMELA HUGHES PATENAUDE(5,19,E)
SHEILA GREENWOOD(16,1,SW)

AMERICAN OVERSIGHT

DEC HQ Single Point of Contact (SPOC) Assistance Directory

DEC POLICY/TECHNICAL GUIDANCE/CLARIFICATION

Area/Topic	SPOC	Phone Number	Email Address
Financials (AFS)	Jim Salvati	202 245-4152	James.Salvati@hud.gov
Physicals (PASS)	Jim Pollock	202 245-4147	James.L.Pollock@hud.gov
Snapshot Reviews/Reporting	Carmen Trice	202 245-4260	Carmen.Y.Trice@hud.gov
Bi-Weekly Report	Jim Salvati	202 245-4152	James.Salvati@hud.gov
Non-Filers	Jim Pollock	202 245-4147	James.L.Pollock@hud.gov
SharePoint DAR Reporting/Entry	Jim Salvati	202 245-4152	James.Salvati@hud.gov
iREMS Access	Corlis Stevenson	202 245-4157	Corlis.A.Stevenson@hud.gov

PROGRAM AREA LIAISON

Area/Topic	SPOC	Phone Number	Email Address
CPD	Mark Borum	202 245-4159	Mark.G.Borum@hud.gov
MFH	Jim Pollock	202 245-4147	James.L.Pollock@hud.gov
OHP	Jim Pollock	202 245-4147	James.L.Pollock@hud.gov
PIH	Mark Borum	202 245-4159	Mark.G.Borum@hud.gov
CIO	Becky Shank	202 245-4153	Rebecca.H.Shank@hud.gov

DEC OPERATIONAL GUIDANCE

Area/Topic	SPOC	Phone Number	Email Address
iREMS Workload Distribution	Jim Pollock	202 245-4147	James.L.Pollock@hud.gov
DEC Web/Newsletter	Becky Shank	202 245-4153	Rebecca.H.Shank@hud.gov
Management Meeting Coordination	Becky Shank	202 245-4153	Rebecca.H.Shank@hud.gov
DEC FOIA Coordination	Becky Shank	202 245-4153	Rebecca.H.Shank@hud.gov
IT Coordination	Becky Shank	202 245-4153	Rebecca.H.Shank@hud.gov
Travel/Training Funds	James M. Beaudette	202 245-4111	James.M.Beaudette@hud.gov
Personnel/Staffing	James M. Beaudette	202 245-4111	James.M.Beaudette@hud.gov

AMERICAN OVERSIGHT

4th Quarter
Fall 2017

Departmental Enforcement Center

DEC Newsletter

DEC's Mission Statement

To promote program integrity, management accountability and the physical and financial viability of HUD insured and assisted housing by taking effective and aggressive civil or administrative enforcement action against those who violate or abuse HUD's requirements.

DEC Management Contact Numbers

HEADQUARTERS

DEC Director
Craig Clemmensen
202-245-4195

DEC Deputy Director
James Beaudette
202-245-4111

Compliance Director
Stanley Field
202-245-4122

Operations Director
Mark Borum
202-245-4159

Senior Advisor to the DEC Director
Rebecca Shank
202-245-4153

Fort Worth SO Director
Hope File 817-978-9555
Team Leaders
Gail Owens 817-978-9523
Nicole Willingham 817-978-9557

Los Angeles SO Director
Lydia Morales 213-534-2544
Team Leaders
Kimberly Martin 213-534-2531
Marc Vigo 213-534-2723

New York SO Director
Paul Aprigliano 212-542-7724
Team Leaders
Eliza Lo 212-542-7846
Angelo DiSanti 212-542-7915

United States Department of Housing and Urban Development
Office of General Counsel
Departmental Enforcement Center
1250 Maryland Avenue, SW
Suite 200
Washington, DC 20024
(202) 708-3354

Atlanta SO Director
Theresa Smith 678-732-2323
Team Leaders
Declatus Boston 678-732-2747
Dan Abel 678-732-2337

Chicago SO Director
Walter Mozdzierz 312-913-8059
Team Leader
Bradley Adams 312-913-8351
Jadranka Schechinger 312-913-8034

AMERICAN OVERSIGHT

From: Ott, Richard M
Sent: Friday, October 13, 2017 11:38 AM
To: DeFelice, Joseph J; Solivan, Elvis
Subject: FW: Please Advise - FW: Employee Engagement Activities for October

The HOC is off and running with Halloween before we had a chance to do much. So, Van and I thought we could just join their effort. Perhaps we can talk on Monday. Rich

---

From: Williams, Sheppard V
Sent: Friday, October 13, 2017 11:12 AM
To: Ott, Richard M <richard.m.ott@hud.gov>
Cc: Ambrose-Evans, Greta <Greta.AmbroseEvans@hud.gov>
Subject: Please Advise - FW: Employee Engagement Activities for October
Importance: High

Rich,

Have you been able to let Joe know about having this be circulated office-wide by FPM for other programs to participate with the HOC?

S. Van Williams
Senior Management Analyst/Regional FOIA & CTS Liaison
Office of the Regional Administrator
Philadelphia Regional Office
Phone 215-430-6628 - Fax 215-656-3445
sheppard.v.williams@hud.gov

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From: Ambrose-Evans, Greta
Sent: Friday, October 13, 2017 11:09 AM
To: Williams, Sheppard V <sheppard.v.williams@hud.gov>
Cc: Ambrose-Evans, Greta <Greta.AmbroseEvans@hud.gov>
Subject: FW: Employee Engagement Activities for October

FYI ☺

Greta Ambrose-Evans
Management Analyst
U.S. Department of Housing and Urban Development
Homeownership Center, Operations
100 Penn Square East
Philadelphia, PA 19107

AMERICAN OVERSIGHT

215-861-7688

"Miracles happen everyday, change your perception of what a miracle is and you'll see them all around you." - Jon Bon Jovi

---

From: Ambrose-Evans, Greta
Sent: Friday, October 13, 2017 11:08 AM
To: PHI HOC EMPLOYEES ALL <PHIHOCEMPLOYEESALL@hud.gov>
Cc: Ambrose-Evans, Greta <Greta.AmbroseEvans@hud.gov>
Subject: Employee Engagement Activities for October

Hello Everyone –

Here are some events that are coming up this month and we encourage your participation.

On October 30th, there will be another *Light Board Contest* for each division. Theme is Halloween. Decorate your boards and division spaces and judges will come around and vote on most creative board and greatest participation.

On October 31st, there will be a *Halloween Costume Contest* that will be held in *Conference Room 12C from 12pm-1pm*. Employees are encouraged to bring your costume and dress up during lunch for the contest. We will also be having a cookie bake-off which will be voted on as well so plan on baking some cookies. Theme is Halloween.

AMERICAN OVERSIGHT

Please feel free to contact me or the Board if you have any questions.

Thanks,
Greta

Greta Ambrose-Evans
Management Analyst
U.S. Department of Housing and Urban Development
Homeownership Center, Operations
100 Penn Square East
Philadelphia, PA 19107
215-861-7688

"Miracles happen everyday, change your perception of what a miracle is and you'll see them all around you." - Jon Bon Jovi

AMERICAN OVERSIGHT

From: DeFelice, Joseph J
Sent: Friday, October 13, 2017 2:43 PM
To: Ott, Richard M; Solivan, Elvis
Subject: Re: Please Advise - FW: Employee Engagement Activities for October

That's fibe

Joseph J. DeFelice
Regional Administrator
U. S. Department of Housing and Urban Development

From: Ott, Richard M
Sent: Friday, October 13, 2017 11:37:36 AM
To: DeFelice, Joseph J; Solivan, Elvis
Subject: FW: Please Advise - FW: Employee Engagement Activities for October

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From: Williams, Sheppard V
Sent: Friday, October 13, 2017 11:12 AM
To: Ott, Richard M <richard.m.ott@hud.gov>
Cc: Ambrose-Evans, Greta <Greta.AmbroseEvans@hud.gov>
Subject: Please Advise - FW: Employee Engagement Activities for October
Importance: High

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S. Van Williams
Senior Management Analyst/Regional FOIA & CTS Liaison
Office of the Regional Administrator
Philadelphia Regional Office
Phone 215-430-6628 - Fax 215-656-3445
sheppard.v.williams@hud.gov

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From: Ambrose-Evans, Greta
Sent: Friday, October 13, 2017 11:09 AM
To: Williams, Sheppard V <sheppard.v.williams@hud.gov>

AMERICAN OVERSIGHT

Cc: Ambrose-Evans, Greta <Greta.AmbroseEvans@hud.gov>
Subject: FW: Employee Engagement Activities for October

FYI ☺

Greta Ambrose-Evans
Management Analyst
U.S. Department of Housing and Urban Development
Homeownership Center, Operations
100 Penn Square East
Philadelphia, PA 19107
215-861-7688

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On October 31st, there will be a *Halloween Costume Contest* that will be held in *Conference Room 12C from 12pm-1pm*. Employees are encouraged to bring your costume and dress up during lunch for the

AMERICAN OVERSIGHT

contest. We will also be having a cookie bake-off which will be voted on as well so plan on baking some cookies. Theme is Halloween.

Please feel free to contact me or the Board if you have any questions.

Thanks,
Greta

Greta Ambrose-Evans
Management Analyst
U.S. Department of Housing and Urban Development
Homeownership Center, Operations
100 Penn Square East
Philadelphia, PA 19107

AMERICAN OVERSIGHT

215-861-7688

"Miracles happen everyday, change your perception of what a miracle is and you'll see them all around you." - Jon Bon Jovi

AMERICAN OVERSIGHT

From: Ott, Richard M
Sent: Friday, October 13, 2017 2:44 PM
To: DeFelice, Joseph J
Subject: RE: Please Advise - FW: Employee Engagement Activities for October

Great…

From: DeFelice, Joseph J
Sent: Friday, October 13, 2017 2:43 PM
To: Ott, Richard M <richard.m.ott@hud.gov>; Solivan, Elvis <Elvis.Solivan1@hud.gov>
Subject: Re: Please Advise - FW: Employee Engagement Activities for October

That's fibe

Joseph J. DeFelice
Regional Administrator
U. S. Department of Housing and Urban Development

From: Ott, Richard M
Sent: Friday, October 13, 2017 11:37:36 AM
To: DeFelice, Joseph J; Solivan, Elvis
Subject: FW: Please Advise - FW: Employee Engagement Activities for October

The HOC is off and running with Halloween before we had a chance to do much. So, Van and I thought we could just join their effort. Perhaps we can talk on Monday. Rich

---

From: Williams, Sheppard V
Sent: Friday, October 13, 2017 11:12 AM
To: Ott, Richard M <richard.m.ott@hud.gov>
Cc: Ambrose-Evans, Greta <Greta.AmbroseEvans@hud.gov>
Subject: Please Advise - FW: Employee Engagement Activities for October
Importance: High

Rich,

Have you been able to let Joe know about having this be circulated office-wide by FPM for other programs to participate with the HOC?

S. Van Williams
Senior Management Analyst/Regional FOIA & CTS Liaison
Office of the Regional Administrator
Philadelphia Regional Office
Phone 215-430-6628 - Fax 215-656-3445
sheppard.v.williams@hud.gov

This communication, along with any attachments, is covered by federal and state law governing electronic communications and may contain confidential and legally privileged information. If the reader of this message is not the intended recipient, you are hereby

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notified that any dissemination, distribution, use, or copying of this message or portion thereof is strictly prohibited. If you have received this message in error, please reply immediately to the sender and delete this message. Thank you.

From: Ambrose-Evans, Greta
Sent: Friday, October 13, 2017 11:09 AM
To: Williams, Sheppard V <sheppard.v.williams@hud.gov>
Cc: Ambrose-Evans, Greta <Greta.AmbroseEvans@hud.gov>
Subject: FW: Employee Engagement Activities for October

FYI ☺

Greta Ambrose-Evans
Management Analyst
U.S. Department of Housing and Urban Development
Homeownership Center, Operations
100 Penn Square East
Philadelphia, PA 19107
215-861-7688

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---

From: Ambrose-Evans, Greta
Sent: Friday, October 13, 2017 11:08 AM
To: PHI HOC EMPLOYEES ALL <PHIHOCEMPLOYEESALL@hud.gov>
Cc: Ambrose-Evans, Greta <Greta.AmbroseEvans@hud.gov>
Subject: Employee Engagement Activities for October

Hello Everyone –

Here are some events that are coming up this month and we encourage your participation.

On October 30th, there will be another *Light Board Contest* for each division. Theme is Halloween. Decorate your boards and division spaces and judges will come around and vote on most creative board and greatest participation.

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Management Analyst

AMERICAN OVERSIGHT

U.S. Department of Housing and Urban Development
Homeownership Center, Operations
100 Penn Square East
Philadelphia, PA 19107
215-861-7688

"Miracles happen everyday, change your perception of what a miracle is and you'll see them all around you." - Jon Bon Jovi

AMERICAN OVERSIGHT

From: Brown, Christina M
Sent: Monday, October 16, 2017 4:03 PM
To: Political Appointees
Subject: Ethics Presentation Materials

Hello All,

OGC is posting the materials from the monthly ethics briefings on the hud@work site for your reference. The previous materials on 1) the new officials briefing, 2) the Hatch Act, 3) FOIA, and 4) Procurement are live and all future materials will also be posted on the site.

The materials can be found here: http://hudatwork.hud.gov/HUD/gc/po/c/training

Sincerely,
Christina

Christina Brown
Senior Counsel
Office of General Counsel
U.S. Department of Housing and Urban Development
(202) 402-7108
christina.m.brown@hud.gov

AMERICAN OVERSIGHT

From: (b)(6)
Sent: Monday, October 16, 2017 4:11 PM
To: Secretary Carson; DeFelice, Joseph J; Ott, Richard M
Cc: Parker, Judith; Possage, Gary O; Scheetz, Randall J; Murray, Brian D
Subject: PGHousing Authority Denies Emergency Voucher for Disabled living with Landlord violating ADA and FHEO HUD Complaint No. 03-17-7302-8
Attachments: image003.png; WithdrawalADAChargeatPGHumanRelationsCommission9.28.2017.rtf

Dear Secretary Carson,

Please see Ms. Crittenden, from PGHousing Authority deny housing for the 5th time below. I really need to move from Oakcrest and the PG Housing Authority refuses to issue an Emergency Voucher. Can you help me? Without the voucher, I could be living at Oakcrest for 10 more years, mold, intrusions, arguing, water leaks, denied keys, threats from Mr. Joshua Greenberg, Respondent's attorney on September 25, 2017, because I filed an complaint with HUD and nobody cares,

Regards, (b)(6)

--- On Mon, 10/16/17, Crittenden, Michelle R. <mrcrittenden@co.pg.md.us> wrote:

> From: Crittenden, Michelle R. <mrcrittenden@co.pg.md.us>
> Subject: RE: Department of Justice Complaint forwarded for Appropriate Action, Request for Emergency HCV regarding Abuse on Disabled at Oakcrest Towers request HCV to move FOIA Request 17-00069-P
> To: (b)(6) "Brown,
> Eric C." <ecbrown@co.pg.md.us>, "karen.ashby@maryland.gov"
> <karen.ashby@maryland.gov>

>
> Good morning (b)(6)
> unfortunately we cannot expedite your voucher; the Housing Authority
> must follow the order you were selected in the lottery. Thank You
>
>
>
> Michelle Crittenden
>
> Rental Assistance Division
> Manager
> Housing Authority of Prince
> George's County
> Rental Assistance
> Division
> 9200 Basil Court
> Largo, MD 20774
> (301) 883-5506 Phone
>
> (301) 883-3403 Fax
> ha.mypgc.us Website
>
>

AMERICAN OVERSIGHT

> From: (b)(6)
> [mailt
>
>
> Sent: Wednesday, October 11, 2017 7:34 PM
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> To: Brown, Eric C.; Crittenden, Michelle R.; karen.ashby@maryland.gov
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> partnerships with MDOD.
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> So, I am still in
> misery.
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> 29, 2017, my landlord Oakcrest towers put me on a 30 day lease due to
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> my first eviction notice on July 26 with the rent already paid in 25
> years so retaliation is overpowering.
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> Thanks for taking your
> time to respond this mean so much. I pray for our blessings.
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(b)(6)
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AMERICAN OVERSIGHT

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> From: "Brown, Eric C." <ecbrown@co.pg.md.us>
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> Eric C. Brown
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> Director
>
> Prince George's County DHCD
>
> 9200 Basil Court,5th Floor, Suite 500
>
> Largo, Maryland 20774
>
> Phone: 301.883.5531(o)
>
> Email: ecbrown@co.pg.md.us
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> -----Original Message-----
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> From (b)(6)

AMERICAN OVERSIGHT

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> Sent: Wednesday, October 11, 2017 12:40 PM
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> To: Brown, Eric C.; Crittenden, Michelle R.;
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> Subject: Department of Justice Complaint forwarded for
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> My birthdate is (b)(6) 62 years old (I am disabled
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AMERICAN OVERSIGHT

PRINCE GEORGE'S COUNTY
MARYLAND
OVERSIGHT

PRINCE GEORGES COUNTY GOVERNMENT
HUMAN RELATIONS COMMISSION

REQUEST FOR WITHDRAWAL OF DISCRIMINATION

You recently indicated a desire to withdraw your charge. In order to initiate such action, please furnish the information below. Please note that our agency is willing to proceed with your charge if you so desire.

CHARGING PARTY NAME: (b)(6)

RESPONDENT: Oakcrest Towers

HRC AGENCY CHARGE# HRC 17-0702

I am aware that the PGCHRC protects my rights to file a complaint. I have been advised that is is unlawful for any person covered by Division 12, Title VII of the Civil Rights Acts of 1964, as amended, and or the Americans with Disabilities Act Amendments act of 2008, the Age Discrimination in Employment Act and enabling legislation of the PCHRC to treaten, intimidate or harass me because I filed a complaint. I have not been forced to request this withdrawal.

I request the withdrawal of my charge because:

I HAVE BEEN FORCED TO WITHDRAW MY COMPLAINT BY
MR. JOSHUA GREENBERG, RESPONDENT'S ATTORNEY
&
MS. NELSON THREATS 'YOUR COMPLAINT IS INVALID BECAUSE
YOU CAN'T NAME THE MEXICAN MEN THAT INTRUDED WITHOUT NOTICE" and
FALSE
ACCUSATIONS" YOU DON'T CARE ABOUT MY BABY"

(1). On September 25, 2017, Ms. Leslie Nelson cancelled the mediation at 11:00 a.m. (at the last minute) and I was forced to meet with the Respondent's Attorney, Joshua Greenberg, because I have a disability I believed he was interested in stoping the intrusions, preventing my personal lock, and the water damage.

(2). Mr. Greenberg threaten me severely behind close doors where I was alone. He told me to 'shut up" he was tired of my complaints.

(3). Mr. Greenberg threaten I was now put on a 30 day lease and if I continued to complain I would have to move from Oakcrest.

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AMERICAN OVERSIGHT

(5). Mr. Greenberg threaten me with intimidation by pushing his "brown stained, heavy" briefcase at me, while screaming, spit in my face.

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(7.) Ms. Nelson cause me severe emotional distress my conducting an "at whim" mediation over the phone while I was driving ended up accusing me of not "liking her infant baby" whom I never met, during an argument because I couldn't hear due to outside traffic.

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(9.) Therefore, I withdrew my complaint due to emotional distress from the cancelled last minute mediation, the threats from Mr. Greenberg and Ms. Nelson.

Signed electronically by (b)(6) on October 9, 2017

AMERICAN OVERSIGHT

From: DeFelice, Joseph J
Sent: Tuesday, October 17, 2017 1:50 PM
To: Turner, Marvin
Cc: Ott, Richard M
Subject: FW: PGHousing Authority Denies Emergency Voucher for Disabled living with Landlord violating ADA and FHEO HUD Complaint No. 03-17-7302-8
Attachments: image003.png; WithdrawalADAChargeatPGHumanRelationsCommission9.28.2017.rtf

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AMERICAN OVERSIGHT

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AMERICAN OVERSIGHT

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AMERICAN OVERSIGHT

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AMERICAN OVERSIGHT

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MARYLAND
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AMERICAN OVERSIGHT

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Cc: Ott, Richard M
Subject: RE: PGHousing Authority Denies Emergency Voucher for Disabled living with Landlord violating ADA and FHEO HUD Complaint No. 03-17-7302-8

Thanks. Rich set it yesterday. We assigned to FHEO to review.

M

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AMERICAN OVERSIGHT

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> my first eviction notice on July 26 with the rent already paid in 25
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> Thanks for taking your
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> Warmest regards,
(b)(6)
>
(b)(6)
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> > -------- Original message
> --------
>
>
> From: "Brown, Eric C." <ecbrown@co.pg.md.us>
>
>
>
> Date: 10/11/17 6:07 AM (GMT-11:00)
>
>
>
> To: (b)(6) "Crittenden,
> Michelle R." <mrcrittenden@co.pg.md.us>, karen.ashby@maryland.gov
>
>
>
> Subject: RE: Department of Justice
> Complaint forwarded for Appropriate Action, Request for Emergency
> HCV regarding Abuse on Disabled at Oakcrest Towers
> request HCV to move FOIA Request 17-00069-P
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> It is my understanding
> that the matter has been referred to HUD for appropriate action
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>

AMERICAN OVERSIGHT

> Eric C. Brown
>
> Director
>
> Prince George's County DHCD
>
> 9200 Basil Court,5th Floor, Suite 500
>
> Largo, Maryland 20774
>
> Phone: 301.883.5531(o)
>
> Email: ecbrown@co.pg.md.us
>
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>
> -----Original Message-----
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> From (b)(6)
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>
> Sent: Wednesday, October 11, 2017 12:40 PM
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> To: Brown, Eric C.; Crittenden, Michelle R.; karen.ashby@maryland.gov
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> Subject: Department of Justice Complaint forwarded for Appropriate
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AMERICAN OVERSIGHT

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(b)(6)
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> My birthdate i(b)(6) 52 years old (I am disabled under
> Social security) since May 2011 My phone number
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>

AMERICAN OVERSIGHT

From: Ott, Richard M
Sent: Tuesday, October 17, 2017 1:57 PM
To: Turner, Marvin; DeFelice, Joseph J
Subject: RE: PGHousing Authority Denies Emergency Voucher for Disabled living with Landlord violating ADA and FHEO HUD Complaint No. 03-17-7302-8

Marvin: I have asked Van to take a look too. At some point, maybe now, we will need to lay out the hard facts to her,

-----Original Message-----
From: Turner, Marvin
Sent: Tuesday, October 17, 2017 1:51 PM
To: DeFelice, Joseph J <Joseph.J.DeFelice@hud.gov>
Cc: Ott, Richard M <richard.m.ott@hud.gov>
Subject: RE: PGHousing Authority Denies Emergency Voucher for Disabled living with Landlord violating ADA and FHEO HUD Complaint No. 03-17-7302-8

Thanks. Rich set it yesterday. We assigned to FHEO to review.

M

-----Original Message-----
From: DeFelice, Joseph J
Sent: Tuesday, October 17, 2017 1:50 PM
To: Turner, Marvin <Marvin.Turner@hud.gov>
Cc: Ott, Richard M <richard.m.ott@hud.gov>
Subject: FW: PGHousing Authority Denies Emergency Voucher for Disabled living with Landlord violating ADA and FHEO HUD Complaint No. 03-17-7302-8

-----Original Message-----
From: (b)(6)
Sent: Monday, October 16, 2017 4:11 PM
To: Secretary Carson <Secretary.Carson@hud.gov>; DeFelice, Joseph J <Joseph.J.DeFelice@hud.gov>; Ott, Richard M <richard.m.ott@hud.gov>
Cc: Parker, Judith <Judith.Parker@hud.gov>; Possage, Gary O <gary.o.possage@hud.gov>; Scheetz, Randall J <Randall.J.Scheetz@hud.gov>; Murray, Brian D <Brian.D.Murray@hud.gov>
Subject: PGHousing Authority Denies Emergency Voucher for Disabled living with Landlord violating ADA and FHEO HUD Complaint No. 03-17-7302-8

Dear Secretary Carson,

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Regards (b)(6)

AMERICAN OVERSIGHT

--- On Mon, 10/16/17, Crittenden, Michelle R. <mrcrittenden@co.pg.md.us> wrote:

> From: Crittenden, Michelle R. <mrcrittenden@co.pg.md.us>
> Subject: RE: Department of Justice Complaint forwarded for Appropriate Action, Request for Emergency HCV regarding Abuse on Disabled at Oakcrest Towers request HCV to move FOIA Request 17-00069-P
> To: "(b)(6) "Brown,
> Eric C." <ecbrown@co.pg.md.us>, "karen.ashby@maryland.gov"
> <karen.ashby@maryland.gov>

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> Good morning (b)(6)
> unfortunately we cannot expedite your voucher; the Housing Authority
> must follow the order you were selected in the lottery. Thank You
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> Michelle Crittenden
>
> Rental Assistance Division
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> Housing Authority of Prince
> George's County
> Rental Assistance
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> 9200 Basil Court
> Largo, MD 20774
> (301) 883-5506 Phone
>
> (301) 883-3403 Fax
> ha.mypgc.us Website
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> From (b)(6)
> [mailt
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> Sent: Wednesday, October 11, 2017 7:34 PM
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> To: Brown, Eric C.; Crittenden, Michelle R.; karen.ashby@maryland.gov
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AMERICAN OVERSIGHT

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AMERICAN OVERSIGHT

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> Sent: Wednesday, October 11, 2017 12:40 PM
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AMERICAN OVERSIGHT

From: Ott, Richard M
Sent: Tuesday, October 17, 2017 5:13 PM
To: Turner, Marvin
Cc: Payne, Carol B; DeFelice, Joseph J
Subject: RE: PGHousing Authority Denies Emergency Voucher for Disabled living with Landlord violating ADA and FHEO HUD Complaint No. 03-17-7302-8

I know that you have, Marvin. Thank you all for this again. I just hope to end this letter writing campaign. Make as warm as possible Marvin. Other locations to port to...housing counseling, etc...

-----Original Message-----
From: Turner, Marvin
Sent: Tuesday, October 17, 2017 4:17 PM
To: Williams, Sheppard V <sheppard.v.williams@hud.gov>
Cc: Ott, Richard M <richard.m.ott@hud.gov>; Payne, Carol B <carol.b.payne@hud.gov>
Subject: RE: PGHousing Authority Denies Emergency Voucher for Disabled living with Landlord violating ADA and FHEO HUD Complaint No. 03-17-7302-8

We've already done all of that, Van.

M

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From: Williams, Sheppard V
Sent: Tuesday, October 17, 2017 4:14 PM
To: Turner, Marvin <Marvin.Turner@hud.gov>
Cc: Ott, Richard M <richard.m.ott@hud.gov>; Payne, Carol B <carol.b.payne@hud.gov>
Subject: RE: PGHousing Authority Denies Emergency Voucher for Disabled living with Landlord violating ADA and FHEO HUD Complaint No. 03-17-7302-8

Hi Marvin,

Rich asked me to follow up with you about your office's response to this secretarial email for CTS. He asks that your response to (b)(6) indicates that it is on behalf of Secretary Ben Carson and Regional Administrator Joe DeFelice. Also please include other housing options for her to pursue, if it has been determined that there have been no fair housing issues that need to be redressed.

S. Van Williams
Senior Management Analyst/Regional FOIA & CTS Liaison Office of the Regional Administrator Philadelphia Regional Office Phone 215-430-6628 - Fax 215-656-3445 sheppard.v.williams@hud.gov

This communication, along with any attachments, is covered by federal and state law governing electronic communications and may contain confidential and legally privileged information. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution, use, or copying of this message or portion thereof is strictly prohibited. If you have received this message in error, please reply immediately to the sender and delete this message. Thank you.

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From: Ott, Richard M

AMERICAN OVERSIGHT

Sent: Tuesday, October 17, 2017 1:48 PM
To: Williams, Sheppard V <sheppard.v.williams@hud.gov>
Subject: FW: PGHousing Authority Denies Emergency Voucher for Disabled living with Landlord violating ADA and FHEO HUD Complaint No. 03-17-7302-8

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From: Turner, Marvin
Sent: Monday, October 16, 2017 4:22 PM
To: Ott, Richard M <richard.m.ott@hud.gov>
Cc: Payne, Carol B <carol.b.payne@hud.gov>
Subject: RE: PGHousing Authority Denies Emergency Voucher for Disabled living with Landlord violating ADA and FHEO HUD Complaint No. 03-17-7302-8

Prince George's is mines. She's way down on the list for vouchers.

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Cc: Parker, Judith <Judith.Parker@hud.gov>; Possage, Gary O <gary.o.possage@hud.gov>; Scheetz, Randall J <Randall.J.Scheetz@hud.gov>; Murray, Brian D <Brian.D.Murray@hud.gov>
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AMERICAN OVERSIGHT

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AMERICAN OVERSIGHT

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AMERICAN OVERSIGHT

From: Turner, Marvin
Sent: Tuesday, October 17, 2017 5:18 PM
To: Ott, Richard M
Cc: Payne, Carol B; DeFelice, Joseph J; Everett, Janice C
Subject: RE: PGHousing Authority Denies Emergency Voucher for Disabled living with Landlord violating ADA and FHEO HUD Complaint No. 03-17-7302-8

I'm happy to do that! I'll handle this one myself.

Janice, reassign to me.

M

-----Original Message-----
From: Ott, Richard M
Sent: Tuesday, October 17, 2017 5:13 PM
To: Turner, Marvin <Marvin.Turner@hud.gov>
Cc: Payne, Carol B <carol.b.payne@hud.gov>; DeFelice, Joseph J <Joseph.J.DeFelice@hud.gov>
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AMERICAN OVERSIGHT

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AMERICAN OVERSIGHT

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AMERICAN OVERSIGHT

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> my first eviction notice on July 26 with the rent already paid in 25
> years so retaliation is overpowering.
>
> Thanks for taking your
> time to respond this mean so much. I pray for our blessings.
>
>
> Warmest regards.
(b)(6)

>
(b)(6)

> > -------- Original message
> --------
>
>
> From: "Brown, Eric C." <ecbrown@co.pg.md.us>
>
>
>

AMERICAN OVERSIGHT

> Date: 10/11/17 6:07 AM (GMT-11:00)
>
>
>
> To (b)(6) "Crittenden,
> Michelle R." <mrcrittenden@co.pg.md.us>, karen.ashby@maryland.gov
>
>
>
> Subject: RE: Department of Justice
> Complaint forwarded for Appropriate Action, Request for Emergency
> HCV regarding Abuse on Disabled at Oakcrest Towers
> request HCV to move FOIA Request 17-00069-P
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> It is my understanding
> that the matter has been referred to HUD for appropriate action
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>
>
> Eric C. Brown
>
> Director
>
> Prince George's County DHCD
>
> 9200 Basil Court,5th Floor, Suite 500
>
> Largo, Maryland 20774
>
> Phone: 301.883.5531(o)
>
> Email: ecbrown@co.pg.md.us
>
>
>
>
>
> -----Original Message-----
>
> From: (b)(6)
>
>
> Sent: Wednesday, October 11, 2017 12:40 PM
>
> To: Brown, Eric C.; Crittenden, Michelle R.; karen.ashby@maryland.gov
>
> Subject: Department of Justice Complaint forwarded for Appropriate
> Action, Request for Emergency HCV regarding Abuse on Disabled at
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AMERICAN OVERSIGHT

> Dear Mr. Brown,
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> In addition during mediation the landlord attorney threaten me for
> filing a housing discrimination complaint.
>
>
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> I would like to move to maintain my rights to live without panic
> attacks. Could you please help me?
>
>
>
> I am trying to call your office today. Thanks so much,
>
>
>
> Warmest regards
>
(b)(6)

>
>
> My birthdate is (b)(6) 62 years old (I am disabled under
> Social security) since May 2011 My phone number
> is (b)(6)
>
>

AMERICAN OVERSIGHT

From: Everett, Janice C
Sent: Tuesday, October 17, 2017 5:31 PM
To: Turner, Marvin; Ott, Richard M
Cc: Payne, Carol B; DeFelice, Joseph J
Subject: RE: PGHousing Authority Denies Emergency Voucher for Disabled living with Landlord violating ADA and FHEO HUD Complaint No. 03-17-7302-8

Sure thing! I will upload the information in E-Case/CTS and you can prepare the final response letter and sign it and I will mail the original to the correspondent or you can e-mail the correspondent.

-----Original Message-----
From: Turner, Marvin
Sent: Tuesday, October 17, 2017 5:18 PM
To: Ott, Richard M <richard.m.ott@hud.gov>
Cc: Payne, Carol B <carol.b.payne@hud.gov>; DeFelice, Joseph J <Joseph.J.DeFelice@hud.gov>; Everett, Janice C <Janice.C.Everett@hud.gov>
Subject: RE: PGHousing Authority Denies Emergency Voucher for Disabled living with Landlord violating ADA and FHEO HUD Complaint No. 03-17-7302-8

I'm happy to do that! I'll handle this one myself.

Janice, reassign to me.

M

-----Original Message-----
From: Ott, Richard M
Sent: Tuesday, October 17, 2017 5:13 PM
To: Turner, Marvin <Marvin.Turner@hud.gov>
Cc: Payne, Carol B <carol.b.payne@hud.gov>; DeFelice, Joseph J <Joseph.J.DeFelice@hud.gov>
Subject: RE: PGHousing Authority Denies Emergency Voucher for Disabled living with Landlord violating ADA and FHEO HUD Complaint No. 03-17-7302-8

I know that you have, Marvin. Thank you all for this again. I just hope to end this letter writing campaign. Make as warm as possible Marvin. Other locations to port to...housing counseling, etc...

-----Original Message-----
From: Turner, Marvin
Sent: Tuesday, October 17, 2017 4:17 PM
To: Williams, Sheppard V <sheppard.v.williams@hud.gov>
Cc: Ott, Richard M <richard.m.ott@hud.gov>; Payne, Carol B <carol.b.payne@hud.gov>
Subject: RE: PGHousing Authority Denies Emergency Voucher for Disabled living with Landlord violating ADA and FHEO HUD Complaint No. 03-17-7302-8

We've already done all of that, Van.

M

AMERICAN OVERSIGHT

-----Original Message-----
From: Williams, Sheppard V
Sent: Tuesday, October 17, 2017 4:14 PM
To: Turner, Marvin <Marvin.Turner@hud.gov>
Cc: Ott, Richard M <richard.m.ott@hud.gov>; Payne, Carol B <carol.b.payne@hud.gov>
Subject: RE: PGHousing Authority Denies Emergency Voucher for Disabled living with Landlord violating ADA and FHEO HUD Complaint No. 03-17-7302-8

Hi Marvin,

Rich asked me to follow up with you about your office's response to this secretarial email for CTS. He asks that your response to Ms. Humphries indicates that it is on behalf of Secretary Ben Carson and Regional Administrator Joe DeFelice. Also please include other housing options for her to pursue, if it has been determined that there have been no fair housing issues that need to be redressed.

S. Van Williams
Senior Management Analyst/Regional FOIA & CTS Liaison Office of the Regional Administrator Philadelphia Regional Office Phone 215-430-6628 - Fax 215-656-3445 sheppard.v.williams@hud.gov

This communication, along with any attachments, is covered by federal and state law governing electronic communications and may contain confidential and legally privileged information. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution, use, or copying of this message or portion thereof is strictly prohibited. If you have received this message in error, please reply immediately to the sender and delete this message. Thank you.

-----Original Message-----
From: Ott, Richard M
Sent: Tuesday, October 17, 2017 1:48 PM
To: Williams, Sheppard V <sheppard.v.williams@hud.gov>
Subject: FW: PGHousing Authority Denies Emergency Voucher for Disabled living with Landlord violating ADA and FHEO HUD Complaint No. 03-17-7302-8

-----Original Message-----
From: Turner, Marvin
Sent: Monday, October 16, 2017 4:22 PM
To: Ott, Richard M <richard.m.ott@hud.gov>
Cc: Payne, Carol B <carol.b.payne@hud.gov>
Subject: RE: PGHousing Authority Denies Emergency Voucher for Disabled living with Landlord violating ADA and FHEO HUD Complaint No. 03-17-7302-8

Prince George's is mines. She's way down on the list for vouchers.

M

-----Original Message-----
From: Ott, Richard M
Sent: Monday, October 16, 2017 4:15 PM
To: Turner, Marvin <Marvin.Turner@hud.gov>; Payne, Carol B <carol.b.payne@hud.gov>
Subject: FW: PGHousing Authority Denies Emergency Voucher for Disabled living with Landlord violating ADA and FHEO HUD Complaint No. 03-17-7302-8

AMERICAN OVERSIGHT

Marvin, does this remain in your footprint? Oakcrest/PG County?

-----Original Message-----
From: (b)(6)
Sent: Monday, October 16, 2017 4:11 PM
To: Secretary Carson <Secretary.Carson@hud.gov>; DeFelice, Joseph J <Joseph.J.DeFelice@hud.gov>; Ott, Richard M <richard.m.ott@hud.gov>
Cc: Parker, Judith <Judith.Parker@hud.gov>; Possage, Gary O <gary.o.possage@hud.gov>; Scheetz, Randall J <Randall.J.Scheetz@hud.gov>; Murray, Brian D <Brian.D.Murray@hud.gov>
Subject: PGHousing Authority Denies Emergency Voucher for Disabled living with Landlord violating ADA and FHEO HUD Complaint No. 03-17-7302-8

Dear Secretary Carson,

Please see Ms. Crittenden, from PGHousing Authority deny housing for the 5th time below. I really need to move from Oakcrest and the PG Housing Authority refuses to issue an Emergency Voucher. Can you help me? Without the voucher, I could be living at Oakcrest for 10 more years, mold, intrusions, arguing, water leaks, denied keys, threats from Mr. Joshua Greenberg, Respondent's attorney on September 25, 2017, because I filed an complaint with HUD and nobody cares,

Regards, (b)(6)

--- On Mon, 10/16/17, Crittenden, Michelle R. <mrcrittenden@co.pg.md.us> wrote:

> From: Crittenden, Michelle R. <mrcrittenden@co.pg.md.us>
> Subject: RE: Department of Justice Complaint forwarded for Appropriate Action, Request for Emergency HCV regarding Abuse on Disabled at Oakcrest Towers request HCV to move FOIA Request 17-00069-P
> To: (b)(6) Brown,
> Eric C." <ecbrown@co.pg.md.us>, "karen.ashby@maryland.gov"
> <karen.ashby@maryland.gov>
>
> Good morning (b)(6)
> unfortunately we cannot expedite your voucher; the Housing Authority
> must follow the order you were selected in the lottery. Thank You
>
>
>
> Michelle Crittenden
>
> Rental Assistance Division
> Manager
> Housing Authority of Prince
> George's County
> Rental Assistance
> Division
> 9200 Basil Court
> Largo, MD 20774
> (301) 883-5506 Phone
>
> (301) 883-3403 Fax
> ha.mypgc.us Website

AMERICAN OVERSIGHT

>
>
> From: (b)(6)
> [mailt
>
>
> Sent: Wednesday, October 11, 2017 7:34 PM
>
> To: Brown, Eric C.; Crittenden, Michelle R.; karen.ashby@maryland.gov
>
> Subject: RE: Department of Justice Complaint forwarded for Appropriate
> Action, Request for Emergency HCV regarding Abuse on Disabled at
> Oakcrest Towers request HCV to move FOIA Request 17-00069-P
>
>
> Yes, but HUD referred my
> complaint to State of Maryland Commission on Civil Rights, they made
> errors by dismissing the complaint then reinstating it, then cancelled
> mediation by mistake which ended up in "Denied Jurisdiction" due to
> partnerships with MDOD.
>
> So, I am still in
> misery.
>
>
> Nevertheless, on September
> 29, 2017, my landlord Oakcrest towers put me on a 30 day lease due to
> my complaints and continue to come here for no reason. Everybody mad
> at me now, which is worrisome.
>
>
>
>
>
> I was hoping to get my HCV
> so I can leave Oakcrest asap due to this awful situation, plus the
> mold from leaking ceilings are awful.
>
>
>
>
>
> Do you think my HCV
> voucher could be expediated before they try to evict me again? I had
> my first eviction notice on July 26 with the rent already paid in 25
> years so retaliation is overpowering.
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> Thanks for taking your
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> Warmest regards.
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AMERICAN OVERSIGHT

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(b)(6)
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> From: "Brown, Eric C." <ecbrown@co.pg.md.us>
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>
> Date: 10/11/17 6:07 AM (GMT-11:00)
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> To (b)(6) 'Crittenden,
> Michelle R." <mrcrittenden@co.pg.md.us>, karen.ashby@maryland.gov
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> Phone: 301.883.5531(o)
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> Email: ecbrown@co.pg.md.us
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> -----Original Message-----
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> From: (b)(6)

AMERICAN OVERSIGHT

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> Sent: Wednesday, October 11, 2017 12:40 PM
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> To: Brown, Eric C.; Crittenden, Michelle R.; karen.ashby@maryland.gov
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> Subject: Department of Justice Complaint forwarded for Appropriate
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> Oakcrest Towers request HCV to move FOIA Request 17-00069-P
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> In addition during mediation the landlord attorney threaten me for
> filing a housing discrimination complaint.
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> attacks. Could you please help me?
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> I am trying to call your office today. Thanks so much,
>
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> Warmest regards
>
(b)(6)
>
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>
> My birthdate is (b)(6) 62 years old (I am disabled under
> Social security) since May 2011 My phone number
> is (b)(6)
>
>

AMERICAN OVERSIGHT

From: Anastasi, Carolyn M
Sent: Wednesday, October 18, 2017 10:21 AM
To: Wolfe, Lisa A
Cc: DeFelice, Joseph J; Ott, Richard M; Schmidt, Carrie S; Anastasi, Carolyn M; Brown, Brenda J; Ellis, Lisa C; Iber, Robert G; Brown, Brenda J
Subject: RE: Questions for HUD Related to Essex Village
Attachments: HAP Assignment Checklist.docx

Lisa,
Please see **below responses...**

From: Wolfe, Lisa A
Sent: Monday, October 16, 2017 12:48 PM
To: Iber, Robert G <robert.g.iber@hud.gov>; Brown, Brenda J <brenda.j.brown@hud.gov>; Ellis, Lisa C <Lisa.C.Ellis@hud.gov>; Anastasi, Carolyn M <carolyn.m.anastasi@hud.gov>
Cc: Brown, Jereon M <Jereon.M.Brown@hud.gov>; DeFelice, Joseph J <Joseph.J.DeFelice@hud.gov>; Ott, Richard M <richard.m.ott@hud.gov>; Schmidt, Carrie S <Carrie.S.Schmidt@hud.gov>
Subject: FW: Questions for HUD Related to Essex Village
Importance: High

Hi everyone – Here's the second request—this one is from the County. I let the Colonel know that I am passing this on and that you all will be getting back to him. Thanks in advance for your help...
Lisa

Lisa A. Wolfe
Regional Public Affairs Officer
Office of Field Policy and Management
U.S. Department of Housing and Urban Development
The Wanamaker Building, 100 Penn Square East
Philadelphia, PA 19107
Office: (215) 430-6640

From: Middleton, D A [mailto:mid02@henrico.us]
Sent: Monday, October 16, 2017 12:43 PM
To: Wolfe, Lisa A <Lisa.A.Wolfe@hud.gov>
Subject: Questions for HUD Related to Essex Village
Importance: High

TO: Lisa Wolfe
HUD PIO
Philadelphia, PA

Dear Lisa,

AMERICAN OVERSIGHT

As a result of the discussions that have been occurring relative to Essex Village and its acquisition by Mr. Valery and others, I am requesting that HUD provide me with the following information requested by the County as part of our decision making process:

Within the current HAP Contract that exists for Essex Village:

- What are the provisions for selling the complex which a buyer must meet?

  Please keep in mind that there's no FHA insured mortgage on Essex Village. It is privately owned. The owner can negotiate a sale with whomever he chooses. However, we do provide 100 percent rental subsidy to the property through our Section 8 Housing Assistance Payments (HAP) contract with the owner. Accordingly, in the event of a sale we must approve the assignment of the Section 8 HAP contract to the new owner. With any sale as a part of HUD's approval process, we will review the management experience and financial capacity of the owner, their plan to address the near term and long term physical needs of the property and funding sources to meet those needs. Please see the attached checklist for the requirements for an Assignment of a HAP.

- What HUD requirements must a new owner meet to get approval from HUD for the acquisition?

  Answer is the same as above.

- Please provide me with any documentation HUD may have from buyers or sellers.

  Many of the documents submitted for the HAP assignment contain proprietary financial information which is not releasable under The Freedom of Information Act (FOIA). However, the County can request the information from the owner.

- Who are the principals involved in the company which Mr. Valery owns that are engaged the effort to acquire Essex Village, at least those about which HUD is aware.

  Proposed ownership as presented in the application for Previous Participation Clearance:
  Maggie Lena Walker Apartments, LLC, a Delaware limited liability
  100% Sole Member:
  Stewart Alexander and Associates:
  Controlling Participants:
  Ernst Vallery, President
  David Alexandar Vice President
  Stuart Alexandar Chairperson

- What type of clearance check is required by HUD for a new owner?

  HUD 2530, Previous Participation Clearance.

- How does it work and who completes it?

  Please see response to question 1 above.

- Relative to Mr. Valery's acquisition effort, he has indicated that there are or may be foreign investors. Is this an EB-5 acquisition?

  We do not know.

AMERICAN OVERSIGHT

- How long will it take for HUD to approve the acquisition of the property if an investor is successful in meeting the basic requirements from HUD?

  As indicated under question 1, HUD does not approve the acquisition because there's no FHA mortgage on the property.

  It will take HUD approximately 30 days to approve the HAP assignment, assuming the submission is complete and accurate.

The County wants to make a decision that is in the best interests of the residents and to do that, we would like to have this information. Your help in acquiring it as the HUD PIO for this region will be greatly appreciated.

Thanks.

Doug Middleton

Colonel Douglas A. Middleton
Deputy County Manager for Public Safety
County of Henrico
4301 East Parham Road
Henrico, Virginia 23228
Office: (804) 501-7580
Mobile: (b)(6)
Email: mid02@henrico.us

AMERICAN OVERSIGHT

CHECKLIST

ASSIGNMENT OF HOUSING ASSISTANCE PAYMENT CONTRACT

Below we have outlined the required contents of the Applications for Approval of an assignment of Housing Assistance Payment Contract (HAP). Applicant must submit the package electronically and 1 hard copy.

1. Draft, unexecuted Assignment, Assumption and Amendment Agreement Section 8 Housing Assistance Payments Contract

2. Applicant's Transmittal Letter, including, but not limited to:

3. Applicant's Previous Participation Certification (Form HUD-2530)

4. Sources and Uses of Funds. This shows all expected sources of funds and all expected uses of these funds.

5. Interim Financial Statements, if audits are currently required, covering the period from the date of the last audited financial statement to the date of transfer.

6. New Capital Needs Assessment (CNA), if one has not been performed within 10 years. The CNA must be prepared by a professional, licensed multifamily architect or engineer and must address the cost of any required repairs and an analysis of the Replacement Reserve needs.

7. Proposed Management Certification, Entity Profile and Form HUD 2530 Previous Participation Certification for the Management Agent

8. Affirmative Fair Housing Marketing Plan, form HUD-935.2

9. Direct Deposit Form 1199A with a copy of cancelled check (only required if HUD is the contract administrator)

10. Any proposed lease or lease addenda (Section 8 Lease)

11. Tenant Selection Plan

12. Draft Financing Documents, if applicable

13. Use Agreements, if applicable

14. Proposed but unrecorded Deed

15. Proposed Rental Schedule (Form HUD-92458) including the request/justification for any new fees to tenants, in addition to rent

AMERICAN OVERSIGHT

From: Brown, Brenda J
Sent: Wednesday, October 18, 2017 12:03 PM
To: Iber, Robert G; Anastasi, Carolyn M; Wolfe, Lisa A
Cc: DeFelice, Joseph J; Ott, Richard M; Schmidt, Carrie S; Ellis, Lisa C; Larson, Jennifer L; SOKOLOW, ARDEN A
Subject: RE: Questions for HUD Related to Essex Village
Attachments: HAP Assignment Checklist.docx

All, here are our responses below in blue:

From: Middleton, D A [mailto:mid02@henrico.us]
Sent: Monday, October 16, 2017 12:43 PM
To: Wolfe, Lisa A <Lisa.A.Wolfe@hud.gov>
Subject: Questions for HUD Related to Essex Village
Importance: High

TO: Lisa Wolfe
HUD PIO
Philadelphia, PA

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AMERICAN OVERSIGHT

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  This is a question for the purchaser.

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  As indicated under question 1, HUD does not approve the acquisition because there's no FHA mortgage on the property.
  It will take HUD approximately 30 days to approve the HAP assignment, assuming the submission is complete and accurate.

The County wants to make a decision that is in the best interests of the residents and to do that, we would like to have this information. Your help in acquiring it as the HUD PIO for this region will be greatly appreciated.

Thanks.

Doug Middleton

Colonel Douglas A. Middleton
Deputy County Manager for Public Safety
County of Henrico
4301 East Parham Road
Henrico, Virginia 23228
Office: (804) 501-7580
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AMERICAN OVERSIGHT

CHECKLIST

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AMERICAN OVERSIGHT

From: Ott, Richard M
Sent: Wednesday, October 18, 2017 3:30 PM
To: DeFelice, Joseph J; Edwards, Nika V
Subject: RE: SUBMISSION: Region III FPM Weekly Report for October 17

Joe, It is our FPM staff in Philadelphia. Patrice has been submitting, Lynn too, but not too much from the others. Of course, Brandon is out, and Van focuses on FOIA and Congressionals. We will nudge him to report on any sensitive FOIAs or CTSs, and I will ask Labor Standards for their sensitive items. I think that the programs are reporting significant items, but we can always nudge them tomorrow.

From: DeFelice, Joseph J
Sent: Wednesday, October 18, 2017 3:24 PM
To: Edwards, Nika V <Nika.V.Edwards@hud.gov>; Ott, Richard M <richard.m.ott@hud.gov>
Subject: Re: SUBMISSION: Region III FPM Weekly Report for October 17

Ok so who are you getting input from and who aren't you.

Joseph J. DeFelice
Regional Administrator
U. S. Department of Housing and Urban Development

From: Edwards, Nika V
Sent: Wednesday, October 18, 2017 3:23:08 PM
To: DeFelice, Joseph J; Ott, Richard M
Subject: RE: SUBMISSION: Region III FPM Weekly Report for October 17

No. We are supposed to be reporting FPM items in our weekly reports – upcoming events, ongoing activities and hot issues. I'm not reporting what's going on in other offices – I'm primarily talking about FPM activities.

We can discuss when you have time.

From: DeFelice, Joseph J
Sent: Wednesday, October 18, 2017 3:17 PM
To: Edwards, Nika V <Nika.V.Edwards@hud.gov>; Ott, Richard M <richard.m.ott@hud.gov>
Subject: Re: SUBMISSION: Region III FPM Weekly Report for October 17

So we need more from the program directors right? Why don't you stop by the program directors meeting at the start and explain and I'll back up your position?

Joseph J. DeFelice
Regional Administrator
U. S. Department of Housing and Urban Development

From: Edwards, Nika V
Sent: Wednesday, October 18, 2017 3:14:01 PM
To: DeFelice, Joseph J; Ott, Richard M
Subject: RE: SUBMISSION: Region III FPM Weekly Report for October 17

AMERICAN OVERSIGHT

Sorry I'm not being clear. I'm talking about our office—the input I receive to develop the Philly Regional Office Report. Two people regularly submit items.

From: DeFelice, Joseph J
Sent: Wednesday, October 18, 2017 2:40 PM
To: Edwards, Nika V <Nika.V.Edwards@hud.gov>; Ott, Richard M <richard.m.ott@hud.gov>
Subject: Re: SUBMISSION: Region III FPM Weekly Report for October 17

You mean the region? Not the Philly field office correct?

Joseph J. DeFelice
Regional Administrator
U. S. Department of Housing and Urban Development

From: Edwards, Nika V
Sent: Wednesday, October 18, 2017 2:39:13 PM
To: DeFelice, Joseph J; Ott, Richard M
Subject: RE: SUBMISSION: Region III FPM Weekly Report for October 17

Two people submit their activities each week for inclusion. Guess you haven't noticed, so perhaps it's okay. Just think we can do better.

Niki

From: DeFelice, Joseph J
Sent: Wednesday, October 18, 2017 2:28 PM
To: Edwards, Nika V <Nika.V.Edwards@hud.gov>; Ott, Richard M <richard.m.ott@hud.gov>
Subject: Re: SUBMISSION: Region III FPM Weekly Report for October 17

How are we missing it?

Joseph J. DeFelice
Regional Administrator
U. S. Department of Housing and Urban Development

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U.S. Department of Housing and Urban Development
The Wanamaker Building, 100 Penn Square East
Philadelphia, PA 19107
Office: (215) 430-6640

AMERICAN OVERSIGHT

From: Edwards, Nika V
Sent: Wednesday, October 18, 2017 3:49 PM
To: Ott, Richard M; DeFelice, Joseph J
Subject: RE: SUBMISSION: Region III FPM Weekly Report for October 17

The report focuses on FPM activities, so weekly input is not needed from the programs. We should not create extra work for them.

From: Ott, Richard M
Sent: Wednesday, October 18, 2017 3:30 PM
To: DeFelice, Joseph J <Joseph.J.DeFelice@hud.gov>; Edwards, Nika V <Nika.V.Edwards@hud.gov>
Subject: RE: SUBMISSION: Region III FPM Weekly Report for October 17

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To: Edwards, Nika V <Nika.V.Edwards@hud.gov>; Ott, Richard M <richard.m.ott@hud.gov>
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AMERICAN OVERSIGHT

From: DeFelice, Joseph J
Sent: Wednesday, October 18, 2017 4:46 PM
To: Ott, Richard M; Edwards, Nika V
Subject: Re: SUBMISSION: Region III FPM Weekly Report for October 17

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AMERICAN OVERSIGHT

From: Williams, Sheppard V
Sent: Thursday, October 19, 2017 10:36 AM
To: Wolfe, Lisa A
Cc: DeFelice, Joseph J; Ott, Richard M
Subject: Status of invite - CALLING ALL TRICK OR TREATERS! Please join us October 30 & 31 for a ghoulish good time!

Can this invite announcement be sent today?

S. Van Williams
Senior Management Analyst/Regional FOIA & CTS Liaison
Office of the Regional Administrator
Philadelphia Regional Office
Phone 215-430-6628 - Fax 215-656-3445
sheppard.v.williams@hud.gov

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Please bring in some bags of candy to share with your fellow "trick or treaters." The HOC promises to supply some spooky music and decorations—all you add is the fun!

Questions? Please email our organizer Greta Ambrose-Evans.

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Van – This is not the final version. RESENDING to Joe now.

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AMERICAN OVERSIGHT

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Subject:	Internal Convo Re: Henrico County + Essex Village
Location:	10120// Conference Call#: 1-877-336-1828; Access Code (b)(6)
Start:	Fri 10/20/2017 12:30 PM
End:	Fri 10/20/2017 1:00 PM
Show Time As:	Tentative
Recurrence:	(none)
Meeting Status:	Not yet responded
Organizer:	Hardy IV, Stanley
Required Attendees:	Kelley, Michael J; Dunn, Tracey; Schmidt, Carrie S; Wolfe, Lisa A; Burley, Michael N; Fila, Stephanie C; Edge, Marilyn M; Larson, Jennifer L; Carter, Stevens J; Iber, Robert G; Carr, Terry M
Optional Attendees:	Brown, Brenda J; DeFelice, Joseph J; Ott, Richard M; Ellis, Lisa C; Anastasi, Carolyn M; SOKOLOW, ARDEN A

Date: 10/20/2017
HQ Location: CIR Conference Room 10120
Conference Call#: 1-877-336-1828; Access Code (b)(6)

Questions from the Rep. McEachin and proposed answers:

- What documents related to the proposed purchase does HUD possess, and are they willing / able to share any of those documents? If the documents have not been submitted or are not shareable, is HUD in a position to summarize the terms or basic structure of the *expected* purchase proposal (including any plans for a post-purchase rebuild or refurbishment, and implications of such plans for current tenants)?

Please keep in mind that there's no FHA insured mortgage on Essex Village. It is privately owned. The owner can negotiate a sale with whomever he chooses. However, we do provide 100 percent rental subsidy to the property through our Section 8 Housing Assistance Payments (HAP) contract with the owner. Accordingly, as part of the sales transaction we must approve the assignment of the Section 8 HAP contract to the new owner, which includes a review of the management experience and financial capacity of the owner, their plan to address the near term and long term physical needs of the property and funding sources to meet those needs. The proposed owners have submitted a request to assume the Essex HAP contract, the package is complete as it includes the following required documents which are currently under review:

- **Owner and Agent request for approval of Previous Participation (2530) clearance.**
- **Management Entity Profile, Management Certification and Management Agreement**
- **Preservation Financing and Property Rehabilitation Plan**
- **Ownership Organizational Documents**
- **Acquisition Sources and Uses Statement**
- **Personal Financial Statements**
- **Property Name Change request**
- **Mark Up to Market Post Rehab rent increase request, post rehab.**
- **Market Comp Study**
- **20-year Use Agreement**
- **Purchase and Sales Agreement**
- **Phase 1 Environmental Site Assessment Report**

AMERICAN OVERSIGHT

- **Physical Rehabilitation Scope of Work, Rehabilitation Sources and Uses Statement**
- **Reserve for Replacement in conjunction with proposed Comprehensive Needs Assessment CAN**
- **Request for HUD Consent to Assignment and Assumption of Housing Assistance Payments (HAP) contract**
- **Affirmative Fair Housing Marketing Plan (AFHMP)**

Any request for documents must be made through a written FOIA request, which will be reviewed and responded to accordingly.

- Did Mr. Valery have the right, pre-purchase, to circulate his notice of intent to increase maximum rents? If he had that right, was he under any *obligation* to do so in connection with his proposed purchase? Why was that document circulated?

Mr. Valery advised us that the notice was posted with the permission of the existing owner. He does nothing pertaining to Essex Village without the owner's permission. They are working together. They followed our statutory requirement by providing the tenants with a one-year Tenant Notice of Intent to renew the HAP contract, with a rent increase. Again, please be reminded that since the tenants' rents are subsidized, rent increases have no impact on them. They continue to pay approximately 30 percent of their adjusted income for rent. Factors that impact their share of the rent are changes in household composition and income.

- What is the current status of the property? Has it already been sold? If not, what would the process for a sale look like moving forward — how much can HUD share about timeline?

There is an Agreement of Sale with a proposed closing date of November 17,2017.

- What are HUD's prerogatives with respect to Mr. Valery's proposed purchase? It sounds like HUD could block that purchase, if not directly then by refusing to permit the full rent hike on which said purchase is apparently predicated. Are we correct in understanding that HUD would effectively kill any plan that increased maximum permissible rents above rents for comparable properties in the area, even if tenants would not themselves pay more out of pocket in practice?

HUD is currently reviewing the proposal and will make the final determination following the review.

- (If applicable:) Do we have any insight into why Mr. Valery would make a proposal that, for structural reasons, HUD would be unable or unwilling to approve? Is there some other mechanism by which a good-faith buyer would more typically generate the funds needed to refurbish or rebuild a property like Essex Village?

As conveyed to us, Mr. Valery's plan is to refinance with Low Income Housing Tax Credits (LIHTCs) which will allow much needed cash infusion to continue to make improvements at the property. If that does not materialize, he plans to make application for a FHA 221(d)4 substantial rehabilitation loan.

- (If applicable:) Can HUD guarantee that *if* a sale were to take place along the lines Mr. Valery has described, out-of-pocket costs would not increase for tenants? How long would such a guarantee hold true?

- **Under the terms and conditions of the HAP contract, all eligible residents of the property pay a rental amount based on 30% of their adjusted annual income, so there would be no increased out-of-pocket increases to the tenants.**
- **The proposed purchase includes the requirement that the owner would sign a new 20-year Housing Assistance Payments (HAP) contract, which Mr. Valery has agreed to do.**

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- **The contract barring any *additional* future renewals that would change the terms would remain effective until 10/23/2032, assuming continued Congressional appropriations.**

- Do we have a sense of what will happen at the end of the ninety-day period that the current owner has in which to take corrective action with respect to the problems outlined in HUD's August 21st demand letter, whether or not the Mr. Valery proposal works out?

  - **We are anticipating that the current owner will comply. They are making satisfactory progress.**
  - **The units have been fully inspected by the Management Co., maintenance orders have been generated and are being addressed, progress is being tracked in weekly conference calls and unscheduled weekly visits by local HUD staff.**
  - **At this time a new REAC inspection has not been scheduled, but is anticipated to be conducted within one year of the current inspection date of August 18, 2017**

AMERICAN OVERSIGHT

From: Dunn, Tracey
Sent: Wednesday, October 18, 2017 10:38 AM
To: Hardy IV, Stanley
Subject: FW: Questions for HUD Related to Essex Village

FYSA…

From: Wolfe, Lisa A
Sent: Tuesday, October 17, 2017 8:38 AM
To: Brown, Brenda J <brenda.j.brown@hud.gov>; Iber, Robert G <robert.g.iber@hud.gov>; Ellis, Lisa C <Lisa.C.Ellis@hud.gov>; Anastasi, Carolyn M <carolyn.m.anastasi@hud.gov>
Cc: Brown, Jereon M <Jereon.M.Brown@hud.gov>; DeFelice, Joseph J <Joseph.J.DeFelice@hud.gov>; Ott, Richard M <richard.m.ott@hud.gov>; Schmidt, Carrie S <Carrie.S.Schmidt@hud.gov>; SOKOLOW, ARDEN A <ARDEN.A.SOKOLOW@hud.gov>; Dunn, Tracey <Tracey.Dunn@hud.gov>
Subject: RE: Questions for HUD Related to Essex Village

Thanks Brenda – There are two stories in today's clips. Adding Tracey since I believe we will be hearing from the Congressman's office shortly…
Lisa

Lisa A. Wolfe
Regional Public Affairs Officer
Office of Field Policy and Management
U.S. Department of Housing and Urban Development
The Wanamaker Building, 100 Penn Square East
Philadelphia, PA 19107
Office: (215) 430-6640

From: Brown, Brenda J
Sent: Tuesday, October 17, 2017 7:51 AM
To: Wolfe, Lisa A <Lisa.A.Wolfe@hud.gov>; Iber, Robert G <robert.g.iber@hud.gov>; Ellis, Lisa C <Lisa.C.Ellis@hud.gov>; Anastasi, Carolyn M <carolyn.m.anastasi@hud.gov>
Cc: Brown, Jereon M <Jereon.M.Brown@hud.gov>; DeFelice, Joseph J <Joseph.J.DeFelice@hud.gov>; Ott, Richard M <richard.m.ott@hud.gov>; Schmidt, Carrie S <Carrie.S.Schmidt@hud.gov>; SOKOLOW, ARDEN A <ARDEN.A.SOKOLOW@hud.gov>
Subject: RE: Questions for HUD Related to Essex Village

Good morning,

We will respond within the next couple of days.

Brenda J. Brown
Director, Asset Management Division
(Satellite Office Coordinator)
10 South Howard Street, 5th Fl.
Baltimore, MD 21201

AMERICAN OVERSIGHT

Phone: (410) 209-6510
Fax: (410) 209-6675

Baltimore Satellite Office – Northeast Region

From: Wolfe, Lisa A
Sent: Monday, October 16, 2017 12:48 PM
To: Iber, Robert G <robert.g.iber@hud.gov>; Brown, Brenda J <brenda.j.brown@hud.gov>; Ellis, Lisa C <Lisa.C.Ellis@hud.gov>; Anastasi, Carolyn M <carolyn.m.anastasi@hud.gov>
Cc: Brown, Jereon M <Jereon.M.Brown@hud.gov>; DeFelice, Joseph J <Joseph.J.DeFelice@hud.gov>; Ott, Richard M <richard.m.ott@hud.gov>; Schmidt, Carrie S <Carrie.S.Schmidt@hud.gov>
Subject: FW: Questions for HUD Related to Essex Village
Importance: High

Hi everyone – Here's the second request—this one is from the County. I let the Colonel know that I am passing this on and that you all will be getting back to him. Thanks in advance for your help…
Lisa

Lisa A. Wolfe
Regional Public Affairs Officer
Office of Field Policy and Management
U.S. Department of Housing and Urban Development
The Wanamaker Building, 100 Penn Square East
Philadelphia, PA 19107
Office: (215) 430-6640

From: Middleton, D A [mailto:mid02@henrico.us]
Sent: Monday, October 16, 2017 12:43 PM
To: Wolfe, Lisa A <Lisa.A.Wolfe@hud.gov>
Subject: Questions for HUD Related to Essex Village
Importance: High

TO: Lisa Wolfe
HUD PIO
Philadelphia, PA

Dear Lisa,

As a result of the discussions that have been occurring relative to Essex Village and its acquisition by Mr. Valery and others, I am requesting that HUD provide me with the following information requested by the County as part of our decision making process:

Within the current HAP Contract that exists for Essex Village:

1. What are the provisions for selling the complex which a buyer must meet?
2. What HUD requirements must a new owner meet to get approval from HUD for the acquisition?
3. Please provide me with any documentation HUD may have from buyers or sellers.
4. Who are the principals involved in the company which Mr. Valery owns that are engaged the effort to acquire Essex Village, at least those about which HUD is aware.

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5. What type of clearance check is required by HUD for a new owner? How does it work and who completes it?
6. Relative to Mr. Valery's acquisition effort, he has indicated that there are or may be foreign investors. Is this an EB-5 acquisition?
7. How long will it take for HUD to approve the acquisition of the property if an investor is successful in meeting the basic requirements from HUD?

The County wants to make a decision that is in the best interests of the residents and to do that, we would like to have this information. Your help in acquiring it as the HUD PIO for this region will be greatly appreciated.

Thanks.

Doug Middleton

Colonel Douglas A. Middleton
Deputy County Manager for Public Safety
County of Henrico
4301 East Parham Road
Henrico, Virginia 23228
Office: (804) 501-7580
Mobile: (b)(6)
Email: mid02@henrico.us

AMERICAN OVERSIGHT

From: Vithoulkas, John <vit@henrico.us>
Sent: Wednesday, October 18, 2017 10:51 AM
To: Hardy IV, Stanley
Subject: Essex Village - New Potential Purchaser
Attachments: IMG_20171016_111234802.jpg

Stanley,

Thanks for talking this morning. As I noted, we have a new potential purchaser of the Essex Village property. Last week, he "posted" a rent increase on the property, but to my knowledge – he does not yet own the property. What is attached is a picture of the rent increase sent to us by one of the residents.

My question to you is – assuming he has approval from HUD to proceed with a rent increase of 40 percent – are there actual plans that have been submitted to HUD that would show what exactly is being done to improve, renovate or rebuild the complex? We have had some conversations with Mr. Valery – but have no building plans or timelines regarding what he wants to do.

I am assuming that with a rent increase – there are actual plans that have been submitted to HUD.

Thank you again Stanley for looking into this for us.

Please advise if you have any questions and my contact information is noted below.

Have a good day.

John Vithoulkas

John A. Vithoulkas
County Manager
County of Henrico
4301 East Parham Road
Henrico, Virginia 23228
Office: (804) 501-4386
Mobile: (b)(6)
Email: vit@henrico.us

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MAGGIE LENA WALKER APARTMENTS, LLC
c/o SA+A Development
1707 N Charles St. Suite 200A
Baltimore, MD 21201

NOTICE TO TENANTS OF INTENTION TO SUBMIT A REQUEST TO HUD FOR APPROVAL OF AN INCREASE IN MAXIMUM PERMISSIBLE RENTS

October 10, 2017

In connection with our planned acquisition of Essex Village (the "**Project**"), take notice that on October 3, 2017, we, Maggie Lena Walker Apartments, LLC, the "**Proposed Owner**" of the Project, submitted a request for approval of an increase in the maximum permissible rents for the Project to the United States Department of Housing and Urban Development ("**HUD**"). **It is important to note that as long as you continue to be eligible under the applicable HUD guidelines for either Section 8 or any other housing assistance program that you are currently receiving (i.e. vouchers), you should not be affected by an increase in the rent.**

The rent increase is needed to cover increased costs from new financing related to the preservation of the Project as affordable housing.

The rent increases for which we have requested approval are:

Unit Type	Current Rent	Rents to be Effective 10/23/2017	Proposed Rents to be Effective Upon Completion of Rehab
1 BR	$750	$890	$1,055
2 BR	$867	$1,025	$1,190
3 BR - A	$969	$1,220	$1,385
3 BR - B	$1,028	$1,280	$1,445

A copy of the materials that we are submitting to HUD in support of our request will be available during normal business hours in the management office, located at 3901 Pilots Lane, Richmond, Virginia 23222, for a period of 30 days from the date of service of this notice for inspection and copying by tenants of the Project and, if the tenants wish, by legal or other representatives acting for them individually or as a group.

During a period of 30 days from the date of service of this notice, tenants of the Project may submit written comments on the proposed rent increase to Ernst Valery evalery@eviequity.com President Ernst Valery Investments Corp. Principal Stuart Alexander and Associates, Inc. 1707 N Charles Street, Suite 200A Baltimore, MD 21201. Tenant representatives may assist tenants in preparing those comments. (If, at HUD's request or otherwise, we make any material change during the comment period in the materials available for inspection and copying, we will notify the tenants of the change or changes, and the tenants will have a period of 15 days from the date of service of an additional notice (or the remainder of any applicable comment period, if longer) in which to inspect and copy the materials as changed and to submit comments on proposed rent increase). These comments will be transmitted to HUD, along with our evaluation of them and our request for the increase. You may also send a copy of your comments directly to HUD at the following address:

United States Department of Housing and Urban Development
The Wanamaker Building
100 Penn Square East
Philadelphia, PA 19107-3380
Attention: Carolyn Anastasi, Senior Account Executive
Re: HAP Contract No. VA36-H027-196, Essex Village

HUD will approve, adjust upward or downward, or disapprove the proposed rent increase upon reviewing the request and comments. When HUD advises us in writing of its decision on our request, you will be notified. If the request is approved, any allowable increase will be put into effect only after a period of at least 30 days from the date you are served with that notice and in accordance with the terms of existing leases.

Sincerely,

MAGGIE LENA WALKER APARTMENTS, LLC,
a Delaware limited liability company

By: SAA|EVI Maggie Lena Walker Apartments, LLC,
a Delaware limited liability company,
Managing Member

By: Stuart Alexander and Associates, Inc.,
a New York corporation,
Managing Member

By: _____
Ernst Valery
President

_____
David Alexander
Vice President

AMERICAN OVERSIGHT

COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO
P.O. BOX 90775
HENRICO, VIRGINIA 23273-0775

BOARD OF SUPERVISORS

PATRICIA S. O'BANNON, CHAIRMAN
FRANK J. THORNTON, VICE CHAIRMAN
THOMAS M. BRANIN
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TYRONE E. NELSON

October 19, 2017

The Honorable Benjamin S. Carson, Sr., M.D.
U.S. Secretary, Department of Housing and Urban Development
451 7th Street, SW
Washington, DC 20410-0001

Dear Secretary Carson:

Henrico County has experienced an ongoing series of problems involving the conditions within a HUD-subsidized housing complex. While we have consistently communicated with HUD regarding our concerns, the problems linger and the solution continues to seem distant. This complex, currently known as Essex Village, has existed for nearly seventy years. Originally known as Laburnum Manor, it was purchased, demolished and rebuilt thirty-eight years ago and renamed Essex Village.

Currently, there is an effort underway by a purchaser to acquire the property and rename it. While the County does not object to the acquisition, we do have serious reservations about the intentions of the new owner whom we cannot support until we are satisfied that he will be held accountable for his promises to HUD. This week, to the complete surprise of the County, the prospective buyer sent a notice to the residents indicating that rents would incrementally increase by forty percent. His letter states this increase will begin to occur on October 23, 2017, and be fully recognized upon completion of renovations. We have no information or details regarding the proposed renovations. He also states that those residents who are receiving subsidies should not be affected by a rent increase. This implies that the increase is going to come from HUD, at taxpayer expense. To our knowledge, he does not yet own the property. He has never discussed his proposed increase with Henrico County or stated the reasons he is seeking it, yet he is asking the County to provide him with a letter of support for the acquisition.

Henrico County continues to be perplexed that the current owner, Mr. Perlman, while collecting millions of dollars every year from HUD, has failed to maintain the complex at a basic level of decency, yet offers no explanation regarding what he has done with the rents and subsidies he has accumulated during his ownership. Our citizens, in essence forced to reside in this complex, live in unacceptable conditions, and it has been allowed to deteriorate despite inspections by HUD. A new owner now wants to raise rents by forty percent in order to fix the issues Mr. Perlman and HUD allowed to occur. Even though we have asked HUD what Mr. Perlman did with the millions of dollars paid to Mr. Perlman, we have never received an explanation. There appears to be no accountability. Through our lengthy experience, we have concluded that the only logical solution to the short-term problems this community experiences is a complete rebuild, and to the long-term systemic problems, to interject competition and accountability into the system by eliminating direct payment from HUD to the owner and instead providing the residents with portable vouchers.

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Our frustration over the ongoing issues in Essex Village has reached a point where we believe the only way to resolve them is for a meeting to occur with you. HUD staff is well aware of the County's concerns. As the elected representatives for the County, we believe it is important for us to convey the plight of our citizens who live in this complex. We seek your personal involvement and help in rectifying what is clearly a waste of taxpayer dollars, a historically apathetic HUD inspection process, a broken system of direct subsidies, and ownership that is getting wealthy from those federal subsidies while residents reside in unacceptable conditions.

Therefore, the Henrico County Board of Supervisors respectfully requests a meeting with you to discuss this specific complex and to seek your help in addressing our concerns.

Sincerely,

The Honorable Patricia S. O'Bannon, Chairman
Tuckahoe Magisterial District

The Honorable Frank J. Thornton, Vice Chairman
Fairfield Magisterial District

The Honorable Thomas M. Branin
Three Chopt Magisterial District

The Honorable Harvey L. Hinson
Brookland Magisterial District

The Honorable Tyrone E. Nelson
Varina Magisterial District

John A. Vithoulkas
County Manager

AMERICAN OVERSIGHT

From: Ott, Richard M
Sent: Friday, October 20, 2017 1:23 PM
To: DeFelice, Joseph J
Subject: FW: Travel Request Q1 - Region III
Attachments: Travel Request Q1- Region III.xlsx

Joe, Not sure how I did this, but I neglected to cc you on our submittal for our Travel Budget for Q1. Total for yours and Elvis's trip amount to $7590, for all other FPM travelers it is $8,045, for a combined total of about $15,600. I think we will hear more on this submission next week. Rich

---

From: Ott, Richard M
Sent: Wednesday, October 11, 2017 4:16 PM
To: Lake, Karen A <Karen.A.Lake@hud.gov>; Scott, Paul A <Paul.A.Scott@hud.gov>
Cc: Porinchak, Brandon R <Brandon.R.Porinchak@hud.gov>; Wolfe, Lisa A <Lisa.A.Wolfe@hud.gov>; Robinson, Shana <Shana.Robinson@hud.gov>; Williams, Sheppard V <sheppard.v.williams@hud.gov>
Subject: FW: Travel Request Q1 - Region III

Karen, As discussed earlier today, please find RIII travel request for Q1. We have separated Joe and Elvis's travel from the rest of the office. If the information prompts any questions or concerns, please let me know. Rich

---

From: Robinson, Shana
Sent: Wednesday, October 11, 2017 4:10 PM
To: Ott, Richard M <richard.m.ott@hud.gov>
Subject: Travel Request Q1 - Region III

Hi Rich,

Attached is the Travel Request Q1 for Region III. If you need anything else please let me know.

Have a great night
Shana

Shana Robinson

Executive Secretary to the Deputy / Regional Administrator
United States Department of Housing & Urban Development
Office of Field Policy and Management
Region III- Philadelphia Office
Work: 215-430-6632
Fax: 215-656-3445

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E-Mail: Shana.Robinson@hud.gov

You cannot stress over the things you have no control over.

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FY2018 FPM Travel Request

Region:

TOTAL $ 8,045

	Month/Date	FPM Program Office	FPM Priorities	Travel Description	Traveler(s) Name	Location/Destination	Amount
1	1-Oct-17	Field Office	Community Engagement	Local Travel	Patrice Green	Philadelphia, PA	$ 15
2	1-Oct-17	Field Office	Community Engagement	POV Mileage, Parking, Tolls	Teresa Stovall	Central MD/Various	$ 50
3	1-Oct-17	Field Office	Community Engagement	POV Mileage, Parking, Tolls	Patrick Wallis	Central MD/Various	$ 50
4	1-Oct-17	Field Office	Community Engagement	POV Mileage, Parking, Tolls	Carol Payne	Wicomico County, MD	$ 100
5	1-Oct-17	Baltimore/ Field Office	Community Engagement	POV Mileage, Parking, Tolls	Teresa Stovall	Central MD/Various	$ 50
6	1-Oct-17	Baltimore/ Field Office	Community Engagement	POV Mileage, Parking, Tolls	Patrick Wallis	Central MD/Various	$ 50
7	1-Oct-17	Baltimore/ Field Office	Community Engagement	POV Mileage, Parking, Tolls	Carol Payne	Central MD/Various	$ 100
8	3-Oct-17	Field Office	Community Engagement	Schuylkill County Board of Realtors	Niki Edwards	Schuylkill	$ 130
9	11-Oct-17	Field Office	Community Engagement	Regional Administration Tour of the DE-MD-VA Eastern	Carol Payne	Maryland	$ 274
10	11-Oct-17	Field Office	Community Engagement	Eastern Shore Site Visit	Carrie Schmidt	Virginia	$ 453
11	11-Oct-17	Field Office	Community Engagement	Eastern Shore Site Visit	Maria Bynum	Delaware	$ 150
12	13-Oct-17	Baltimore/ Field Office	Community Engagement	Regional Administrator's Tour of Coastline (DE-MD-VA)	Carol Payne	Wicomico County, MD	$ 205
13	15-Oct-17	Field Office	Community Engagement	Local Travel	Marvin Turner	Local	$ 450
14	16-Oct-17	Field Office	Community Engagement	Health and Housing Meeting	Carol Payne	Washington, DC	$ 300
15	16-Oct-17	Baltimore/ Field Office	Community Engagement	Hagerstown, MD RAD Meeting	Carol Payne	Hagerstown, MD	$ 250
16	17-Oct-17	Baltimore/ Field Office	Secretary Initiative	American Heart Association emPOWERED to Serve Summit	Carol Payne	Washington, DC	$ 100
17	20-Oct-17	Field Office	Secretary Initiative	Federal Inteagency Health Equity Team Strategic Pln. Mtg.	Julie Alston	Northen WV	$ 100
18	20-Oct-17	Baltimore/ Field Office	Secretary Initiative	Federal Inteagency Health Equity Team Strategic Pln. Mtg.	Carol Payne	Washington, DC	$ 100
19	24-Oct-17	Field Office	Community Engagement	Johnstown, PA	Jane Miller	Local	$ 160
20	24-Oct-17	Field Office	Community Engagement	Glassport, PA	Jane Miller	Local	$ 40
21	24-Oct-17	Field Office	Community Engagement	Oil City, PA	Jane Miller	Local	$ 130
22	24-Oct-17	Field Office	Community Engagement	Seven Springs, PA	Jane Miller	Local	$ 80
23	24-Oct-17	Field Office	Community Engagement	Beaver Falls, PA to Washington, PA, to Johnstown, PA	Jane Miller	Johnsonhall	$ 170
24	25-Oct-17	Philadelphia/ Field Office	Training	FMS2 Users Group Training	Sheppard Williams	Washington, DC	$ 240
25	25-Oct-17	Field Office	Community Engagement	View projects in Northern WV, With RA	Julie Alston	Northen WV	$ 460
26	30-Oct-17	Field Office	Community Engagement	Travel to Dover	Patrice Green	Dover, DE	$ 10
27	30-Oct-17	Philadelphia/ Field Office	Training	DOJ FOIA Litigation Training	Sheppard Williams	Washington, DC	$ 240
28	31-Oct-17	Field Office	Community Engagement	Region Connect Home Issues	Patrice Green	Washington, DC	$ 1,100
29	14-Nov-17	Field Office	Community Engagement	WV	Julie Alston	Local	$ 525
30	15-Nov-17	Field Office	Community Engagement	Travel to Dover	Patrice Green	Dover, DE	$ 10
31	30-Nov-17	Field Office	Promise Zone	Local Travel	Patrice Green	Philadelphia, PA	$ 15
32	3-Dec-17		Training	Harrisburg HAP Meeting	Lyn Kirshenbaum	Harrisburg	$ 898
33	4-Dec-17	Field Office	Training	Harrisburg, PA	Jane Miller	Harrisburg	$ 540
34	15-Dec-17	Field Office	Community Engagement	Travel to Dover	Patrice Green	Philadelphia, PA	$ 10
35	15-Dec-17	Field Office	Community Engagement	Local Travel	Patrice Green	Central MD/Various	$ 15
36	TBS	Field Office	Community Engagement	Local Travel	Anne Davis	Local	$ 50
37	TBS	Field Office	Community Engagement	Local Travel	Toni Schmiegelow	Local	$ 50
38	TBS	Field Office	Community Engagement	Local Travel	Carrie Schmidt	Local	$ 75
39	TBS	Field Office	Community Engagement	Local Travel	Maria Bynum	Local	$ 300
40	TBS	Field Office	Community Engagement	No travel this quarter	Debbie Bensalem	No Travel	$ -
41							**$ 8,045**

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Month/Date	FPM Program Office	FPM Priorities	Travel Description	Traveler(s) Name	Location/Destination	Amount

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FY2018 FPM Travel Request
Region:

TOTAL $ 7,560

	Month/Date	FPM Program Office	FPM Priorities	Travel Description	Traveler(s) Name	Location/Destination	Amount
1	3-Oct-17	RA/Political	Community Engagement	Panelist at Schuylkill County Board of Realtors Housing Summit and tour Beaver Falls, Oil City, Johnstown, Chambersburg and York, Pa. and Wheeling, W.Va.	RA Joe DeFelice	Panelist at Schuylkill County Board of Realtors Housing Summit and tour Beaver Falls, Oil City, Johnstown, Chambersburg and York, Pa. and Wheeling, W.Va.	$120
2	11-Oct-17	RA/Political	Community Engagement	Tour HUD assets on Eastern Shore of Delaware, Virginia & Maryland	RA Joe DeFelice	Tour HUD assets on Eastern Shore of Delaware, Virginia & Maryland	$ 790
	11-Oct-17	RA/Political	Community Engagement	Tour HUD assets on Eastern Shore of Delaware, Virginia & Maryland	RSA Elvis Solivan	Tour HUD assets on Eastern Shore of Delaware, Virginia & Maryland	$ 437
3	16-Oct-17	RA/Political	Community Engagement	Tour w/Chester County Housing Authority, West Chester, Pa.	RA Joe DeFelice	Tour w/Chester County Housing Authority, West Cheste	$ 40
4	17-Oct-17	RA/Political	Community Engagement	Tour w/Delaware County Housing Authority, Woodlyn, Pa.	RA Joe DeFelice	Tour w/Delaware County Housing Authority, Woodlyn, F	$ 25
5	18-Oct-17	RA/Political	Community Engagement	Tour w/DCFO and Israeli delegation in Washington, D.C.	RA Joe DeFelice	Tour w/DCFO and Israeli delegation in Washington, D.C.	$ 450
6	19-Oct-17	RA/Political	Community Engagement	Meet w/U.S. Senator Van Hollen & U.S. Congressman Delaney at Hagerstown Housing Authority in Hagerstown, Md.	RA Joe DeFelice	Meet w/U.S. Senator Van Hollen & U.S. Congressman Delaney at Hagerstown Housing Authority in Hagerstown, Md.	$ 225
7	24-Oct-17	RA/Political	Community Engagement	Crisscrossing the Commonwealth Tour to include Scranton, Wilkes Barre, Washington, Beaver Falls, Oil City, Johnstown, Chambersburg and York, Pa. and Wheeling, W.Va.	RSA Elvis Solivan	Crisscrossing the Commonwealth Tour to include Scrant	$ 400
8	24-Oct-17	RA/Political	Community Engagement	Crisscrossing the Commonwealth Tour to include Scranton, Wilkes Barre, Washington, Beaver Falls, Oil City, Johnstown, Chambersburg and York, Pa. and Wheeling, W.Va.	RA Joe DeFelice	Crisscrossing the Commonwealth Tour to include Scrant	$ 988
9	30-Oct-17	RA/Political	Community Engagement	Richmond Housing Summit & Tour of Essex Village, meet w/Mayor, RRHA, Richmond, Va.	RA Joe DeFelice	Richmond Housing Summit & Tour of Essex Village, mee	$ 1,050
10	7-Nov-17	RA/Political	Community Engagement	Tour in Tidewater, Va. along w/Norfolk RHA Section 3/Disaster Resilience Competition Tour, Norfolk, Va.	RA Joe DeFelice	Tour in Tidewater, Va. along w/Norfolk RHA Section 3/Disaster Resilience Competition Tour, Norfolk, Va.	$ 890
11	4-Dec-17	RA/Political	Community Engagement	Meetings w/Harrisburg officials and plenary closing remarks at HAP Homes w/in Reach Conference in Harrisburg, Pa.	RA Joe DeFelice	Meetings w/Harrisburg officials and plenary closing remarks at HAP Homes w/in Reach Conference in Harrisburg, Pa.	$ 560
12	5-Dec-17	RA/Political	Community Engagement	Meetings w/Harrisburg officials and plenary closing remarks at HAP Homes w/in Reach Conference in Harrisburg, Pa.	RSA Elvis Solivan	Meetings w/Harrisburg officials and plenary closing remarks at HAP Homes w/in Reach Conference in Harrisburg, Pa.	$ 400
13	TBS	RA/Political	Community Engagement	Travel w/CPD Director Nadab Bynum meet w/City officials in Bloomsburg, Pa.	RA Joe DeFelice	Travel w/CPD Director Nadab Bynum meet w/City offici	$ 150
14	TBS	RA/Political	Community Engagement	Travel to Baltimore Field Office, Baltimore, Md.	RA Joe DeFelice	Travel to Baltimore Field Office, Baltimore, Md.	$ 150
15	TBS	RA/Political	Community Engagement	Tour w/Montgomery County Housing Authority, Norristown, Pa.	RA Joe DeFelice	Tour w/Montgomery County Housing Authority, Norristown, Pa.	$ 35
16	TBS	RA/Political	Community Engagement	Tour w/DCFO of Northern Virginia	RA Joe DeFelice	Tour w/DCFO of Northern Virginia	$ 450
17		RA/Political	Community Engagement	Local	RA Joe DeFelice	Local Travel	$ 200
18		RA/Political	Community Engagement	Local	RSA Elvis Solivan	Local Travel	$ 200
							$ 7,560

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From: Office Of Executive Resources
Sent: Tuesday, October 24, 2017 8:50 AM
Subject: HUD Executive Leadership Forum - TODAY - 9am-12pm (EST)
Attachments: Participant Handouts - Addressing Poor Performers Final.pdf; Addressing Poor Performers SES Forum.pptx; CEB Presentation_Enterprise Leaders.pptx; Exec Leadership Forum Agenda - 10.24.17.docx

Good morning! Thank you for your participation in this morning's HUD Executive Leadership Forum.

The event will take place from 9am-12pm (EST) and can be accessed via the following link: http://webcast.hud.gov

If at any time you have any questions/comments for the presenters or for the OER staff, please send an email to OER@hud.gov.

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ADDRESSING POOR PERFORMERS

Handouts for Training Participants

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Handout 1

HUD Handbook 432, "Performance Based Reduction in Grade and Removal Actions"

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U.S. Department of Housing and Urban Development
Administration

Departmental Staff

Transmittal for Handbook No.: 432.01

Special Attention of:

Issued: December 1, 2000

1. This Transmits: Handbook 0432.01, Performance Based Reduction in Grade and Removal Actions.

2. Summary: This Handbook establishes the Department's policies and procedures for taking performance-based reduction in grade and removal actions. It provides a separate and distinct Departmental authority for taking performance-based actions.

3. Filing Instructions:

Remove:	Insert:
Chapter 4 of Handbook 752.2 REV-2, Personnel Actions Taken for Unacceptable Performance and Misconduct, dated January 17, 1984	Handbook 0432.01

4. Significant Provisions:

   A. It is no longer a HUD requirement that the decision to effect a proposed action must consider the employee's performance following issuance of the 30-day advance notice period.

   B. In addition to the 5 U.S.C. Chapter 43 and 5 CFR Part 432 procedural rights afforded to certain "non-preference" eligible employees in the excepted service, after one year of current continuous service in the same or similar position, the Civil Service Due Process Amendments signed on August 17, 1990, promulgated by P.L. 101-376, extend appeal rights to these same individuals after two years. (Refer to paragraph 1-5B.)

   C. Under no circumstances may a management official use a union official as a personal representative in any matter related to any action covered in this Handbook.

AMBLE: Distribution: W-3-1

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0432.01

Paragraph **Page**

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CHAPTER 1. GENERAL PROVISIONS

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CHAPTER 1. GENERAL PROVISIONS

1-1 Purpose

A. This Handbook establishes policy and guidance regarding proposing and effecting reduction in grade and removal actions based solely on unacceptable performance. It supersedes previous policy guidance prescribed by Chapter 4 of Handbook 752.2 REV-2, Personnel Actions Taken for Unacceptable Performance and Misconduct, dated January 17, 1984.

B. Performance-based actions may be taken by using either the procedures of Handbook 0752.02 REV-3, Adverse Actions or this Handbook. Before initiating a performance-based disciplinary action, the policy and procedural requirements of Handbook 0752.02 REV-3, and those of this Handbook must be considered. Of particular importance, note the differences in the evidentiary standards or "degree of proof" required under two pertinent regulatory procedures in order to support the action. 5 CFR Part 432, requires **substantial evidence**; conversely, 5 CFR Part 752, requires **preponderance of the evidence**.

C. Requirements stated in this Handbook are consistent with law, regulations, and Agency policy applicable at the time of its issuance. It is essential that current rules be researched, and that this Handbook be used in conjunction with the Department's Performance Management System plan and applicable negotiated agreements for employees in an exclusive bargaining unit, in order to ensure adherence to unique provisions, procedures, and time frames.

1-2 Authorities

A. The Civil Service Reform Act (CSRA) of 1978, P.L. 95-454.

B. Office of Personnel Management (OPM) Regulations, 5 CFR Part 432.

1-3 Exceptions to Handbook Provisions. The Director, Office of Human Resources, Office of Administration, may authorize waivers to the provisions of this Handbook insofar as the waivers are consistent with applicable law, regulations, agency policy and negotiated agreements. Any request for a waiver must be made in writing and must contain sufficient justification to support the need for the exception.

1-4 Definitions. For purposes of this Handbook, the following definitions are used:

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A. **Acceptable performance** means performance that meets an employee's performance requirement(s) and/or standard(s) at or above the marginally successful level in the critical element(s) at issue.

B. **Critical element** means a component of a position consisting of one or more duties and responsibilities that contributes toward accomplishing organizational goals and objectives and is of such importance that unacceptable performance on the element would result in unacceptable performance in the position.

C. **Days** mean "calendar" days.

D. **Merit Systems Protection Board (MSPB)** is an independent Federal agency used by an employee to seek adjudicative review of reduction in grade or removal actions taken against the employee by the Department. The agency is also empowered to enforce compliance with its final decisions and orders.

E. **Appeal** means a request by an employee to the MSPB for an impartial review of the Department's reduction in grade or removal action.

F. **Performance-based action** means reduction in grade or removal based on unacceptable performance.

G. **OPM** means the Office of Personnel Management.

H. **Current continuous employment** means a period of employment or service, immediately preceding a performance-based action, in the same or similar position without a break in Federal civilian employment of a workday.

I. **Opportunity to demonstrate acceptable performance** means a reasonable opportunity for the employee whose performance has been determined to be unacceptable in one or more critical elements to demonstrate acceptable performance in each critical element at issue.

J. **Reasonable time period** means a specified time period no less than 30 days for the employee to demonstrate acceptable performance of the job duties and responsibilities of the critical element(s) at issue. This time period is established by management and must be of an appropriate duration to enable the employee to demonstrate such acceptable performance.

K. **Opportunity to Improve Performance (OIP) Notice** provides written notice to the employee of each critical element on which performance is determined to have

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reached the unacceptable performance level, and advises of performance requirements or standards that must be reached for retention in the position. It also affords the employee an opportunity to demonstrate acceptable performance within a specified time period.

L. **Performance** means accomplishment of work assignments or responsibilities.

M. **Performance standards** mean the expressed measure of the level of achievement established by management for the duties and responsibilities of a position or group of positions. A performance standard may be expressed in, but is not limited to, measurements such as quality, timeliness, cost-effectiveness, quantity, manner of performance, effects desired, etc., or any combination thereof.

N. **Reduction in grade** means the involuntary assignment of an employee to a position at a lower classification or job grading level.

O. **Removal** means the involuntary separation of an employee from employment with the Department.

P. **Similar positions** means positions in which the duties performed are similar in nature and character and require substantially the same or similar qualifications, so that the incumbents could be interchanged without significant training or undue interruption to the work.

Q. **Management Official** means a personnel specialist, Administrative Officer, supervisor, manager, or HUD attorney whose duties include representation of management in administrative cases.

R. **Unacceptable performance** means performance of an employee that fails to meet, at least, the marginally successful performance standard established for one or more critical elements of the employee's position.

S. **Department** means the Department of Housing and Urban Development (HUD).

T. **Reasonable accommodation** means a logical adjustment or modification to a job and/or the work environment that would enable a qualified handicapped person to perform the duties of his or her position.

1-5 Employee Coverage

A. This Handbook applies to all Department employees, except those persons who

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are specifically excluded by law, regulation, or elsewhere in this Handbook; and

B. Non-preference eligible employees who serve on excepted service appointments and who have completed one year of current continuous employment in the same or similar position are entitled only to the procedural protections of this Handbook. Conversely, these employees are covered by all provisions of this Handbook if they have completed two years of current continuous employment.

1-6 Employees Excluded

A. Employees in the competitive service who are serving a probationary or trial period under an initial appointment.

B. Employees in the competitive service serving in a type of appointment that requires no probationary or trial period (e.g., status quo or TAPER) who have not completed one year of current continuous employment in the same or similar positions under other than a temporary appointment limited to one year or less.

C. A manager or supervisor who has not completed the one year probationary period under 5 U.S.C. 3321(a)(2), if such a reduction is based on supervisory or managerial performance and the reduction is to the grade held immediately before becoming a supervisor or manager in accordance with 5 U.S.C. 3321(b).

D. Employees in the excepted service who have not completed one year of current continuous employment in the same or similar positions.

E. Employees occupying a position not in the competitive service excluded from coverage by regulations of the OPM.

F. Employees occupying a position in Schedule C as authorized under 5 CFR Part 213.

G. Administrative Law Judges appointed under 5 U.S.C. 3105.

H. Employees in the Senior Executive Service.

I. Employees appointed by the President.

J. Re-employed annuitants.

1-7 General Standards. A performance-based action may not be taken against an employee

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if the action is based on unlawful discrimination or a personnel practice prohibited by any law, rule, or regulation, including reprisal for engaging in whistle-blowing activity.

1-8 Delegation of Authority

A. Any supervisor or manager at or above the level of Branch Chief is authorized to issue a notice of proposed performance-based action to an employee whose performance does not meet the acceptable performance level in one or more of the critical element(s) at issue.

B. The decision on a proposed performance-based action must be made by a supervisor or manager who is at an organizationally higher level of the Department, when that exists, than the official who proposed the action. Normally, the Deciding Official should be in the chain of command of the employee subject to the performance-based action.

C. When the Secretary or Deputy Secretary is the Deciding Official, he/she may designate an appropriate official to serve in his or her stead. However, the designee's position must be either equivalent to, or organizationally higher than the position of the person who proposed the action.

D. When the Deputy Secretary is both the Proposing and Deciding Official, the written decision must be concurred in by either an organizationally higher level official, when that exists or the Secretary.

E. The Secretary may serve as both the Proposing and Deciding Official on a performance-based action.

F. The Assistant to the Deputy Secretary for Field Policy and Management is authorized to issue a Decision Notice in the case of an employee to whom a Secretary's Representative issued a notice of proposed performance-based action.

G. Refer to the Department's current, applicable Delegations of Authority for guidance when initiating or taking an action covered by this Handbook.

1-9 Pre-Decision Review Option

A. Before issuing a Decision Notice, the Deciding Official may designate an appropriate official to carry out a review of the proposed performance-based action in such a manner or form as the Deciding Official prescribes, and to report the results of the review to that official. The review may include handling the receipt of written and/or oral replies, conducting inquiries to obtain whatever

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additional information is deemed necessary and appropriate, reviewing documentation, making a written report of the results, making a pre-decision recommendation, or any combination thereof.

B. The individual designated to carry out a review of the proposed action shall be an official of the Department who took no part in the events that led to issuance of the Proposal Notice, and who is not subordinate to the Proposing Official.

C. The Deciding Official is not required to carry out a review through a designated official. The decision to carry out such a review is discretionary and rests with the Deciding Official.

1-10 Distribution of Proposal and Decision Notices

A. The original to the employee;

B. Employee's attorney or other representative, if any (decision notice only);

C. The Proposing and Deciding Officials;

D. Appropriate Administrative Service Center's Human Resources Division in the Field when the proposing and/or deciding official is a Field manager; the Office of Human Resources' Labor and Employee Relations Division in Headquarters when the Proposing and/or Deciding Official is a Headquarters manager in an action taken against a Field employee.

E. Appropriate Administrative Officer in Headquarters (Decision Notice Only).

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F. Appropriate Field Assistant General Counsel or in Headquarters, the Associate General Counsel for Human Resources Law (to alert counsel in the event the action is appealed to the MSPB or reviewed in a negotiated grievance procedure).

1-11 Timing of Actions

A. Action may be initiated to reduce-in-grade or remove an employee at any time during the performance appraisal cycle when employee's performance in one or more critical elements of the job reaches the unacceptable performance level. (See paragraph 1-4R for definition of unacceptable performance.)

B. A notice of proposed action may not be issued until the employee has been issued an opportunity to improve performance (OIP) notice in writing and has been given a reasonable time to demonstrate acceptable performance. (See paragraph 1-4J for definition of reasonable time.)

C. An advance notice of proposed removal or reduction in grade may consider only instances of performance that are one year old or less at the time the advance notice is issued.

D. The decision to retain, reduce-in-grade, or remove an employee shall be made within 30 days after the expiration of the 30-day advance notice period. Further extension beyond this 60-day period is authorized under the limited circumstances that follow:

1. to obtain and/or evaluate medical information when the employee has raised a medical issue in the answer to a proposed reduction in grade or removal;

2. to arrange for the employee's travel to make an oral reply to an appropriate Departmental official, or the travel of a Departmental official to hear the employee's oral reply;

3. to consider the employee's answer if an extension to the period for an answer has been granted (e.g., because of the employee's illness or incapacitation);

4. to consider reasonable accommodation of a handicapping condition;

5. to consider positions to which the employee might be reassigned and/or

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reduced-in-grade; and

6. to comply with a stay ordered by a member of the Merit Systems Protection Board under 5 U.S.C. 1208(b).

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The Office of Human Resources' Labor and Employee Relations Division staff will coordinate requests to the OPM for extensions beyond 60 days when the need is for reasons other than those specifically authorized above.

E. The decision on a notice of proposed action must be delivered to the employee on or before the effective date of the reduction in grade or removal. If actions are effected on the delivery date, diligence must be taken to ensure the decision notice cites the **exact time** of the effected action. This time must be earlier than the end of the employee's tour of duty on that given day. Consequently, the employee's work schedule (e.g., flextime, etc.) is an important factor.

1-12 Records

A. The Department shall make as part of its records, copies of the following:

1. The Notice of Proposed Action;

2. The employee's written reply and/or summary of any oral reply;

3. Decision Notice;

4. Any supporting material relied upon by HUD to support the decision (including documentation regarding the opportunity afforded the employee to demonstrate accepted performance); and

5. The employee's performance elements and standards, including the date of communication.

B. Departmental records shall be furnished to the MSPB or other third party forum, and to the affected employee or his or her designated attorney or other representative, upon request.

C. Appropriate servicing Administrative Services Center's Human Resources Division in the Field, and Office of Human Resources' Labor and Employee Relations Division in Headquarters are responsible for proper establishment, maintenance, and availability of records relating to performance-based actions covered by this Handbook.

D. When a performance-based action is effected, and the employee has not appealed the action, records shall be retained for four years after the effective date of the action. If the action is appealed, records shall be maintained for four years after

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the case is closed, unless a request is received to retain records for use in another forum (e.g., Equal Employment Opportunity Commission).

E. When an employee is not reduced-in-grade or removed because of improved performance shown during the advance notice period, and the employee's performance continues to be acceptable for one year from the date of the advance written notice, any entry or other notation of the performance for which the action was proposed shall be removed from the Department's records.

F. Upon completion of a performance action decided on by a HUD manager or supervisor in Headquarters, the official case file shall be forwarded to, and remain in the custody of, the employee's servicing human resources office.

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CHAPTER 2. ADDRESSING UNACCEPTABLE PERFORMANCE

2-1 Performance Counseling/Assistance

A. Supervisors are responsible for assisting employees in achieving and maintaining acceptable performance levels. Towards this end, supervisors should communicate with employees regularly about performance expectations, and provide counseling about specific performance problems as they arise. If performance problems continue, supervisors must consult with the servicing human resources staff as soon as possible to obtain advice and assistance in initiating a performance-based action. This consultation is necessary to ensure technical and procedural consistency of the action.

B. Supervisors should contact the servicing human resources staff and refer employees to one of the Department's Employee Assistance Program (EAP) Counselors for counseling and assistance if the employee indicates, or the supervisor suspects, that the performance problems exhibited are caused by alcoholism, drug dependency, or other personal problems.

2-2 Procedures for Addressing Unacceptable Performance. If, at any time during the appraisal cycle, an employee's performance reaches the unacceptable performance level in one or more critical elements, the supervisor must notify the employee of the critical element(s) involved. This written notification of unacceptable performance constitutes the opportunity to improve performance (OIP) notice. The employee must be afforded:

A. **Communication**. Prior to, or at the time of, giving an OIP notice, the supervisor should inform the employee of the performance requirement(s) that must be met and/or standard(s) that must be attained in order to demonstrate acceptable performance and be retained in the position.

B. **Opportunity to Improve**. Supervisors must give an employee whose performance has reached the unacceptable performance level in one or more critical elements, a reasonable period of time (not less than 30 days) to demonstrate acceptable performance on each critical element at issue. The time period established must be specified in the OIP notice and it must be adequate--commensurate with the duties and responsibilities of the position--to allow the employee an appropriate amount of time to demonstrate acceptable performance. The OIP notice shall include the following information:

1. Each critical element on which performance is at an unacceptable level;

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2. A statement and description of the marginally successful performance standard and/or requirements that the employee must attain in order to demonstrate acceptable performance on each critical element at issue by the conclusion of the opportunity to improve; and

3. A reasonable period of time, commensurate with the duties and responsibilities of the employee's position, to demonstrate marginally successful or better performance;

4. Offer of assistance to the employee in attaining marginally successful or better performance;

C. **Assistance**. An employee whose performance has reached the unacceptable performance level must be offered assistance to aid him/her in demonstrating acceptable performance as part of the opportunity to improve. Such assistance may include training (classroom or on-the-job) and/or clarification of performance requirements in any one or combination of counseling sessions or discussions, memoranda, written instructions, or other means which convey the nature and level of performance required of the employee.

D. Supervisor counseling sessions or discussions with employees and memoranda should critique the employee's work, cite specific errors or performance problems, and suggest specific ways on "how to" correct the errors and performance problems. Samples of acceptable work could be provided as a model or guide. A record should be made to document any oral discussions held and the results achieved.

2-3 Completion of the Opportunity to Improve

At the earliest practicable date following expiration of the opportunity to improve, the HUD manager or supervisor shall obtain advice and assistance from the servicing human resources staff before making an acceptable level of performance determination and shall complete one of the following steps:

A. If a determination is made that the employee's performance reached the **marginally successful** performance level on any critical element at issue by the end of the opportunity to improve and there were no critical elements on which the employee's performance remained at the unacceptable level, issue a performance improvement plan (PIP). The PIP shall identify each critical element on which employee's performance reached the marginally successful

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level, describe the employee's actual performance, and offer suggestions for reaching a higher performance level. The proposing official shall continue to provide counseling and assistance for each critical element rated marginally successful in an effort to help the employee sustain acceptable performance or reach a higher performance level.

B. If a determination is made that the employee's performance reached the **fully successful** performance level or higher on each critical element at issue by the end of the opportunity to improve, the HUD manager or supervisor shall issue a written notice informing the employee of the performance level reached on each critical element.

C. Any written notice issued to an employee as a result of improved performance by the end of the opportunity to improve, shall also inform the employee that failure to sustain acceptable performance on each critical element for one year from the date of the notice of opportunity to improve could result in a reduction in grade or removal action, without another opportunity to improve in the critical elements at issue.

D. If a determination is made that the employee's performance remained at the **unacceptable** performance level on any critical element at issue by the end of the opportunity to improve, a written notice of proposal to remove or reduce-in-grade must be issued to employee as soon as practicable.

2-4 Extending the Opportunity to Demonstrate Acceptable Performance

The time frame for the opportunity to demonstrate acceptable performance may be extended if the employee's performance has not reached an acceptable performance level, or the HUD supervisor or manager is unable to make a determination that the employee's performance has improved to an acceptable level. Examples of situations where a supervisor or manager may be unable to make an acceptable level of performance determination include:

A. Employee illness during a significant portion of the period of opportunity to improve because the employee cannot be held accountable for work not completed during the period of approved leave; or

B. Administratively uncontrollable reasons for which the employee cannot be held responsible, such as lack of sufficient work or inadequate supervisory assistance during the opportunity to improve.

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CHAPTER 3. PROPOSING AND TAKING ACTION BASED ON UNACCEPTABLE PERFORMANCE: REMOVAL OR REDUCTION IN GRADE

3-1 General Provisions

A. The Department may propose or take a performance-based action against an employee only on those critical elements in which the employee is performing unacceptably and on which the employee has had an opportunity to demonstrate acceptable performance.

B. Instances of unacceptable performance **prior to** an opportunity to demonstrate acceptable performance may not be relied upon solely as the basis for proposing a reduction in grade or removal action. These instances of performance serve primarily as the basis for initiating the employee's opportunity to improve. They may be relied upon, however, to support the overall performance determination, as long as the instances occurred within one year prior to the notice of proposed action.

C. Instances of unacceptable performance which occur **during** an opportunity to demonstrate acceptable performance may be used solely or partially to support a proposal notice, as long as the instances of unacceptable performance occurred within one year prior to the notice of proposed action.

D. Instances of unacceptable performance which occur **following** the opportunity to demonstrate acceptable performance may be used solely or partially to propose an action if:

1. employee's performance following the opportunity to improve is unacceptable in one or more of the critical elements which formed the basis of the opportunity to improve (and the employee's performance standards for the critical elements at issue have not been revised substantially); and

2. unacceptable performance occurred within one year from the beginning of the opportunity period.

E. Performance-based actions must be based on critical elements of an employee's position of record. An employee shall continue to hold his/her position of record while on detail to a different position or work assignment. When an employee is detailed to a different position within the Department that is expected to last 120

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days or longer, the employee must be provided with written critical elements and

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standards and rated at the end of the detail. An employee's performance appraisal from the detail must be considered in deriving employee's next rating of record.

F. Any determination made to propose an action is based primarily on unacceptable performance in the employee's position of record. Therefore, the employee must have been afforded an opportunity to demonstrate acceptable performance in his/her position of record.

G. There is no legal, regulatory, or HUD requirement for a supervisor to consider an employee's improved performance during the 30-day advance notice period.

3-2 Requirements

A. Before proposing or taking a performance-based action, supervisors must obtain advice and assistance from the servicing human resources staff. This consultation is required to ensure technical and procedural consistency of the action with OPM and HUD requirements. It includes the human resources staff's advice on the appropriateness of the performance-based action, adequacy of the evidence, and guidance in drafting the proposal and decision notices.

B. The human resources staff and the Proposing Official must consult with the Associate General Counsel for Human Resources Law in Headquarters regarding the legal sufficiency of proposal notice. When the action will be proposed by a Field manager, consultation with the Associate General Counsel for Human Resources Law in Headquarters must be done through the Field Assistant General Counsel. Such actions are described below:

1. A proposal notice to reduce-in-grade or remove a Headquarters or Field employee at the GS-14 level or higher, or a HUD attorney.

2. A proposal notice to reduce-in-grade or remove a Headquarters employee at the GS-13 level or below when the facts or issues are controversial or precedent-setting.

C. The human resources staff and the Deciding Official must consult with the Associate General Counsel for Human Resources Law or the Field Assistant General Counsel in the Office of General Counsel about the legal sufficiency of a decision to reduce-in-grade or remove a Field employee at the GS-13 level or below (except a HUD attorney) when the facts or issues are controversial or precedent-setting.

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D. Paragraphs 3-2B and 3-2C above do not preclude the human resources specialist and/or proposing official from consulting with appropriate individuals in the Office of General Counsel on any case.

3-3 Employee Entitlement. When a reduction in grade or removal for unacceptable performance is proposed, the advance notice of proposed reduction in grade or removal must contain the following information:

A. the action proposed;

B. Specific instances of unacceptable performance on which the proposed action is based;

C. The critical elements involved in each instance of unacceptable performance;

D. Employee's right to be represented by an attorney or other representative;

E. Employee's right to answer both orally and in writing and the time allowed for the answer, which is 15 days; and

F. Any additional information required by government regulations or applicable collective bargaining agreement.

3-4 Notice of Proposal. At the earliest practical date following a determination that the employee's performance remained at the unacceptable level on **any** critical element which formed the basis for the opportunity to improve, the proposing official shall issue a 30-day advance notice which shall include the following information:

A. Whether the specific performance-based action that is being proposed is a reduction in grade or removal. If the action is to be a reduction in grade, the proposed grade and pay rate must be stated. An employee who is involuntarily reduced-in-grade shall normally be placed at the same step of the grade from which he or she is demoted (e.g., from GS-13/3 to GS-12/3);

B. A statement that the action is proposed to be effective not less than 30 calendar days following the date the employee receives the notice;

C. The specific instances of unacceptable performance on which the proposed action is based;

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D. The critical element(s) involved in each instance of unacceptable performance;

E. Where material relied on to support the reasons for the proposed action is located and available for review;

F. A statement identifying the name, title, and location of the Deciding Official;

G. A statement that the employee is entitled to answer both orally and in writing, and that any reply submitted to the Deciding Official in a timely fashion will be considered in reaching a final decision on the proposal notice. (The right to answer orally does not include the right to a formal hearing and the appearance of witnesses will not be permitted.);

H. The employee has 15 days to answer the Notice;

1. If the employee wishes additional time in which to answer, he/she must submit a request in writing to the Deciding Official (or designee) before the expiration of the answer period. The request must include the amount of time needed and state a good reason for needing the extension.

2. The Deciding Official shall respond to the employee, in writing, either granting or denying the time extension request.

I. The name of the person who will hear any oral response or receive any written reply, if different from the Deciding Official.

J. A reasonable amount of official time, up to 16 hours, within the authorized reply period for preparing the oral and written responses. The amount of official time authorized for this purpose covers both the employee's oral and written replies;

1. The use of official time must be requested and approved in advance by the employee's supervisor,

2. Requests for additional official time beyond 16 hours to prepare the oral or written reply must be submitted, in writing, to the Deciding Official to be considered for approval. Such request must provide a good reason to justify the need for additional time.

K. Notification that the employee may be represented by an attorney or other representative. The employee must designate the representative, in writing, to the Deciding Official prior to any oral or written reply. If employed by the

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Department, the representative is also entitled to official time but only during the oral reply;

L. A statement whether the employee will or will not remain in a duty status during the advance notice period. Under ordinary circumstances, the employee shall remain in a duty status in his/her regular position;

M. A statement informing the employee where this Handbook, pertinent statutes, and OPM regulations are available for review.

3-5 Representation

A. The Department may disallow, as an employee's representative, an individual whose activities as a representative would cause a conflict of interest or position; an employee who cannot be released from his or her official duties because of a priority work assignment; or an employee whose release would give rise to unreasonable costs to the Government.

B. A human resources specialist, Administrative Officer, supervisor, manager, or HUD attorney whose duties include representation of management in administrative cases is considered to be a part of management. As such, they may be called upon to testify for management in an MSPB hearing or other administrative proceeding. Therefore, they may not accept a request to represent, or assist in representing, an employee in connection with a performance-based action.

C. A HUD management official may not use a union official to represent him/her in any action taken under the provisions of this Handbook under no circumstances.

3-6 Employee's Reply

A. The Deciding Official may designate an individual to hear the employee's oral reply. The designee may not be the official who issued the Notice of Proposed Action. In addition, the designee must not be subordinate to the official who proposed the action. The designee must, however, be in a position to effectively recommend or actually decide on the proposed action.

B. The Deciding Official or designee who hears the oral reply is reminded that the employee or his/her designated representative has the right to say whatever he/she wishes to influence the decision on the proposed action.

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C. If the employee makes an oral reply, the Deciding Official, or his/her designee, shall prepare a written summary or arrange for a verbatim transcript of the

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meeting. If a court reporter is used, the cost will be incurred by the HUD program office. The summary or transcript shall become part of the Department's record.

D. The employee's oral and written replies, if made, shall both become a part of the Department's record.

3-7 Employee Entitlements. When a reduction-in-grade or removal for unacceptable performance is decided, the decision notice must provide the following information:

A. A notice of time limits for appealing to MSPB, including the Board's requirements on timeliness and the address of the appropriate Board office for the appeal.

B. A copy, or access to a copy of the MSPB regulations;

C. A copy of MSPB's appeal form; and

D. A notice of any rights the employee has to file a grievance and/or appeal.

3-8 Notice of Decision. The Deciding Official shall issue a decision notice within 30 days after the end of the advance notice period, or following expiration of the period within which the employee was given the opportunity to respond. The decision notice shall include the following information:

A. The performance-based action being taken and specific instances of unacceptable performance on which the action is based:

1. If charges and instances of unacceptable performance are stated with specificity in the proposal notice, it is only necessary to reference them in the decision notice. A direct reference to the charges and instances of unacceptable performance found sustained will be sufficient;

2. The decision notice should specify which instances of unacceptable performance are being relied on and which are not where all of the instances cited in the proposal notice are not accepted by the Deciding Official; and

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3. Any instances cited in the final notice must have occurred during the one year period ending on the date of issuance of the advance notice of proposed action.

B. A statement that the Deciding Official considered the issues raised by the employee in the oral and/or written reply, if made:

Communication between the proposing and deciding officials is allowed. In the interest of due process, however, the employee must be afforded a fair opportunity to respond to any new arguments or evidence shared among the officials and considered in reaching a decision;

C. A statement of whether the action decided is the same as that proposed, or different;

D. The effective date of the decided action, which must not be less than 30 days following the date the employee received the advance notice of proposed performance-based action. If a Saturday, Sunday, or holiday is the last day of the notice period, the notice period is automatically extended to the next workday;

1. The decision notice must be issued to the employee at or before the time the action will be made effective.

2. A decision will be made within 30 days following expiration of the 30-day advance notice period.

3. The time limit for issuance may be extended for a limited amount of time under certain circumstances. (Refer to paragraph 1-11D.);

E. A statement that the employee may appeal the decision to the MSPB. Employees covered by a collective bargaining agreement, may elect to appeal to the MSPB, or the Union may invoke arbitration, but not both. The address of the appropriate MSPB Regional Office must also be provided;

F. A statement of the time limit for appealing to the MSPB which is not later than 30 calendar days after the effective date of the performance-based action;

G. If the employee has raised discrimination as an issue in his or her reply, the employee should be advised of the right to one of the following: (1) raise the claim as an affirmative defense in an MSPB appeal action; (2) file an equal

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employment opportunity (EEO) discrimination complaint; or (3) file a discrimination grievance under a negotiated grievance procedure, if applicable.

H. A copy of the MSPB regulations;

I. A copy of MSPB's appeal form;

J. Information on applying for disability retirement when he or she is being removed from the Federal service, if the employee has the requisite years of service and he or she alleges a medical condition as the cause of his or her performance problems; and

K. Specification of the employee's potential eligibility for discontinued service retirement when the employee has 25 years of more creditable civilian service, and the decision to be effected is removal from the Federal service.

3-9 Administrative Guidance

A. Performance evaluation should be an ongoing process which includes periodic communication between supervisors and employees. Thus, supervisors are to undertake timely employee counseling as an effective means of addressing performance problems as they arise. Counseling employees about specific performance deficiencies as soon as they arise and offering appropriate assistance can often prevent more serious performance problems.

B. If the employee indicates, or the supervisor strongly suspects, that an employee's performance deficiencies are the result of, or have been affected by, alcoholism, drug dependency, emotional problems, family pressures, or other problems of a personal nature, the supervisor should refer the employee to the Department's employee assistance program (EAP) for counseling and assistance as appropriate.

C. Unacceptable performance requires specific attention to ensure an effective solution of the problem. While substandard performance must be corrected, the corrective action normally does not include the application of discipline unless it is believed that a disciplinary action can motivate a change in behavior which can remedy the cause of the performance problem. The problem may be corrected by reassigning the employee to a position with different duties, eliminating workload imbalances, additional training, and/or restructuring of the current position. The preceding options are at the discretion of the supervisor and in no way are intended to preclude a supervisor from reducing in grade or removing an employee for unacceptable performance.

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D. There is no HUD requirement for a supervisor to consider an employee's performance following the opportunity to improve period as long as the instances occurred within one year prior to the notice of proposed action. Where numerical standards are prorated during the opportunity to improve period, the proposal notice must meet the annual numerical standard in the year preceding the proposal notice. In these cases, it may be necessary to cite instances of unacceptable performance which occurred outside of the opportunity to improve period in order to demonstrate sufficiently the employee's failure to perform acceptably.

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0432.01

CHAPTER 4. MEDICAL DETERMINATIONS/REASONABLE ACCOMMODATION

4-1 Americans with Disabilities Act

A. The Americans with Disabilities Act (ADA) which was enacted July 26, 1990, specifically Title V, Section 512, amends the Rehabilitation Act of 1973 to exclude persons who currently illegally engage in the use of drugs from the definition of an individual with a handicap. With respect to claims of discrimination, this means that the Department has no legal obligation under the Rehabilitation Act to provide reasonable accommodation to individuals whose performance problems are caused by current illegal drug usage.

B. For purposes of Title V of the ADA, the term "individual with handicaps" does not include an individual who is currently engaging in the illegal use of drugs when an employer takes action on the basis of such use.

C. The Rehabilitation Act, as amended in 1992 by Section 104(c) of the ADA, provides that:

D. A covered entity (1) may prohibit ... the use of alcohol at the workplace by all employees; (2) may require that employees shall not be under the influence of alcohol ... at the workplace; ... (4) may hold an employee who ... is an alcoholic to the same qualification standards for employment or job performance and behavior that such entity holds other employees even when unsatisfactory performance or behavior is related to the ... alcoholism of such employees ...

4-2 Medical Considerations

A. Medical documentation may be helpful in determining whether a particular accommodation is feasible and reasonable under the circumstances. If an employee alleges in an oral or written reply to a proposed action that a medical condition is causing the unacceptable performance, he or she must be afforded an opportunity (1) to explain how the medical condition contributed to his or her performance problems; (2) to provide any medical documentation concerning the nature of the condition to the agency for review; and (3) for consideration of any request for accommodation(s) which the employee believes will allow him or her to perform in an acceptable manner such as treatment or rehabilitation. 5 CFR Part 339 contains considerable guidance concerning medical issues relating to employees with performance problems.

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B. An employee may be offered (or ordered to take, if authorized) a medical examination in connection with his or her claim of a medical condition which impacts upon performance. Consideration must be give to the affirmative obligations of 29 CFR Part 1613.704 (Reasonable Accommodation) when an employee asserts that his/her medical condition contributed to the performance problems at issue.

C. When the employee requests an accommodation which would require additional time to demonstrate acceptable performance following treatment and/or rehabilitation for his or her medical condition, consideration should be given to extending the notice period of the action, putting a decision to take action in abeyance, or entering into some form of last chance agreement with the employee.

D. If an employee alleging a medical condition has the requisite years of service under the Civil Service Retirement System or the Federal Employees Retirement System, he or she shall be provided information concerning application for disability retirement. This process should not preclude or delay any decision on the performance-based action.

4-3 Alcoholism and Drug Abuse

A. When proposing a performance-based action that may be attributable to alcoholism or drug abuse, refer to HUD's Drug-Free Workplace Plan and to HUD's Employee Assistance Program, Handbook 792.2 REV-3, dated August 12, 1997, or current edition for guidance.

B. If a supervisor or manager knows, or has reasonable grounds to believe, that the employee's performance might be attributed to alcoholism or drug addiction, the employee must be made aware in general terms: (1) that the supervisor or manager suspects he/she has a problem that is affecting his or her performance; (2) that counseling is available through the Department's Employee Assistance Program; and (3) that the supervisor or manager recommends that the employee participate in a rehabilitation and/or counseling program. The supervisor or manager must allow the employee to take leave to participate in such a program, if necessary to meet any reasonable accommodation requirements under the ADA.

C. Supervisors may provide reasonable accommodation for employee drug addiction or alcoholism when the individual circumstances in the case warrant it, even

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though the ADA removes illegal drug addiction as a handicapping condition.

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D. Last chance agreements may be appropriate in some cases. However, it is important that the Deciding Official, employee, and employee's representative sign the agreement. Last chance agreements are best used to delay a decision on a proposed action after the Deciding Official has concluded that the proposed action is merited and that there is a chance of improving the employee's performance.

4-4 Employee Assistance Program

Supervisors must offer an opportunity for counseling and assistance through the Department's Employee Assistance Program to employees whose performance problems are suspected to be causally related to a documented medical condition, alcoholism, or drug addiction.

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U.S. MERIT SYSTEMS PROTECTION BOARD

APPEAL FORM

INSTRUCTIONS

GENERAL: You do not have to use this form to file an appeal with the Board. However, if you do not, your appeal must still comply with the Board's regulations. 5 C.F.R. Parts 1201 and 1209. Your agency's personnel office will give you access to the regulations, and the Board will expect you to be familiar with them. You also should become familiar with the Board's key case law and controlling court decisions as they may affect your case. **You must tell the Board if you are raising an affirmative defense** (see Part IV), and **you are responsible for proving each defense you raise.**

WHERE TO FILE AN APPEAL: You must file your appeal with the Board's regional or field office which has responsibility for the geographic area in which you are employed. See 5 C.F.R. Part 1201, Appendix II.

WHEN TO FILE AN APPEAL: Your appeal must be filed during the period beginning with the day after the effective date of the action you are appealing and ending on the 30th day after the effective date. You may not file your appeal before the effective date of the action you are appealing. If you are appealing from a decision which does not set an effective date, you must file within 35 days of the date of the decision you are appealing. If your appeal date your is late, it may be dismissed as untimely. The date of the filing is the appeal is postmarked, the date of the facsimile transmission, the date it is delivered to a commercial overnight delivery service, or the date of receipt if you personally deliver it to the regional or field office.

HOW TO FILE AN APPEAL: You may file your appeal by mail, by facsimile, by commercial overnight delivery, or by personal delivery. You must submit two copies of both your appeal **and** all attachments. You may supplement your response to any question on separate sheets of paper, but if you do, please put your name and address at the top of each additional page. All of your submissions must be legible and on 8 1/2" x 11" paper. **Your appeal must contain your or your representative's signature in block 6. If it does not, your appeal will be rejected and returned to you. If your representative signs block 6, you must sign block 11 or submit a separate written designation of representative.**

WHISTLEBLOWING APPEAL/STAY REQUEST: If you believe the action you are appealing was threatened, proposed, taken, or not taken because of whistleblowing activities, **you must complete Part VII of this form. If you are requesting a stay, you must complete Part VIII of this form.**

Privacy Act Statement: *This form requests personal information which is relevant and necessary to reach a decision in your appeal. The U.S. Merit Systems Protection Board collects this information in order to process appeals under its statutory and regulatory authority. Since your appeal is a voluntary action you are not required to provide any personal information in connection with it. However, failure to supply the U.S. Merit Systems Protection Board with all the information essential to reach a decision in your case could result in the rejection of your appeal.*

The U.S. Merit Systems Protection Board is authorized under provisions of Executive Order 9397, dated November 22, 1943, to request your Social Security number, but providing your Social Security number is voluntary and failure to provide it will not result in the rejection of your appeal. Your Social Security number will only be used for identification purposes in the processing of your appeal.

You should know that the decisions of the U.S. Merit Systems Protection Board on appeals are final administrative decisions and, as such, are available to the public under the provisions of the Freedom of Information Act. Additionally, it is possible that information contained in your appeal file may be released as required by the Freedom of Information Act. Some information about your appeal will also be used in depersonalized form as a data base for program statistics.

Public Reporting Burden: *The public reporting burden for this collection of information is estimated to vary from 20 minutes to 1 hour, with an average of 30 minutes per response, including time for reviewing the form, searching existing data sources, gathering the data necessary, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of the collection of information, including suggestions for reducing this burden, to the Office of Planning and Resource Management Services, Merit Systems Protection Board, 1120 Vermont Ave., NW., Washington, DC 20419.*

Part I Appellant Identification

1. Name *(last, first, middle initial)*	2. Social Security Number
3. Present address *(number and street, city, state, and ZIP code)* **You must notify the Board of any change of address or telephone number while the appeal is pending with the MSPB.**	4. Home phone *(include area code)* 5. Office phone *(include area code)*
6. I certify that all of the statements made in this appeal are true, complete, and correct to the best of my knowledge and belief.	**Signature of appellant or designated representative** Date signed

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Part II Designation of Representative

7. You may represent yourself in this appeal, or you may choose someone to represent you. Your representative does not have to be an attorney. You may change your designation of a representative at a later date, if you so desire, but **you must notify the Board promptly of any change**. Where circumstances require, a separate designation of representative may be submitted after the original filing. Include the information requested in blocks 7 through 11.

"I hereby designate _____ to serve as my representative during the course of this appeal. I understand that my representative is authorized to act on my behalf. In addition, I specifically delegate to my representative the authority to settle this appeal on my behalf. I understand that any limitation on this settlement authority must be filed in writing with the Board."

8. Representative's address *(number and street, city, state, and ZIP code).*	9. Representative's employer
	10.a) Representative's telephone number *(include area code)*
	10.b) Representative's facsimile number
	11. **Appellant's signature** Date

Part III Appealed Action

12. Briefly describe the **agency action** you wish to appeal and attach the proposal letter and decision letter. If you are appealing a decision relating to the denial of retirement benefits, attach a copy of OPM's **reconsideration decision**. If the relevant SF-50 or its equivalent is available, send it now; however, do NOT delay filing your appeal because of it. You may submit the SF-50 when it becomes available. Later in the proceeding, you will be afforded an opportunity to submit detailed evidence in support of your appeal.

13. Name and address of the agency that took the action you are appealing *(including bureau or other divisions, as well as street address, city, state and ZIP code)*		14. Your position title and duty station at the time of the action appealed
15. Grade at time of the action appealed	16. Salary at the time of the action appealed $ per	17. Are you a veteran and/or entitled to the employment rights of a veteran? ☐ *Yes* ☐ *No*
18. Employment status at the time of the action appealed ☐ *Temporary* ☐ *Applicant* ☐ *Retired* ☐ *Permanent* ☐ *Term* ☐ *Seasonal*	19. If retired, date of retirement *(month, day, year)*	20. Type of service ☐ *Competitive* ☐ *SES* ☐ *Excepted* ☐ *Postal Service* ☐ *Foreign Service*
21. Length of government service	22. Length of service with acting agency	23. Were you serving a probationary or trial period at the time of the action appealed? ☐ *Yes* ☐ *No*
24. Date you received written notice of the proposed action *(month, day, year) (attach a copy)*	25. Date you received the final decision notice *(month, day, year) (attach a copy)*	26. Effective date of the action appealed *(month, day, year)*

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27. Explain briefly why you think the agency was wrong in taking this action.

28. Do you believe the penalty imposed by the agency was too harsh?

☐ *Yes* ☐ *No*

29. What action would you like the Board to take on this case (i.e., what remedy are you asking for)?

Part IV Appellant's Defenses

30.a) Do you believe the agency committed harmful procedural error(s)?

☐ *Yes* ☐ *No*

30.b) If so, what is (are) the error(s)?

30.c) Explain how you were harmed by the error(s).

31.a) Do you believe that the action you are appealing violated the law?

☐ *Yes* ☐ *No*

31.b) If so, what law?

31.c) How was it violated?

32.a) If you believe you were discriminated against by the agency, **in connection with the matter appealed**, because of your race, color, religion, sex, national origin, marital status, political affiliation, disability, or age, indicate so and explain why you believe it to be true.

32.b) Have you filed a **formal** discrimination complaint with your agency or any other agency concerning the matter which you are seeking to appeal? ☐ *Yes (attach a copy)* ☐ *No*

32.c) If yes, place filed *(agency, number and street, city, state, and ZIP code)*

32.d) Date filed *(month, day, year)*

32.e) Has a decision been issued?

☐ *Yes (attach a copy)* ☐ *No*

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33.a) Have you, or anyone in your behalf, filed a formal grievance with your agency concerning this matter, under a negotiated grievance procedure provided by a collective bargaining agreement? ☐ *Yes (attach a copy)* ☐ *No*	33.b) Date filed *(month, day, year)*
33.c) If yes, place filed *(agency, number and street, city, state, and ZIP code)*	33.d) Has a decision been issued? ☐ *Yes (attach a copy)* ☐ *No* 33.e) If yes, date issued *(month, day, year)*

Part V Hearing

34. You may have a right to a hearing on this appeal. If you do not want a hearing, the Board will make its decision on the basis of the documents you and the agency submit, after providing you and the agency with an opportunity to submit additional documents.

Do you want a hearing? ☐ *Yes* ☐ *No*

If you choose to have a hearing, the Board will notify you where and when it is to be held.

Part VI Reduction In Force

INSTRUCTIONS

Fill out this part only if you are appealing from a Reduction in Force. Your agency's personnel office can furnish you with most of the information requested below.

35. Retention group and sub-group	36. Service computation date	37.a) Has your agency offered you another position rather than separating you? ☐ *Yes* ☐ *No*
37.b) Title of position offered	37.c) Grade of position offered	37.d) Salary of position offered $ per
37.e) Location of position offered		37.f) Did you accept this position? ☐ *Yes* ☐ *No*

38. Explain why you think you should not have been affected by the Reduction In Force. *(Explanations could include: you were placed in the wrong retention group or sub-group; an error was made in the computation of your service computation date; competitive area was too narrow; improperly reached for separation from competitive level; an exception was made to the regular order of selection; the required number of days notice was not given; you believe you have assignment [bump or retreat] rights; or any other reasons. Please provide as much information as possible regarding each reason.)*

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Part VII Whistleblowing Activity

INSTRUCTIONS

Complete Parts VII and VIII of this form only if you believe the action you are appealing is based on whistleblowing activities.

39.a) Have you disclosed information that evidences a violation of any law, rule, or regulation; gross mismanagement; a gross waste of funds; an abuse of authority; or a substantial and specific danger to public health or safety? ☐ *Yes (attach a copy or summary of disclosure)* ☐ *No*	39.b) If yes, provide the name, title, and office address of the person to whom the disclosure was made
39.c) Date the disclosure was made *(month, day, year)*	

40. If you believe the action you are appealing was... *(please check appropriate box)*

☐ *Threatened* ☐ *Proposed*

☐ *Taken* ☐ *Not Taken*

...because of a disclosure evidencing a violation of any law, rule, or regulation; gross mismanagement; a gross waste of funds; an abuse of authority; or a substantial and specific danger to public health or safety, provide:

a) a chronology of facts concerning the action appealed; and

b) explain why you believe the action was based on whistleblowing activity and attach a copy of any documentary evidence which supports your statement.

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41.a) Have you sought corrective action from the Office of Special Counsel concerning the action which you are appealing? ☐ *Yes (attach a copy of your request to the Office of Special Counsel for corrective action)* ☐ *No*	41.b) If yes, date(s) filed *(month, day, year)*
41.c) Place filed *(location, number and street, city, state, and ZIP code)*	
42. Have you received a written notice of your right to file this appeal from the Office of Special Counsel? ☐ *Yes (attach a copy)* ☐ *No*	
43.a) Have you already requested a stay from the Board of the action you are seeking to appeal? ☐ *Yes (attach a copy)* ☐ *No*	43.b) If yes, date requested *(month, day, year)*
43.c) Place filed *(location, number and street, city, state, and ZIP code)*	43.d) Has there been a decision? ☐ *Yes (attach a copy)* ☐ *No*

Part VIII Stay Request

INSTRUCTIONS

You may request a stay of a personnel action allegedly based on whistleblowing at any time after you become eligible to file an appeal with the Board under 5 C.F.R. 1209.5, but no later than the time limit set for the close of discovery in the appeal. The stay request may be filed prior to, simultaneous with, or after the filing of an appeal. When you file a stay request with the Board, you must simultaneously serve it upon the agency's local servicing personnel office or the agency's designated representative. 5 C.F.R 1209.8.

If your stay request is being filed prior to filing an appeal with the Board, you must complete Parts I and II and items 41 through 43 above.

44. On separate sheets of paper, please provide the following. Please put your name and address at the top of each page.

a. A chronology of facts, including a description of the disclosure and the action taken by the agency (unless you have already supplied this information in Part VII above).

b. Evidence and/or argument demonstrating that the:

(1) action threatened, proposed, taken, or not taken is a personnel action, as defined in 5 C.F.R. 1209.4(a); and

(2) action complained of was based on whistleblowing, as defined in 5 C.F.R. 1209.4(b) (unless you have already supplied this information in Part VII above).

c. Evidence and/or argument demonstrating that there is a substantial likelihood that you will prevail on the merits of your appeal of the personnel action.

d. Documentary evidence that supports your stay request.

e. Evidence and/or argument addressing how long the stay should remain in effect.

f. Certificate of service specifying how and when the stay request was served on the agency.

g. You **may** provide evidence and/or argument concerning whether a stay would impose extreme hardship on the agency.

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Handout 2

How to Access Collective Bargaining Agreements

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How to Access Collective Bargaining Agreements

First, determine which collective bargaining agreement, or CBA, (also known as a union contract) applies to the employee.

- Check the employee's Bargaining Unit Status (BUS) Code. This is found in Box 37 of the employee's Notification of Personnel Action (SF-50) in the personnel file. Contact your ELR Specialist with questions.

Then, access the applicable CBA using the link provided.

Bargaining Unit Status (BUS) Code	Applicable Collective Bargaining Agreement	Link on hud@work
1010	American Federation of Government Employees (AFGE)	http://hudatwork.hud.gov/HUD/chco/doc/AFGEContract22015a.pdf
1120	American Federation of Government Employees (AFGE)	http://hudatwork.hud.gov/HUD/chco/doc/AFGEContract22015a.pdf
1603	National Federation of Federal Employees (NFFE) Local 259 (Memphis)	Not currently available on-line. Contact your ELR Specialist for a copy. Also be aware of the June 6, 2013 Supplement concerning performance, and request a copy of that also.
1661	NFFE Local 1804 (Detroit)	Not currently available on-line. Contact your ELR Specialist for a copy. Also be aware of Supplement 20, dated May 23, 2013, and request a copy of that also.
1806	NFFE Local 1450	http://hudatwork.hud.gov/HUD/regions/doc/NFFE1450LMAJuly272016
1810	NFFE Local 1450	http://hudatwork.hud.gov/HUD/regions/doc/NFFE1450LMAJuly272016

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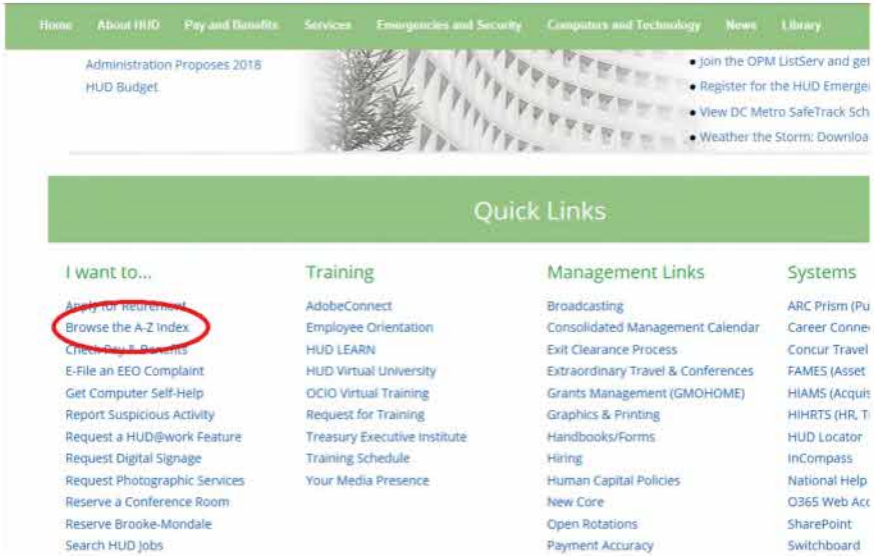
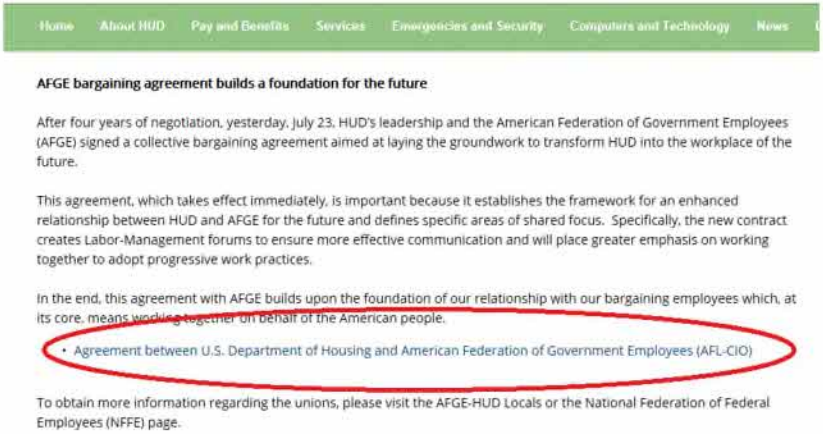
Alternate methods of accessing CBAs using hud@work

1. From the hud@work homepage, scroll down to "Quick Links" and select "Browse the A-Z Index"

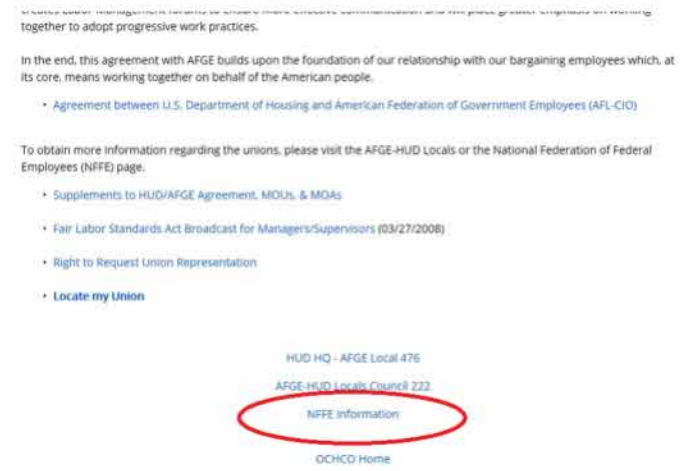


2. From the Index, select "Union Information"

3. To select the AFGE contract



4. To select the NFFE 1450 contract
   - Access "NFFE Information" from the "Union Information page"



   - Select "Labor Management Agreement"

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Handout 3

Sample Performance Counseling Memoranda

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THIS DOCUMENT IS AN EXAMPLE ONLY
MANAGERS AND SUPERVISORS MUST CONSULT WITH THE EMPLOYEE AND LABOR RELATIONS DIVISION PRIOR TO ISSUING A PERFORMANCE COUNSELING MEMO

April 24, 2017

MEMORANDUM FOR:

FROM:

SUBJECT: Performance Counseling Memorandum

This counseling memorandum is an update regarding your performance to date during the 2017 rating cycle. You are hereby advised that my assessment of your performance so far in FY2017 is that you remain below the acceptable standard in your elements primarily because the following assignments remain outstanding:

1. MN007 – due 9/30/16
2. NM066 – due 9/30/16
3. UT002 – due 6/30/16
4. WI193 – due 9/30/16
5. LA247 – due 3/31/17

Your Performance Expectations to reach an acceptable level of performance for your Critical Elements – Analysis, Conducting Studies and Reviews, Representation, Work Management, and Written Documents, Correspondence, and Reports

Goal	Activity	How to Accomplish	Start Date	Projected Completion Date
1	**The following assignments – TX537, AR068, IN025 NC165, NY402 – were submitted within required timeframe.**			
2	Complete 2016 Overdue Assignments – MN007, NM066, WI193, UT002, 2nd QTR. 2017 - LA247, 3rd QTR. 2017 - NY028, NH013	Follow the VMS Protocol and ensure all assignments are completed.	4/01/17	6/30/17
3	Complete Postponed 3rd QTR. Assignments – SD047, WA017, and all 4th QTR. Assignments	Follow the VMS Protocol and ensure all assignments are completed.	7/01/17	9/30/17
4	Follow VMS Protocol	Keep SharePoint up to date per the VMS Protocol and document all correspondence with PHAs		

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THIS DOCUMENT IS AN EXAMPLE ONLY
MANAGERS AND SUPERVISORS MUST CONSULT WITH THE EMPLOYEE AND LABOR RELATIONS DIVISION PRIOR TO ISSUING A PERFORMANCE COUNSELING MEMO

Progress Checkpoints: The following schedule will be used to evaluate your progress in meeting your Improvement activities.

Goal	Activity	Checkpoint Date	Type of Follow-up	Progress Expected	Notes
1	Provide supervisor progress update on completion of assignments	4/28/17 5/12/17 5/26/17 6/9/17 6/23/17 6/30/17	E-Mail and Telephone	(1) report due 4/28/17, (1) due 5/12/17, (1) due 5/26/17, (2) due 6/9/17, (1) due 6/23/17, and (1) due 6/30/17	Status of each remaining overdue reports also to be reported at checkpoint

Timeline for Improvement, Consequences & Expectations:

You will be given until **June 30, 2017** to demonstrate acceptable performance on Critical Elements 1, 2, 3, 4, and 5. Any impediments to meeting the above deadlines should be brought to my attention within 24 hours of your becoming aware of the impediment and before the work deadline and/or completion of the assignment.

The assignment for LA247 was not completed by the required deadline of March 31, 2017; therefore, I am extending the completion deadline into the 3rd quarter. However, if you do not meet the deadline for the assignments listed under Goal # 2 by June 30, 2017, I will be forced to issue you an Opportunity to Improve Notice (OIP).

If you are experiencing personal problems that you feel make is affecting your job performance, I encourage you to seek assistance through the Department's Employee Assistance Program (EAP). Participation in the EAP is voluntary, and your discussions are kept strictly confidential. To schedule an appointment, you may contact the counselors in the HUD Health Unit, room 7239; by calling (202) 708-1726, or you may contact an EAP counselor 24 hours a day, 7 days a week by calling 1-800-222-0364.

It is my desire to see you succeed in your position. I firmly believe this unfavorable situation can be eliminated by positive action on your part, providing you completely understand the seriousness of your performance.

Signatures:

Print Employee Name:

Employee Signature: _____

Date: _____

Print Supervisor Name:

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MANAGERS AND SUPERVISORS MUST CONSULT WITH THE EMPLOYEE AND LABOR RELATIONS DIVISION PRIOR TO ISSUING A PERFORMANCE COUNSELING MEMO

Supervisor Signature: _____

Date: _____

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THIS DOCUMENT IS AN EXAMPLE ONLY
MANAGERS AND SUPERVISORS MUST CONSULT WITH THE EMPLOYEE AND LABOR RELATIONS DIVISION PRIOR TO ISSUING A PERFORMANCE COUNSELING MEMO

March 13, 2017

MEMORANDUM FOR:

FROM:

SUBJECT: Performance Counseling Memorandum

This counseling memorandum addresses your performance to date during the 2017 rating cycle. Critical Elements for this FY2017 period were communicated to you on (INSERT DATE) and reviewed with you again in person on January 11, 2017. You are hereby advised that my assessment of your performance so far in FY2017 is that you are operating below an acceptable level of performance.

This memorandum is intended to provide specific tasks to help you demonstrate acceptable performance.

1. Collaboration: Teamwork (critical element)

Improve coordination with team members which results in enhanced collaboration, problem solving and effective communication within Administration – Field Support Services.

You can improve your performance by doing the following:

- You will need to ensure any current existing issues are resolved in a timely manner 24 to 48 hours within receipt either verbal or via e-mail. Ensure a back-up for any pending issues when you are absent and timely follow-up upon your return to the office. Please ensure the back-up identified is available when you are out of the office.
- You will need to provide clear, concise, and accurate communication to the contractors and RSM. This includes ensuring that everyone on the Admin team knows when items have been completed to ensure there is no duplication.
- You will need to ensure before decisions have been made and communication provided that all necessary policy and procedures have been reviewed for accuracy and reviewed with RSM prior to responding back to either staff or RSM.
- You will need to demonstrate effective working relationships with all Region 10 staff with positive results. This includes being respectful with other staff and managers in communication and problem solving, taking responsibility for any errors that have been committed and engaging in immediate course correction.
- Respectful communication in e-mail will be responding in full sentences and actively responding with a positive, customer friendly tone.

  Example: If a customer e-mails AO, please respond back with thank you and we will follow up. As a supervisor, if RSM provides AO with a directive, please respond back that you are in receipt and thank you. Previous responses have been "Roger That", "Copy That", which AO has indicated is a military jargon. RSM had to inquire with AO about the origin of this language as RSM was not familiar. Please utilize civilian language when communicating to all parties.

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- You need to follow instructions and directives provided by RSM without RSM continuously repeating instructions or directives after they have been provided both verbally and in written format.

2. Operational Excellence: Customer Service (critical element)

Improve the overall level of customer service provided to Office of Administration customers, ensure accountability, enhance service delivery and improve internal/external communication and coordination.

You can improve your performance by doing the following:

- You must ensure that the supply inventory is up-to-date with all four offices (Anchorage, Boise, Portland, and Seattle). Along with RSM's guidance, continue to develop the outlined systematic approach to purchasing supplies to ensure that employees in all four offices receive needed supplies.
- Ensure that an identified back-up WebTA person is available and any pending items are completed before being on leave/attending training and/or ensure the proper contacts have been communicated to RSM for resolution at least 1 day before absence.
- Ensure that employees have necessary information for accessing and gathering necessary supplies or needed items. Complete follow-up in a time manner and track whether employees received the requested supply. In addition, once received and supply issued, follow-up with employee in writing acknowledging that supply has been provided and/or follow-up with contractor in ensuring these steps have been completed.
- Identify what processes need to be identified and strengthened for customers.
- Attend training in effective communication both verbal and written to enhance skills in this area to effectively engage with all staff in a respectful and courteous communication.
- Read all pending e-mails prior to responding and moving forward on any action, particularly when there has been an absence from the office. If unsure, please connect with RSM prior to proceeding as movement may have occurred on action item during absence.
- If an extension is required to complete any pending assignments or task, please ensure to follow-up with RSM to request an extension for complete. Recommend creating a daily "To Do List or Pending Item List" to ensure items are completed.
- Any customer service items that require a response within the 24/48-hour timeframe, please follow-up with customer and indicate that we are in receipt and will follow-up.
- Attend training on organization – organizing e-mails, project management, etc.

3. Book of Business: Data Base/Accounting Management (critical element)

Responsible for financial transactions in assigned offices Office of Field Support Services' (OFSS) checkbook and, as the top product produced, the incumbent exercises due diligence while producing impeccable end products. Any exceptions to applicable protocols result in immediate notification to the supervisor.

You can improve your performance by doing the following:

- All ANSRS submissions should have cost estimates attached and if there are supplies the GSA Cart needs to show item, quantity, and price. The expectation is that accurate cost estimates are provided in initial ANSRS request.
- All Transit Vouchers, Reimbursement Vouchers, and MORFS are submitted with correct

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accounting information and follow the instructions in accordance with OFSS standard operating procedures. This means these vouchers should not be returned from Budget staff for correction.

- If a voucher or MORF is returned, do not correct and send back without having RSM review prior
- to resubmission. Be familiar with the OFSS SOPs and participate in any training provided by OFSS on this subject.
- Bankcard statements should be reconciled in CitiDirect, error free, and submitted by 9 of each month. Monthly bankcard statement and all required documentation is provided to to RSM by the 9 of each month. Recommend setting a calendar reminder to complete statements and submissions by the specified due dates.
- Follow the written and verbal instructions provided by the RSM regarding expectations for procurement.
- Run Discoverer budget and transaction reports on a weekly basis and ensure all budget tracking spreadsheets are accurate and up-to-date. Ensure Discoverer funding matches budget tracking spreadsheets.
- Actively participate in a weekly budget meeting with RSM to review Discoverer reports, budget tracking spreadsheets, and credit card transactions.
- Ensure RSM reviews all IPP or non-IPP system invoices prior to submission and meet the submission deadline of 3 to 5 days for receipt of notification.

4. Personal Investment: Innovation and Learning (critical element)

Reduce mission-critical and general skill gaps by targeting identified competency gaps or mentoring opportunities.

You can improve your performance by doing the following:

- Enroll in training courses through Star12 related to communication, project management, time management, crucial conversations. Please seek RSM approval before signing up for training.
- When available, proactively participate in training for procurement, purchase cards, budget tracking, etc.
- Ensure all pending activities have been completed prior to scheduled absences.

5. Operational Excellence – Admin Officer Operations (critical element)

Assures one-stop client experience for a number of Office of Field Support Services (OFSS) field office functions (mail, printing, time and attendance policy, facility management, records management, furniture/equipment, supplies, telephones, and GSA cars as applicable). Provides orientation for new employees and is responsible for the timely processing of Entrance on Duty (EOD) forms. Ensures that employee separation clearance actions are completed timely. Improves HUD's management and internal controls to ensure a safe and healthy work environment for HUD employees.

You can improve your performance by doing the following:

- Coordinate records management/archiving training for staff which will include how to complete required forms and the current records schedule for NARA. Training should be scheduled no later than April 30, 2017.
- Schedule regular office clean-up days on a quarterly basis. Develop and coordinate first clean up day for 3rd quarter in April, 2017.
- Develop consistency in following up on all pending customer requests no later than 24/48 hours.

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If it will require more time, AO is to send an e-mail to customer indicating that AO is in receipt of e-mail or voicemail and will follow-up when AO has additional information.

- Copy RSM on e-mail transactions with customer to ensure RSM is aware of customer needs and work flow of all offices to assist in being abreast of issues that may escalate.

Consistently (85%) complete established deadlines outlined by RSM or request for extension to complete. If additional information is required to complete task, follow-up with RSM for clarification. Currently, this action is not consistent and needs to be strengthened to have consistency to complete all required actions requested by established due dates.

- Re-establish leadership and chair for Safety and Health committee. Ensure Quarterly Safety Reports are reviewed by RSM and then submitted to identified Safety Officer as outlined in SOP's.
- As directed by RSM, contact new employees immediately after receiving acceptance letter from BFS and ensure they have completed the necessary forms, telephone call from BFS and are aware of start date, time, and new employee orientation. Contact hiring official and ensure they have identified POC and are aware of new employee orientation. Review and utilize new employee check list that is provided in SOP's on SharePoint site.
- Ensure H#, PIV card, telephone, voicemail, and all other pertinent administrative items are set up before arrival. All items should be reviewed with all new employees by end of 1st week of employment.
- Schedule a time with new employees to provide specific hands on instruction for voicemail set up, WebTA processing, and how to access certain resources by end of 1st week of employment.
- Reschedule and verify field office(Anchorage, Boise, and Portland) FY16 Region X inventories no later than March 31, 2017. Create a spreadsheet that ensures verification, excess, and both party signoff.
- All excess property for the Seattle Office must be completed no later than April 28, 2017.
- All excess property for the Portland Office must be completed no later than May 31, 2017.
- Submit all building requests through GSA for tracking purposes. Ensure that requests have been completed and have progress provided in writing. Ensure that adequate supply of NARA boxes is available for programs to process NARA requests.
- Ensure RSM is included on all e-mail communication and requested follow-ups.
- If AO has questions about updated policies and procedures that have been provided via written or verbal communication, AO is to seek guidance from RSM and RSM will follow-up with the necessary personnel.
- AO serves as lead on administrative activities but does not provide work assignments. Work assignments and approving authority are only issued from the RSM.
- To resolve any conflict with staff or contractors, AO should consult with RSM for problem solving and resolution.

You will be given until **May 31, 2017** to demonstrate acceptable performance. During this period, you will be given specific work assignments and/or projects that will enable you to demonstrate an acceptable performance level. In an effort to assist you in improving your performance, closer supervision will be provided. We will formally meet weekly on Mondays to discuss your progress in improving your performance. I will be routinely available, at your request, to clarify your work assignments, assist you with any technical problems you may encounter or answer any questions you may have. If there is some aspect of your work that you do not know how to do or understand, I will assist you or arrange for some type of other

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training. Let me know as soon as you encounter a problem or difficulty that may prevent or otherwise impact on your ability to successfully perform the critical elements and/or may require training. Generally, you need to keep me informed of all email communication that will impact the flow of data and information for the organization within your scope of responsibilities. I expect you to take action to minimize errors and to request advice or assistance whenever you have a question or concern. Any impediments to meeting your performance standards should be brought to my attention within 24 hours of your becoming aware of the impediment and before the work deadline and/or completion of the assignment.

I am delaying your mid-year review until May 31, 2017 in order to provide you an opportunity to display your potential. If your performance continues to fall below an acceptable level at that time, I will be forced to pursue further performance based improvement actions.

If you are experiencing personal problems that you feel is affecting your job performance, I encourage you to seek assistance through the Department's Employee Assistance Program (EAP). Participation in the EAP is voluntary, and your discussions are kept strictly confidential. To schedule an appointment, you may contact the counselors in the HUD Health Unit, Room 7239, by calling (202) 708-1726, or you may contact an EAP counselor 24 hours per day, 7 days per week by calling 1-800-222-0364.

I acknowledge receipt of this memorandum. My signature does not indicate my agreement or disagreement with the contents of this document. My signature only indicates I have received a copy of this document.

Employee Name:

_____ _____
Employee Signature Date

Supervisor Name:

_____
Supervisor Signature Date

cc:
ELR Specialist,

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Handout 4

Performance Action Roadmap

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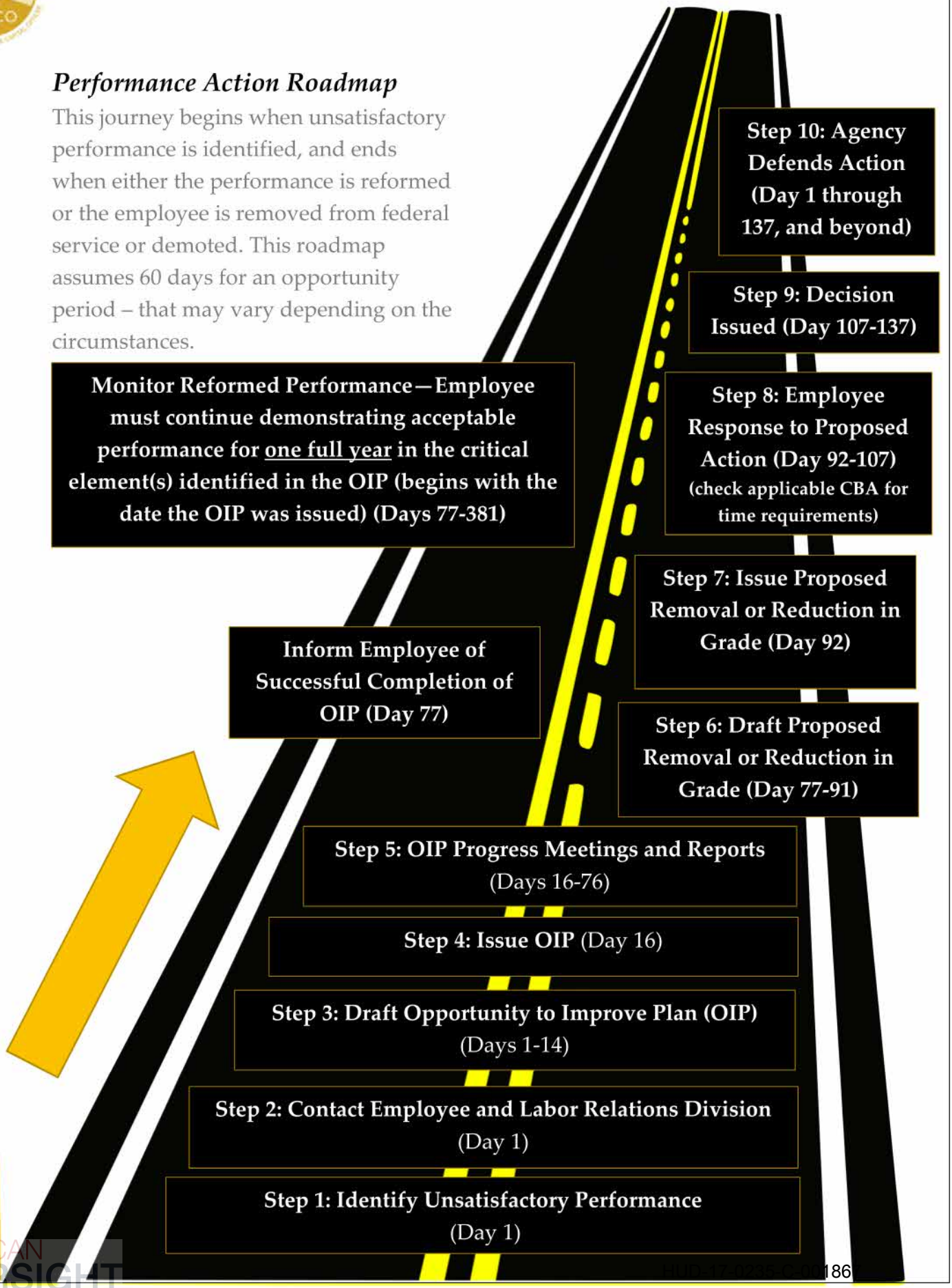
Reform | Removal

Performance Action Roadmap

This journey begins when unsatisfactory performance is identified, and ends when either the performance is reformed or the employee is removed from federal service or demoted. This roadmap assumes 60 days for an opportunity period – that may vary depending on the circumstances.



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Performance Action Roadmap

Steps on the journey to addressing unsatisfactory performance

STEP 1: Identify Unsatisfactory Performance

The supervisor identifies that an employee's performance is unsatisfactory in one or more critical elements (Day 1)

STEP 2: Contact Employee & Labor Relations Division

The supervisor contacts the HUD OCHCO Employee & Labor Relations Division (ELRD) (Day 1)

STEP 3: Draft OIP

The supervisor and ELR Specialist draft an Opportunity to Improve Plan (OIP) (Day 1-14)

STEP 4: Issue OIP

The supervisor issues the employee the OIP (Day 16)

STEP 5. OIP Progress Meetings and Reports

The supervisor meets with the employee at regularly scheduled intervals throughout the OIP to provide feedback, including written feedback indicating if the employee is performing satisfactorily or unsatisfactorily (Days 16-76)

- At the conclusion of the OIP, if employee's performance has improved to a satisfactory level, the supervisor and ELR Specialist will draft a notification to the employee (Day 77). The supervisor must continue to monitor the employee's performance. If it drops to an unacceptable level again within one year from the date the OIP was issued, the employee may be removed or reduced in grade without another opportunity period (Days 77-381)

STEP 6: Draft Proposed Removal or Reduction in grade

At the conclusion of the OIP, if the employee has not performed at the satisfactory level in one or more critical element the ELR Specialist will assist the supervisor in drafting a proposed reduction in grade or removal from federal service (Day 77-91)

STEP 7. Issue Proposed Removal or Reduction in Grade

The supervisor issues a Notice of Proposed Removal from Federal Service or Notice of Proposed Reduction in Grade to the employee and a deciding official identified by ELRD (Day 92)

STEP 8: Employee Opportunity to Provide Written or Oral Reply to Proposed Action

The Employee has an opportunity to respond to the deciding official (Day 92-107) (check applicable collective-bargaining agreement (CBA) for specific time requirements)

STEP 9: Decision Is Issued

The deciding official issues a decision after the employee has had an opportunity to respond. This decision must be made within 30 days of the expiration of the notice period (Day 107-137)

STEP 10: Action Is Defended

The Agency defends the performance-based action in any appeal or claim with the goal of maintaining high accountability in taking, sustaining, and defending performance based actions. (Day 1 through 137, and beyond)

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Handout 5

Employee and Labor Relations Division Contact List

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Employee and Labor Relations Division Contact List – August 2017

Joseph Sullivan
Director
451 7th Street S.W., Room 2150
Washington, DC 20410
(202) 402-2087
(202) 708-2155 (fax)

Sonya Gaither
Deputy Director
451 7th Street S.W., Room 2150
Washington, DC 20410
(202) 402-3753
(202) 708-2155 (fax)

Iva Harpe
ELR Assistant
451 7th Street S.W., Room 2150
Washington, DC 20410
(202) 402-2534
(202) 708-2155 (fax)

Katherine Hannah -ELR Specialist 451 7th Street, S.W., Room 2150 Washington, DC 20410 (202) 402-2974 (202) 708-2155 (fax)	Employee & Labor Relations: ➢ Technical Advisor ➢ Oversight for FLRA (ULPs) & MSPB Issues ➢ Oversight for Information Request ➢ ELR Training ➢ Lead Negotiator	Backup will be on voicemail
Headquarters **Keisha Hurst-ELR Branch Chief** Brickell Plaza Federal Building 909 SE First Avenue Suite 500 Miami, FL 33131-3042		

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Employee and Labor Relations Division Contact List – August 2017

(305)520-5128 (305) 520- 536-4781 (fax)		
Keisha Hurst-ELR Branch Chief Brickell Plaza Federal Building 909 SE First Avenue Suite 500 Miami, FL 33131-3042 (305) 520-5128 (305) 536-4781 (fax)	Employee & Labor Relations: ➢ HQ Supervisory Project Management	Backup will be on voicemail.
Anita Crews-ELR Specialist 451 7th Street, S.W., Room 2150 Washington, DC 20410 (202) 402-2207 (202) 708-2155 (fax)	Employee & Labor Relations: ➢ Office of Departmental Equal Employment Opportunity ➢ Office of Chief Financial Officer ➢ Office of Community Planning and Development ➢ Office of the Chief Procurement Officer	Backup will be on voicemail
Yvette White-ELR Specialist 451 7th Street, S.W., Room 2150 Washington, DC 20410 (202) 402-6278 (202) 708-2155 (fax)	Employee & Labor Relations: ➢ HQ e-Case Project Management ➢ Office of Fair Housing and Equal Opportunity ➢ Office of Secretary • Immediate Office • Office of Departmental Operations and Coordination • Office of Hearings and Appeals ➢ Real Estate Assessment Center ➢ Office of Housing	Backup will be on voicemail.
Anjanette Twiggs-ELR Specialist 451 7th Street, S.W., Room 2150 Washington, DC 20410 (202) 402-2200 (202) 708-2155 (fax)	Employee & Labor Relations: ➢ Office of Public and Indian Housing ➢ Office of Chief Information Officer ➢ Office of Strategic Planning and Management ➢ Office of Faith-Based and Community Initiative ➢ Office of Sustainable Communities	Backup will be on voicemail.
Shaundrelle Watson-ELR Specialist	Employee & Labor Relations: ➢ Office of General Counsel	Backup will be on voicemail.

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Employee and Labor Relations Division Contact List – August 2017

451 7th Street, S.W., Room 2150 Washington, DC 20410 (202) 402-6232 (202) 708-2155 (fax)	➢ Office of Public Affairs ➢ Office of Congressional and Intergovernmental Relations ➢ Office of Field Policy and Management ➢ Office of Policy Development and Research	
Debra Brown-ELR Specialist 451 7th Street, S.W., Room 2150 Washington, DC 20410 (202) 402-4288 (202) 708-2155 (fax)	Employee & Labor Relations: ➢ Office of Chief Human Capital Officer ➢ Government National Mortgage Association ➢ Office of Administration ➢ Office of Healthy Homes and Lead Hazard Control	Backup will be on voicemail.
Branch 1 **Regions 1, 2, 3 & 5** **Mark Zaltman-ELR Branch Chief** Chicago Regional Office Ralph H. Metcalfe Federal Bldg. 77 West Jackson Boulevard Chicago, IL 60604-3507 (312) 913-8557 (312) 886-7965 (fax)		
REGION 1		
Mark Butler-ELR Specialist Boston Regional Office Thomas P. O'Neill Building 10 Causeway Street Rm. 365 Boston, MA 0222-1092 (617) 994-8419 (617) 565-5257 (fax)	Employee & Labor Relations: ➢ Boston, MA ➢ Bangor, ME ➢ Burlington, VT ➢ Hartford, CT ➢ Manchester, NH ➢ Providence, RI	Mark Zaltman
REGION 2		
Andrea Hodge-ELR Specialist New York Regional Office 26 Federal Plaza Room 35-130 New York, NY	Employee & Labor Relations: ➢ Albany, Buffalo, & New York, NY ➢ Newark, NJ	Ashley Webster

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Employee and Labor Relations Division Contact List – August 2017

10278-0068 (212) 542-7363 (212) 264-1821 (fax)		
REGION 3		
Ashley Webster-ELR Specialist Philadelphia Regional Office 100 Penn Square East Philadelphia, PA 19107-3380 (215) 430 6646 (215)656-3437 (fax)	Employee & Labor Relations: ➢ Philadelphia & Pittsburgh, PA ➢ Baltimore, MD ➢ Charleston, WV ➢ Richmond, VA ➢ Washington, DC ➢ Wilmington, DE	Andrea Hodge
REGION 5		
Desirée Johnson-ELR Specialist Chicago Regional Office Ralph H. Metcalf Building 77 West Jackson Blvd. Chicago, IL 60604-3507 (312) 913-8555 (312) 886-7965 (fax)	Labor Relations: Employee & Labor Relations: ➢ Chicago, IL	Jessie Gonzales.
Jessie Gonzalez-ELR Specialist Chicago Regional Office Ralph Metcalf Building 77 West Jackson Blvd. Chicago, IL 60604-3507 (312) 913-8556	Employee & Labor Relations: ➢ Detroit, MI ➢ Cleveland, OH ➢ Minneapolis, MN ➢ Milwaukee, WI ➢ Columbus, OH ➢ Indianapolis, IN	Desirée Johnson
Branch 2 **Regions 4 & 6** **D'Andra Hankinson-ELR Branch Chief** Fort Worth Regional Office 801 Cherry Street, Unit #45, Suite 2500 Fort Worth, TX 76102		

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Employee and Labor Relations Division Contact List – August 2017

(817) 978-5608 (817) 978-5564 (fax)		
REGION 4		
Sharon Jackson-ELR Specialist Atlanta Regional Office 40 Marietta Street, Room 1408 Atlanta, GA 30303-2806 (678) 732-2210 (404) 730-2655 (fax)	Employee & Labor Relations: ➢ Atlanta, GA • CPD • FPM • OCIO • OCHCO • DEC • PDR • PIH ➢ Birmingham, AL ➢ Columbia, SC ➢ Louisville, KY ➢ San Juan, PR	Backup will be on voicemail.
Kimberly Elston-ELR Specialist Atlanta Regional Office 40 Marietta Street, Room 1408 Atlanta, GA 30303-2806 (678) 732-2465 (404) 730-2655 (fax)	Employee & Labor Relations: ➢ Atlanta, GA • OCPO • MF • OGC • FHEO ➢ Jacksonville, FL ➢ Knoxville, Memphis & Nashville, TN	Backup will be on voicemail.
Michael Johnson-ELR Specialist Atlanta Regional Office 40 Marietta Street, Room 1408 Atlanta, GA 30303-2806 (678) 732-2572 (404) 730-2655 (fax)	Employee & Labor Relations: ➢ Atlanta, GA • SF HOC • Administration ➢ Jackson, MS ➢ Miami, FL ➢ Greensboro, NC	Backup will be on voicemail.

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Employee and Labor Relations Division Contact List – August 2017

REGION 6		
Rhonda Essington-ELR Specialist Fort Worth Regional Office 801 Cherry Street, Unit #45, Suite 2500 Fort Worth, TX 76102 (817) 978-5607 (817) 978-5564 (fax)	Employee & Labor Relation: ➢ Fort Worth, TX • Administration • CFO • CPO • FHEO • FPM • PIH • OCIO ➢ Albuquerque, NM ➢ Little Rock, AR ➢ Houston, TX	Backup will be on voicemail
Keywauna Dunn-ELR Specialist Fort Worth Regional Office 801 Cherry Street, Unit #45, Suite 2500 Fort Worth, TX 76102 (817) 978-5406 (817) 978-5564 (fax)	Employee & Labor Relation: ➢ Fort Worth, TX • Housing • OGC • PDR ➢ San Antonio, TX ➢ New Orleans, LA ➢ Oklahoma City & Tulsa, OK	Backup will be on voicemail
D'Andra Hankinson-ELR Branch Chief Fort Worth Regional Office 801 Cherry Street, Unit #45, Suite 2500 Fort Worth, TX 76102 (817) 978-5608 (817) 978-5564 (fax)	Employee & Labor Relations: ➢ Fort Worth, TX • CPD	Backup will be on voicemail

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Employee and Labor Relations Division Contact List – August 2017

Branch 3 **Regions 7, 8, 9 and 10** **Ginger Richardson-ELR Branch Chief** San Francisco Regional Office One Sansome Street, 12th Floor San Francisco, CA 94107-1300 (415) 489-6707 (415) 489-6710 (fax)		
Troynicia Miller-Mgmt Support Clerk (ELR) San Francisco Regional Office One Sansome Street, 12th Floor San Francisco, CA 94104 (415) 489-6706 (415) 489-6710 (fax)	General ELR Assistance with: ➢ Negotiation Notes ➢ Case Logs and Files ➢ Data Requests	Assigned on case by case basis.
REGION 7		
Carmen Polk-ELR Specialist San Francisco Regional Office One Sansome Street, 12th Floor San Francisco, CA 94107-1300 (415) 489-6704 (415) 489-6710 (fax)	Employee & Labor Relations: ➢ Des Moines, IA ➢ Kansas City, KS ➢ Omaha, NE ➢ St. Louis, MO • Region-wide Issues • PIH • FPM	Lana Smith
Scott Kottke-ELR Specialist Denver Regional Office 1670 Broadway, 25th Floor Denver, CO 80202 (303) 672-5184 (303) 672-5010 fax	Employee & Labor Relations: ➢ Des Moines, IA ➢ Kansas City, KS ➢ Omaha, NE ➢ St. Louis, MO • Housing	
Daniel Raymond-ELR Specialist Seattle Regional Office	Employee & Labor Relations: ➢ Des Moines, IA	

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Employee and Labor Relations Division Contact List – August 2017

909 First Avenue, Ste. 220 Seattle, WA 98104 (206) 220-5340 (206) 220-5169	➢ Kansas City, KS ➢ Omaha, NE ➢ St. Louis, MO • All Other Program Areas Except PIH, FPM, and Housing	
REGION 8		
Scott Kottke-ELR Specialist Denver Regional Office 1670 Broadway, 25th Floor Denver, CO 80202 (303) 672-5184 (303) 672-5010 fax	Employee & Labor Relations: ➢ Casper, WY ➢ Denver, CO ➢ Fargo, ND ➢ Helena, MT ➢ Salt Lake City, UT ➢ Sioux Falls, SD	Dan Raymond
REGION 9		
Carmen Polk-ELR Specialist San Francisco Regional Office One Sansome Street, 12th Floor San Francisco, CA 94107-1300 (415) 489-6704 (415) 489-6710 (fax)	Employee & Labor Relations: ➢ San Francisco, CA ➢ Honolulu, HI ➢ Phoenix, AZ	Lana Smith
Lana Smith-ELR Specialist Los Angeles Field Office 300 N. Los Angeles Street, Ste. 4054 Los Angeles, CA 90012 (213) 534-2628	Employee & Labor Relations: ➢ Los Angeles, CA ➢ Santa Ana, CA ➢ Las Vegas, NV ➢ Reno, NV	Carmen Polk
Ginger Richardson-ELR Branch Chief San Francisco Regional Office One Sansome Street, 12th Floor San Francisco, CA 94107-1300 (415) 489-6707	Labor Relations: ➢ NFFE 1450 LR Issues	Assigned on case by case basis.

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Employee and Labor Relations Division Contact List – August 2017

(415) 489-6710 (fax)		
REGION 10		
Daniel Raymond-ELR Specialist Seattle Regional Office 909 First Avenue, Ste. 220 Seattle, WA 98104 (206) 220-5340 (206) 220-5169	Employee & Labor Relations: ➢ Anchorage, AK ➢ Boise, ID ➢ Portland, OR ➢ Seattle, WA	Daniela Romani

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Handout 6

Sample Opportunity to Improve Plan (OIP)

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MANAGERS AND SUPERVISORS MUST CONSULT WITH THE EMPLOYEE AND LABOR RELATIONS DIVISION PRIOR TO ISSUING AN OPPORTUNITY TO IMPROVE PLAN

July 25, 2017

MEMORANDUM FOR:

FROM:

SUBJECT: Opportunity to Improve Notice

This memorandum addresses your performance as a GS-14 Program Analyst so far during the 2017 rating cycle, October 1, 2016, through September 30, 2017. Critical Elements for the FY2017 period were communicated to you on March 15, 2017. You were provided performance feedback on March 28, April 26, May 12, May 15, June 13, and June 14, 2017 to address your critical elements.

You are hereby advised your performance is Unsatisfactory for Critical Element #4 – Data Analysis and Critical Element #5 – Project Activities.

This memorandum compares your performance to the standards for the 2 Critical Elements. It is intended that this comparison, along with required actions, will be beneficial in your efforts to demonstrate an acceptable level of performance.

Critical Element 4: Data and Analysis – Unacceptable

This critical element includes the employee's ability to manage a wide range of tasks which may include, but not limited to, statistical analysis, report writing, application of computer software packages for handling large data bases, including HEMS, Micro Strategy, SharePoint, Skype, VTC, J Drive and all Microsoft Office Applications and other system applications as identified by the Regional Director. This element requires the employee to use these systems to develop technical approaches for making such data relevant to the FHEO decision making processes. This critical element measures the employee's ability to serve as the systems expert, provide training to all staff for each automated and manual system to ensure timeliness and accuracy of all data for which the Regional Office is responsible. The element also measures the employee's ability to monitor the quality and integrity of FHEO program data throughout the multi-state Regional Office, including the FHEO Web Page and Newsletter. The employee is also measured on performance of a variety of functions as required by the Regional Director.

Unacceptable Performance Standards (Level 1)

Fails to meet one or more of the following:

1. Fails to demonstrate competent knowledge and expertise using HEMS, Micro Strategy, SharePoint, Skype, VTC, J Drive and all Microsoft Office Applications \

2. Fails to demonstrate 3 innovative technical approaches for making data relevant to the FHEO

3. Fails to provides comprehensive weekly reports with narrative to demonstrate accomplishments of each FHEO Branch.

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MANAGERS AND SUPERVISORS MUST CONSULT WITH THE EMPLOYEE AND LABOR RELATIONS DIVISION PRIOR TO ISSUING AN OPPORTUNITY TO IMPROVE PLAN

Specific examples illustrating Unacceptable Performance:

You are failing to demonstrate innovative technical approaches. We are in the 4th Quarter of the year and you have currently only demonstrated one (1) innovative technical approach through your intake and enforcement summary comparison chart. You are also failing to provide new automated or manual systems to ensure timeliness and accuracy for regional data. So far you have only completed one (1) new system with your archiving cases process and are in the process of developing a FOIA tracking system. You are also failing to provide one newsletter/listserv each month. You coordinated with the regional PAO for a new listserv which was created and put into action in April 2017. Since then, you have not input any information into the listserv, nor found an alternate method for providing members of the Listserv with valuable information on Region 10 activities and accomplishments. You are also failing to provide comprehensive weekly reports with narrative to demonstrate accomplishments of each FHEO Branch. While you do provide weekly Micro Strategy reports, these reports lack the necessary analysis and subsequent narrative required to provide actual valuable informational support to the branches. You have simply pulled a report out of Micro Strategy and forwarded the report, failing to conduct any analysis or provide your own narrative of that report.

Minimally Satisfactory Performance Standards (Level 2)

Meets all the following:

1. Ability to demonstrate competent knowledge and expertise using HEMS, Micro Strategy, SharePoint, Skype, VTC, J Drive and all Microsoft Office Applications.

2. Demonstrates 4 innovative technical approaches for making data relevant to the FHEO decision making process.

3. Provides 3 new automated or manual systems to ensure timeliness and accuracy of all data for which the Regional Office is responsible.

4. Demonstrates updates to the FHEO Web Page monthly.

5. Provides one newsletter each month

6. Provides comprehensive reports at least every 2 weeks with narrative to demonstrate accomplishments of each FHEO Branch.

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Performance Expectations to reach an acceptable level for Critical Element 4:

Goal	Activity	How to Accomplish	Start Date	Projected Completion Date
1	Demonstrate 3 more Technical approaches to making data relevant to the FHEO decision making process	1. 08/18/17 – By COB provide 1st technical approach 2. 09/08/17 – By COB provide 2nd technical approach 3. 09/29/17 – By COB provide 3rd technical approach	07/25/17	9/29/17
2	Provide 2 new automated or manual systems to ensure timeliness and accuracy of all data for which the Regional Office is responsible	1. 08/25/17 – By COB complete the FOIA tracking system referenced in your EPPE comment memo 2. 09/29/17 – By COB provide one (1) more system	07/25/17	9/29/17
3	Provide one (1) newsletter or listserv input	09/01/17 – By COB provide one (1) newsletter or input one (1) listserv with relevant information	07/25/17	09/01/17
4	Provide comprehensive reports with analytical narrative to demonstrate accomplishments of each FHEO Branch	1. 08/04/17 – By COB provide 1st report 2. 08/18/17 – By COB provide 2nd report 3. 09/01/17 – By COB provide 3rd report 4. 09/15/17 – By COB provide 4th report 5. 09/29/17 – By COB provide 5th report	07/25/17	09/29/17

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MANAGERS AND SUPERVISORS MUST CONSULT WITH THE EMPLOYEE AND LABOR RELATIONS DIVISION PRIOR TO ISSUING AN OPPORTUNITY TO IMPROVE PLAN

Critical Element 5: Project Activities – Unacceptable

This critical element is intended to provide all staff with the needed support to promote accomplishments towards understanding FHEO policies, procedures, manuals, guidance memos and identifying staff training needs. In addition, this element measures the employee's ability to evaluate the field office's performance and goals achievement in accordance with identified objectives and existing work measurement and performance criteria. This critical element measures the employee's ability to work with Branch Chiefs, staff and other departments as needed.

Unacceptable Performance Standards (Level 1)

1. Fails to create 10 monthly work plans by Branch and each Staff member that measures accomplishments.

2. Fails 75% of the time to weekly, identify and coordinate training programs that address the needs to meet EPPES/PACs performance measures, create list of trainings, staff needs and deadlines.

Specific examples illustrating Unacceptable Performance:

You have failed to conduct any analysis to identify training needs of the FHEO staff and thus have not coordinated any training programs nor deadlines. You also failed to create a FHEO cross – training program to train all employees in topics relevant to enforcement, intake, and programs.

Minimally Satisfactory Performance Standards (Level 2)

Meets all the following:

1. Create at least 11 work plans throughout the year by Branch and each Staff member that measures accomplishments

2. Every other week as needed, identify and coordinate training programs that address the needs to meet EPPES/PACs performance measures, create list of trainings, staff needs and deadlines

3. Every other week basis as needed, create program cross-training need for procedural changes, or need for additional guidelines.

4. Provides assistance to Branch Chief's as needed regarding reports, data, memos, etc. to address identified goals and accomplishments, including case logs, HEMS reports, research and calendaring staff meetings, minutes and agendas.

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Performance Expectations to reach an acceptable level for Critical Element 5:

Goal	Activity	How to Accomplish	Start Date	Projected Completion Date
1	Identify one (1) enforcement trend based off EOS EPPE/PAC analysis and branch chief feedback that requires training. Either personally develop or find a course and coordinate a date for the training. (Training date can be in FY18)	1. 08/18/17 – By COB provide the specific training need you have identified for EOS's 2. 09/01/17 – By COB, determine if training will be delivered by you or determine the specific external course to be provided. 3. 09/29/17 – By COB schedule the date and provide the training agenda to RD	07/25/17	9/29/17

Timeline for Improvement, Consequences & Expectations:

You will be given until Friday, 29 September 2017 to demonstrate acceptable performance on Critical Elements 4 and 5. During this period, you will be given the specific work assignments and projects outlined above that will enable you to demonstrate an acceptable level of performance as defined in this memorandum.

You will be given assistance in the form of regular feedback on work assignments and projects and we will conduct progress meetings to enhance your ability to demonstrate acceptable performance. You will also be given an opportunity to request help and provide suggestions for how you can improve your performance. These meetings will occur on Fridays at 1:30 p.m. PST, beginning July 28, 2017. Any impediments to meeting your performance standards should be brought to my attention within 24 hours of your becoming aware of the impediment and before the work deadline and/or completion of the assignment.

Your performance will be evaluated again at the end of this opportunity period. During the opportunity to improve period (OIP), your critical elements and performance standards will remain the same. In addition to the performance requirements outlined for Critical Elements 4 and 5, you will be expected to perform your other critical elements at a satisfactory level. You must improve your performance on Critical Element 4 and 5 to at least the Minimally Successful level (Level 2) by the conclusion of this OIP, **and** you must sustain that level of performance in Critical Elements 4 and 5 for a least one (1) year from the start of the OIP.

If your performance does not reach an acceptable level by the conclusion of the OIP or is not sustained for the one year period following the start of the OIP, you may be subject to a removal, reduction-in-grade, or reassignment action, without being given an additional opportunity to demonstrate acceptable performance in the particular critical element. Should you demonstrate an acceptable level of performance at the Minimally Successful level (Level 2) by the end of the opportunity period, you will be placed on a Performance Improvement Plan if your

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overall rating is Minimally Successful (Level 2) and given continued assistance to help you improve to Fully Successful or better. I will notify you in writing of the evaluation results.

If you are experiencing personal problems that you feel make is affecting your job performance, I encourage you to seek assistance through the Department's Employee Assistance Program (EAP). Participation in the EAP is voluntary, and your discussions are kept strictly confidential. To schedule an appointment, you may contact the counselors in the HUD Health Unit, room 7239; by calling (202) 708-1726, or you may contact an EAP counselor 24 hours a day, 7 days a week by calling 1-800-222-0364.

I am hopeful these efforts will assist you to improve your performance to an acceptable level. If you have any questions concerning the contents of this memorandum, your performance standards, or my expectations of your work performance please contact me immediately. Keep in mind it is important to refer to this memorandum throughout the opportunity period.

I acknowledge receipt of this memorandum. My signature does not indicate my agreement or disagreement with the contents of this document. My signature only indicates I have received a copy of this document.

Signatures:

Print Employee Name:

Employee Signature: _____

Date: _____

Print Supervisor Name:

Employee Signature: _____

Date: _____

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Handout 7

Weekly Review Template

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Opportunity to Improve Plan
Employee Name

Date of [identify meeting frequency – weekly or biweekly] Meeting: **[Insert Date]**

Period of Review: **April 23, 2007 – April 30, 2007**

Performance Standard: **[Insert Performance Standard and Element]**

Actual Performance: **[Insert description of actual performance, as communicated to the employee at this meeting]**

Performance Standard: **[Insert Performance Standard and Element]**

Actual Performance: **[Insert description of actual performance, as communicated to the employee at this meeting]**

Other Issues Discussed:

_____ _____

Employee Signature Date Supervisor Signature Date

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MANAGERS AND SUPERVISORS SHOULD CONSULT WITH THE EMPLOYEE AND LABOR RELATIONS DIVISION THROUGHOUT THE OIP PROCESS

Opportunity to Improve Plan
Employee Name – Job Title

Date of Weekly Meeting: **July 28, 2017**

Period of Review: **July 25, 2017 – September 29, 2017**

Performance Standard: Data and Analysis (CE4)
Demonstrate 3 more Technical approaches to making data relevant to the FHEO decision making process – 1st Due 8/18/17
Provide 2 new automated or manual systems to ensure timeliness and accuracy of all data for which the Regional Office is responsible – 1st Due 08/25/17
Provide one (1) newsletter or listserv input – Due 09/01/17
Provide comprehensive reports with analytical narrative to demonstrate accomplishments of each FHEO Branch – 1st Due 08/04/17
Actual Performance:

Performance Standard: Project Activities (CE5)
Identify one (1) enforcement trend based off EOS EPPE/PAC analysis and branch chief feedback that requires training. Either personally develop or find a course and coordinate a date for the training. (Training date can be in FY18). First deadline is 8/18/17 to identify the specific training need for the EOS's
Actual Performance:

Other Issues Discussed:

_____ _____
Employee Signature Date Supervisor Signature Date

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MANAGERS AND SUPERVISORS MUST CONSULT WITH THE EMPLOYEE AND LABOR RELATIONS DIVISION THROUGHOUT THE OIP PROCESS

Opportunity to Improve Plan
Employee Name – Job Title

Date of Weekly Meeting: **August 18, 2017**

Period of Review: **July 25, 2017 – September 29, 2017**

Performance Standard: Data and Analysis (CE4)
Demonstrate 3 more Technical approaches to making data relevant to the FHEO decision making process – **1st Due by today**
Provide 2 new automated or manual systems to ensure timeliness and accuracy of all data for which the Regional Office is responsible – 1st Due 08/25/17
Provide one (1) newsletter or listserv input – Due 09/01/17
Provide comprehensive reports with analytical narrative to demonstrate accomplishments of each FHEO Branch – **2nd Due today**
Actual Performance:

Performance Standard: Project Activities (CE5)
Identify one (1) enforcement trend based off EOS EPPE/PAC analysis and branch chief feedback that requires training. Either personally develop or find a course and coordinate a date for the training. (Training date can be in FY18). First deadline is **today** to identify the specific training need for the EOS's
Actual Performance:

Other Issues Discussed:

Employee Signature Date Supervisor Signature Date

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Handout 8

Myth Buster – Dealing with Poor Performers

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Myth Busters—Dealing with Poor Performers

Myth: The process for dealing with poor performers in the Federal government is too complex, difficult, or burdensome to meaningfully address poor performance.

Fact: The Merit System Principles (5 U.S.C. 2301(b)) require that agencies retain or separate employees based on their performance. While employees have due process rights that the agency must honor; removals and demotions taken to address poor performance are actually easier for the agency to defend before the Merit Systems Protection Board than similar actions based on misconduct.

Myth: There are certain times in the rating cycle when a supervisor can or cannot commence a performance-based action.

Fact: Performance-based actions can and should commence anytime the employee's performance becomes unacceptable. The day an employee's performance becomes unacceptable, the supervisor should contact the Employee & Labor Relations Division for assistance in commencing the performance-based action.

Myth: A good way to deal with a poor performer is to find a reassignment or detail opportunity for the employee in a different job.

Fact: In order to maintain a culture of accountability, poor performance is best addressed in the position the employee currently holds. Reassignments result in an employee escaping accountability for the job he or she was hired to do, and oftentimes there is no reason to anticipate greater success in the new assignment. The time it takes for the employee to learn the new job or for the new supervisor to identify performance deficiencies may simply delay the inevitable. There may be rare exceptions where a reassignment would be appropriate.

Myth: As a supervisor, it is my choice whether to retain a poor performer or to take a performance-based action.

Fact: As a supervisor, you are responsible for upholding the Merit System Principles. One of these principles is, "Employees should be retained on the basis of the adequacy of their performance, inadequate performance should be corrected, and employees should be separated who cannot or will not improve their performance to meet required standards." (5 U.S.C. 2301(b)(6)) Once you determine that an employee's performance is unacceptable, it is required that you commence an Opportunity to Improve Plan (OIP). Should the employee's performance still be unacceptable at the end of the OIP or within one year after the start of the OIP, then the Merit System Principles demand that you propose a performance-based reduction in grade or removal from federal service.

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Myth Busters—Dealing with Poor Performers

Myth: If the employee files an appeal, complaint, or grievance against the agency, then it is a good resolution to cease or rescind the performance-based action in order to get the employee to drop their claim.

Fact: In order to maintain a culture of high accountability it is essential that performance and conduct-based actions not be ceased or rescinded in response to an employee's appeal or complaint. You should work closely with the Employee & Labor Relations Division, specifically your assigned ELR Specialist, to ensure you are taking the appropriate steps to address performance and conduct. This will ensure that when you do take an action it is done properly and will be sustained by any third-party reviewer, such as the Merit Systems Protection Board.

Myth: To address unacceptable performance, a Performance Improvement Plan (PIP) is required before an Opportunity to Improve Plan (OIP) can commence.

Fact: There is no requirement to use a PIP before an OIP can commence. HUD is required to give an employee whose performance is unacceptable in one or more critical elements "a reasonable opportunity to demonstrate acceptable performance." (5 CFR §432.104) Unlike many other agencies, HUD refers to this opportunity to improve unacceptable performance as an Opportunity to Improve Plan (OIP), rather than a Performance Improvement Plan (PIP). HUD also uses PIPs, but they are defined differently and are used only when an employee has exhibited performance that is below fully successful but above unacceptable (i.e. Level 2). Only the OIP is appropriate for unacceptable performance and should be commenced as soon as unacceptable performance is identified.

Myth: As part of the OIP, a supervisor is required to provide an employee with extensive amounts of training and assistance, including developmental opportunities and assignments.

Fact: The OIP is not intended to train an employee on the work the position requires—he or she should have the ability to do the work already. The regulations, at 5 CFR §432.104, state "As part of the employee's opportunity to demonstrate acceptable performance, the agency shall offer assistance to the employee in improving unacceptable performance." This assistance will take different forms, depending on the circumstance, but need not be extensive and oftentimes it will be sufficient for the assistance to simply be regular feedback from the supervisor on the elements being addressed by the OIP.

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Handout 9

Continued Learning Opportunities

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Continued Learning Opportunities

Additional Courses for Managers/Supervisors (Optional)

- **Addressing and Resolving Poor Performance**
  This three-hour course is designed to build the supervisor, manager, or ER practitioner's skills in handling performance or work-habit problems. Learners will explore the importance of communicating and documenting performance concerns; and the challenges of shifting from counseling for improvement to implementing formal consequences, and how to take appropriate action to effectively address ongoing performance and work-habit problems.
  http://www.hru.gov/Course_Catalog.aspx?cid=161&mgr=false

- **Basic Employee Relations: Your Accountability as a Supervisor or Manager**
  This three-hour course is designed to build the supervisor, manager, or ER practitioner's skills in handling performance and discipline problems. Students will explore the importance of communicating and documenting, and the procedures from counseling for improvement to implementing formal consequences, including how to take appropriate action to effectively address performance, leave and other disciplinary concerns. This course also covers a supervisor's or manager's accountability in basic performance management, labor relations, as well as accountability in the Senior Executive Service.
  http://www.hru.gov/Course_Catalog.aspx?cid=240&mgr=false

- **Merit Systems Protection Board Training on Adverse Actions**
  This two-hour course teaches about the various elements of an Adverse Action, and the responsibilities of the MSPB in deciding appeals. This includes burden of proof, charges and types of misconduct, rules about penalties, and general guidelines.
  http://www.hru.gov/Course_Catalog.aspx?cid=206&mgr=false

- **Coach for Success: How to Hold Performance Conversations Like A Pro**
  This 45-minute course describes the role of the supervisor/manager as coach, discusses how coaching can lead to an increase in job performance, and provides a model and processes for providing effective coaching. The course includes sample effective coaching discussions between managers and employees.
  http://www.hru.gov/Course_Catalog.aspx?cid=113&mgr=false

- **How to Rate Performance and Write an Effective Narrative**
  This 30-minute course describes how to rate performance objectives and behavioral performance consistently and fairly across employees at the end of

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the rating cycle. The course also addresses the importance of rater consistency and identifies common rating errors and how to avoid them. The narratives portion of the course provides tips on how to write effective, meaningful narratives and provides a step-by-step process for writing narratives. http://www.hru.gov/Course_Catalog.aspx?cid=116&mgr=false

Resource Reading Materials for Managers/Supervisors (Optional)

- Managing Federal Employees' Performance Issues or Misconduct https://www.chcoc.gov/sites/default/files/Managing%20Federal%20Employees%27%20Performance%20Issues%20or%20Misconduct.pdf

- Applying Performance and Conduct Standards To Employees With Disabilities https://www.eeoc.gov/facts/performance-conduct.html

- MSPB: Adverse Action: A Compilation of Articles (2016) https://www.mspb.gov/studies/adverse_action_report/index_printfriendly.htm

- MSPB: Addressing Poor Performers and the Law (2009) http://www.mspb.gov/netsearch/viewdocs.aspx?docnumber=445841&version=446988

- MSPB: Federal Supervisors and Poor Performers (1999) http://www.mspb.gov/netsearch/viewdocs.aspx?docnumber=253646&version=253933&application=ACROBAT

- MSPB: Removing Poor Performers in the Federal Service (1995) http://www.mspb.gov/netsearch/viewdocs.aspx?docnumber=253662&version=253949&application=ACROBAT

- MSPB: What is Due Process in Federal Civil Service Employment (2015) http://www.mspb.gov/netsearch/viewdocs.aspx?docnumber=1166935&version=1171499&application=ACROBAT

- GAO: Issues Related to Poor Performers in the Federal Workplace (2005) http://www.gao.gov/assets/100/93352.pdf

- GAO: Improved Supervision and Better Use of Probationary Periods Are Needed to Address Substandard Employee Performance (2015) http://www.gao.gov/assets/670/668339.pdf

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Handout 10

Checklists

Job Aids for the Performance Action Roadmap

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Checklists

Job Aids for the Performance Action Road Map

Steps 1 and 2 – Identifying Unsatisfactory Performance	Yes	No
Are you sure the problem is primarily a performance problem (as opposed to misconduct?)		
Have you communicated performance standards to the employee?		
Are the standards clear and reasonable?		
Have you asked the human resources staff to review the standards for any possible problems?*		
Have you told the employee what critical element(s) he or she is failing?		
Have you counseled the employee on how to improve to an acceptable level?		
Let the employee know whether or not performance is improving!		

*In preparing to take a performance-based action, it is appropriate for the Employee and Labor Relations Division to review the standards for possible problems. In the absence of any performance problems, you may request assistance related to developing performance standards from the Office of Performance Management.

Checklists adapted from "Addressing and Resolving Poor Performance: A Guide for Supervisors," Office of Personnel Management (2013)

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Step 6 – Concluding the OIP	Yes	No
In the opportunity notice, did you tell the employee that his or her work was unacceptable in one or more critical elements?		
Did the opportunity notice tell the employee specifically what he or she had to do to improve performance in order to keep his or her job?		
Did you explain what efforts would be made to assist the employee (including training, if appropriate)?		
Was the notice clear that continuing failure to meet performance standards would result in demotion or removal?		
Did you provide the promised assistance (training, etc.) to the employee?		
Did you consider any requests for accommodation?		
Did you document the employee's performance during this opportunity period?		
Did you take into account any approved annual, sick, or other leave during the opportunity period?		
When the opportunity period ended, was the employee still performing at an unacceptable level?		

If the employee succeeds in raising his or her performance to an acceptable level, remind the employee of his or her continuing obligation to maintain acceptable performance.

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Steps 8 and 9 – Taking Action	Yes	No
For Actions Based on 5 CFR Part 432		
Do you have written performance standards/elements for the employee?		
Do you have copies of any supervisory notes of counseling or assistance given to the employee?		
Do you have copies of memoranda of counseling provided to the employee?		
Do you have a copy of the written notice providing an opportunity to improve?		
Did you document the employee's performance during the opportunity period?		

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ADDRESSING POOR PERFORMERS

Internal Training for Executives
Presented by Joseph Sullivan and Katherine Hannah
Employee and Labor Relations Division
Department of Housing and Urban Development

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Training Objectives

By the end of today's session, managers and supervisors will understand how to:

- Address performance deficiencies
- Apply the steps within the "Performance Action Roadmap"

Most importantly, the Employee and Labor Relations Division is here to help you!

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Civil Service Protections for Federal Employees*

- The right to be removed from their jobs, demoted, suspended for more than 14 days,** etc. only for just cause
- The right to due process
  - *Notice of the charges*
  - *A reasonable opportunity to respond to the deciding official*
  - *An appeal to a neutral body after the adverse action takes effect*

***For non-probationary employees**

****Today's presentation focuses on actions based on unsatisfactory performance, which do not normally include suspensions.**

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Your Role in Performance Management

Additional Training:

- Performance Management
  - *The Performance Management Framework*
  - *Tips for providing performance feedback*
- Developing S.M.A.R.T. performance standards
  - *S.M.A.R.T. (Specific, Measurable, Attainable, Relevant, Time-Bound)*
  - *Practical experience writing performance standards using the S.M.A.R.T. methodology*
  - *Tools and resources to help improve knowledge and skills in writing S.M.A.R.T. standards*

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HUD-17-0235-C-001911

Addressing Poor Performers

"Employees should be retained on the basis of the adequacy of their performance, inadequate performance should be corrected, and employees should be separated who cannot or will not improve their performance to meet required standards." 5 U.S.C. 2301(b)(6)

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Addressing Poor Performers, cont'd

Employee Engagement

Survey Question (2017)	Government-Wide Positive (%)	HUD Positive (%)
Q. 23. "In my work unit, steps are taken to deal with a poor performer who cannot or will not improve."	31	32
Q. 24. "In my work unit, differences in performance are recognized in a meaningful way."	36	41
Q. 25. "Awards in my work unit depend on how well employees perform their jobs."	44	52
Q. 46. "My supervisor provides me with constructive suggestions to improve my job performance."	64	69
Q. 50. "In the last six months, my supervisor has talked with me about my performance."	79	82

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Preventing Poor Performance

- Communicate clear performance standards and expectations
- Provide regular and frequent feedback on performance
- Reward and recognize good performance, informally and formally
- Make full use of the probationary period for new employees

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Dealing Effectively with Poor Performers

Supervisors Must:

- Recognize employees' training needs early
- Distinguish between that which can and cannot be trained
- Provide the most effective assistance to employees as is practical
- Be willing to take an action (removal or demotion) when appropriate

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Framework for Performance Actions

Laws and Regulations:

- 5 U.S.C. Chapter 43: Performance Appraisal
- 5 CFR § 432: Performance-based Actions

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Framework for Performance Actions, cont'd

Agency Policy and Collective Bargaining Agreements

- Performance Management Desk Guide
- Performance Management Plan Policy and Procedures
- Office of Administration Handbook Performance Based Reduction in Grade and Removal Actions (432.1)
- AFGE CBA, Articles 13 and 30
- NFFE Local 1450 CBA, Articles 13 and 18
- NFFE Local 1804 CBA, Articles 15 and 16
- NFFE Local 259 CBA and Supplement, "*Performance Management Desk Guide and Performance Management Plan Policy and Procedures Handbook 430*"

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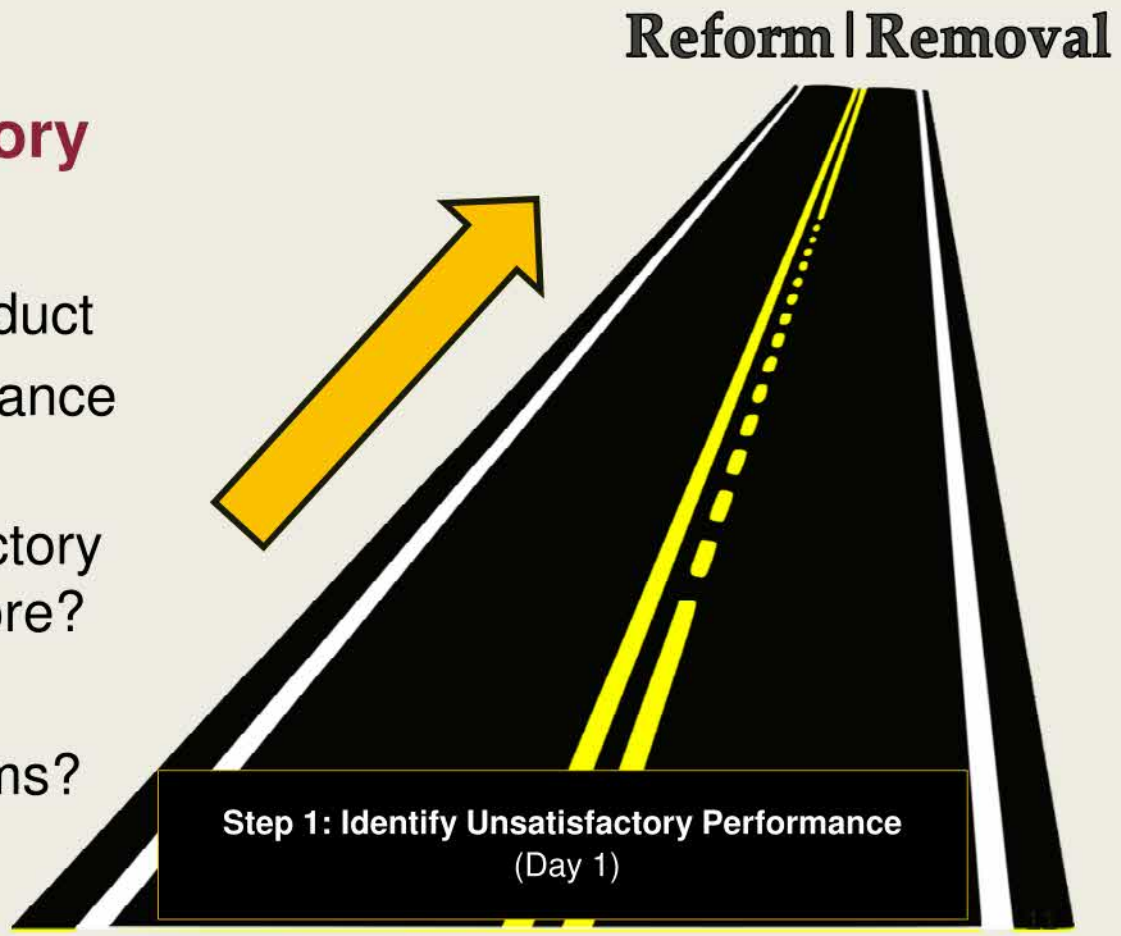
The Performance Action *Road Map*

Step 1 – Identifying Unsatisfactory Performance

- Performance Deficiencies vs. Misconduct
- Did employee receive a valid performance plan?
- Is employee's performance unsatisfactory (Level 1) in one critical element or more?
- Have you identified specific examples of the performance problems?
- Is the employee on notice?



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Knowledge Check

Question
Do I have the authority to tell an employee that his or her performance is unsatisfactory (Level 1)?

Answer
Yes. More than that, as the employee's supervisor and rating official, it is your responsibility to keep an employee informed about your assessment of his or her performance, especially when you have concerns.

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Knowledge Check

Question
Do I have to wait for the mid-year or annual performance appraisal to tell an employee that his or her performance is unsatisfactory (Level 1)?

Answer
No, you should not wait. It is appropriate to notify the employee of unsatisfactory performance at any time during the rating cycle.

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The Performance Action *Road Map*

Step 2 – Contact the Employee & Labor Relations Division

- Who to contact
- Documentation to bring to the discussion
  - *The employee's performance plan*
  - *Examples of performance problems*
  - *Documented performance feedback you have provided to the employee already (if any)*

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Identifying Unsatisfactory Performance

Steps 1 and 2 Checklist – Identifying Unsatisfactory Performance	Yes	No
Are you sure the issue is primarily a performance problem (as opposed to misconduct)?		
Have you communicated performance standards to the employee?		
Are the standards clear and reasonable?		
Have you asked the human resources staff to review the standards for any possible problems?* (see handout for which HR staff may assist)		
Have you told the employee what critical elements he or she is failing?		
Have you counseled the employee on how to improve to an acceptable level?		

This check list has been adapted from "Addressing and Resolving Poor Performance: A Guide for Supervisors," Office of Personnel Management (2013)

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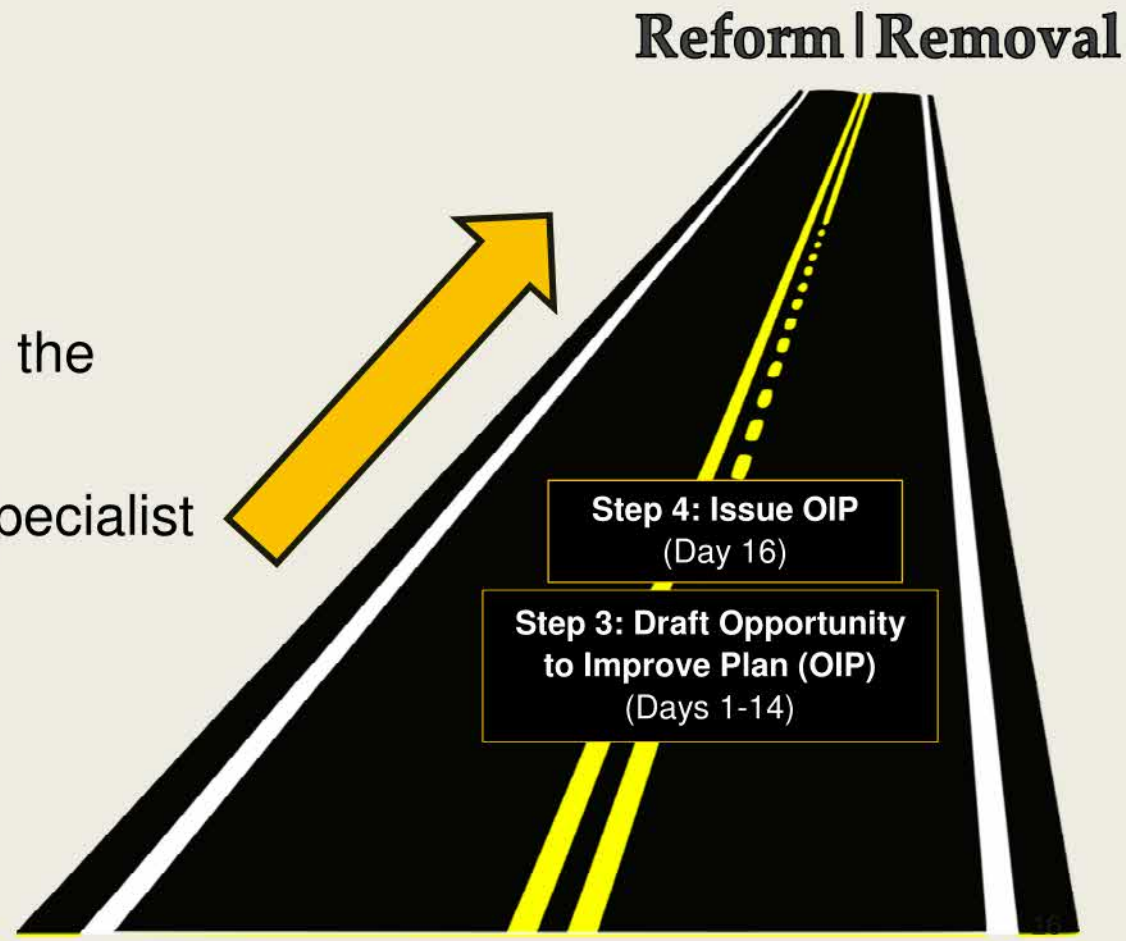
The Performance Action *Road Map*



Steps 3 and 4 – Opportunity to Improve Plan (OIP)

- Has this employee been on an OIP in the past year?
- Draft OIP in collaboration with ELR Specialist
- As the supervisor, you issue the OIP to the employee

Check the applicable CBA for any additional OIP requirements

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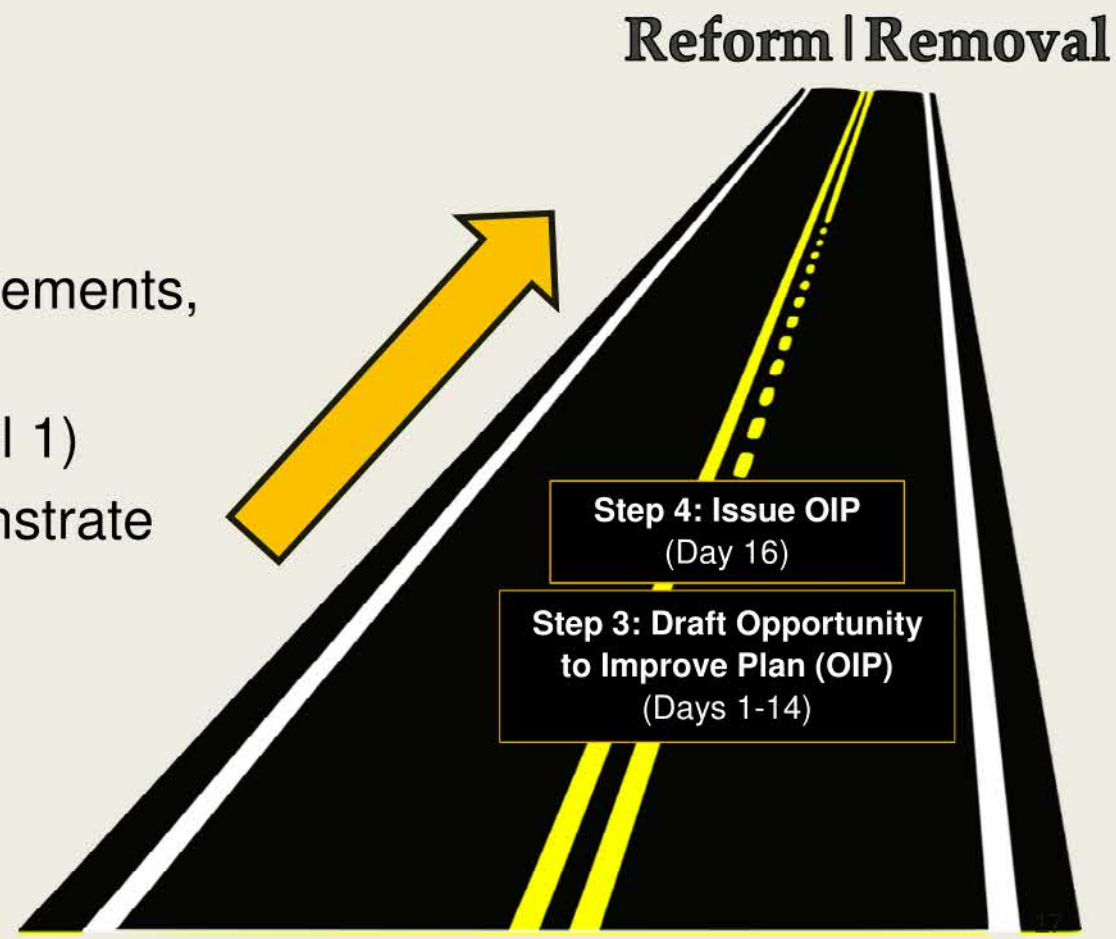
The Performance Action *Road Map*

Steps 3 and 4 – Opportunity to Improve Plan (OIP), cont'd

- The OIP must include the following elements, to notify the employee of:
  - Unsatisfactory performance (Level 1)
  - What employee must do to demonstrate acceptable performance
  - Assistance that will be provided
  - Timeframe for opportunity period
  - Actions that may be initiated if performance does not improve



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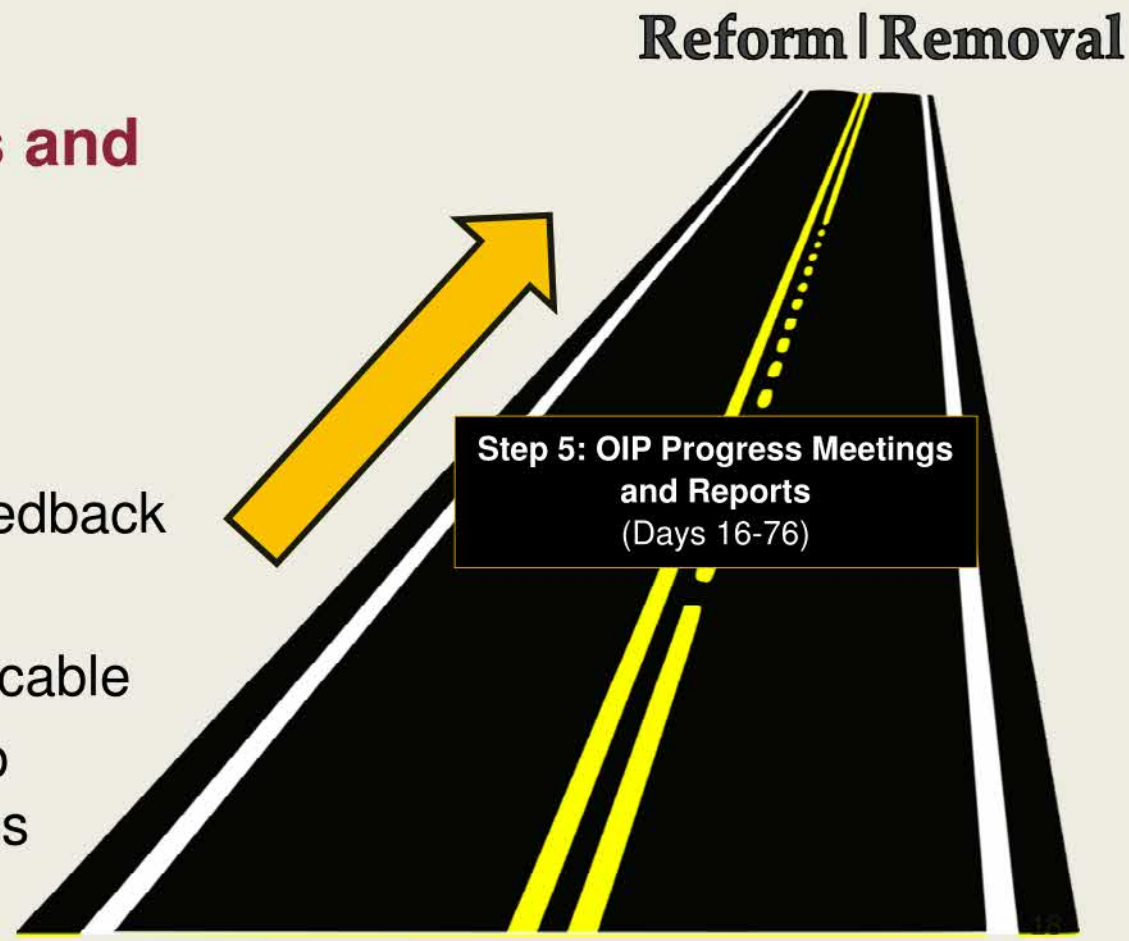
The Performance Action *Road Map*



Step 5 – OIP Progress Meetings and Reports

As the supervisor, you must:

- Closely monitor work
- Regularly counsel employee, give feedback
- Respond to employee's questions
- Provide training or mentoring, if applicable
- Provide access to alternate person to provide assistance when supervisor is unavailable

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The Performance Action *Road Map*

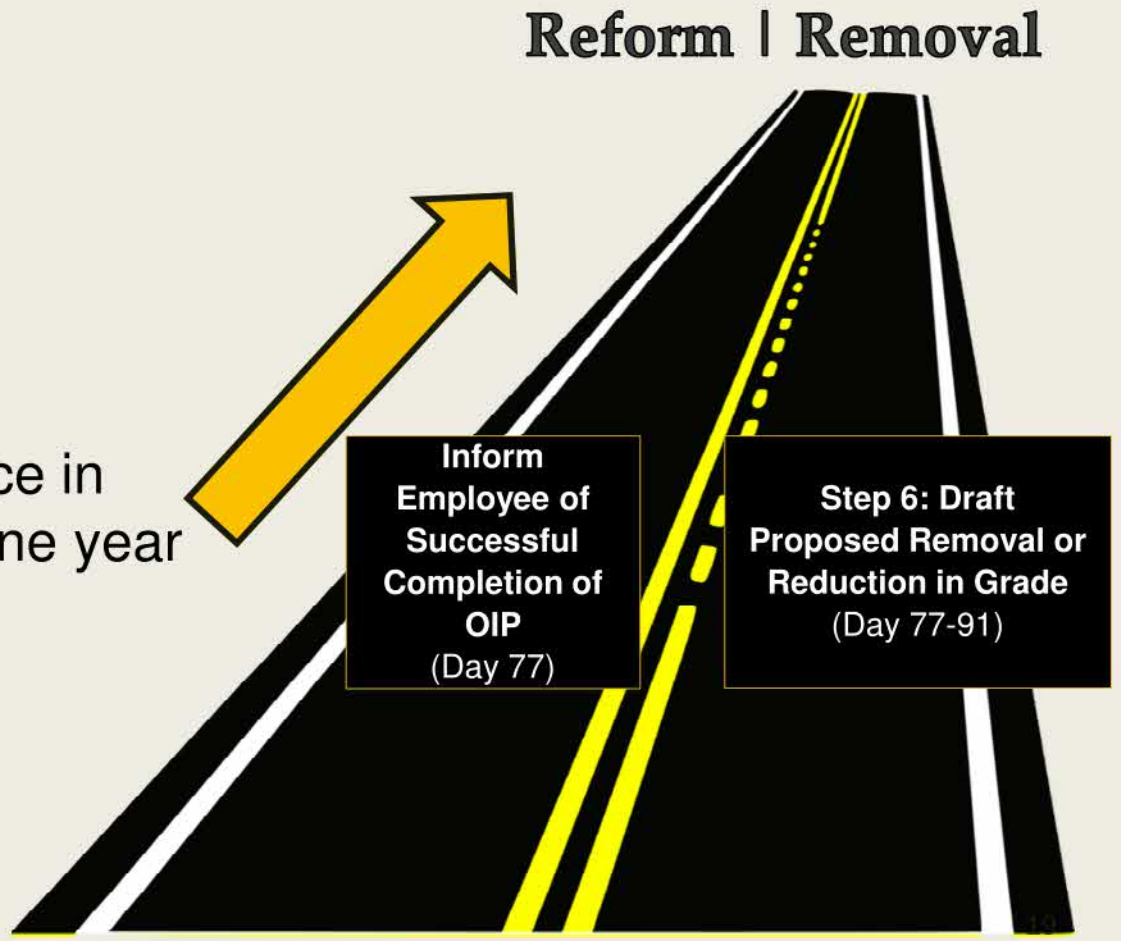
Step 6 – Conclusion of the OIP

Successful Completion:

- Employee receives written notice of successful completion
- Must maintain acceptable performance in same critical element(s) for at least one year

Unsuccessful Completion:

- Collaborate with ELRD to discuss
  - Possible removal; demotion
  - Draft document proposing action



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Step 6 Checklist – Concluding the OIP

In the opportunity notice did you tell the employee that his or her work was unacceptable in one or more critical elements?	Yes	No
Did the opportunity notice tell the employee specifically what he or she had to do to improve performance in order to keep his or her job?		
Did you explain what efforts would be made to assist the employee (including training, if appropriate)?		
Was the notice clear that continuing failure to meet performance standards would result in demotion or removal?		
Did you provide the promised assistance (training, etc.) to the employee?		
Did you consider any requests for accommodation?		

Adapted from "Addressing and Resolving Poor Performance: A Guide for Supervisors," Office of Personnel Management (2013).

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HUD-17-0235-C-001927

Step 6 Checklist, cont'd

Did you document the employee's performance during this opportunity period?	Yes	No
Did the take into account any approved annual, sick, or other leave during the opportunity period?		
When the opportunity period ended, was the employee still performing at an unacceptable level?		
Was the notice clear that continuing failure to meet performance standards would result in demotion or removal?		
If the employee succeeds in raising his or her performance to an acceptable level, remind the employee of his or her continuing obligation to maintain acceptable performance.		

Adapted from "Addressing and Resolving Poor Performance: A Guide for Supervisors," Office of Personnel Management (2013).

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The Performance Action *Road Map*

Reform | Removal

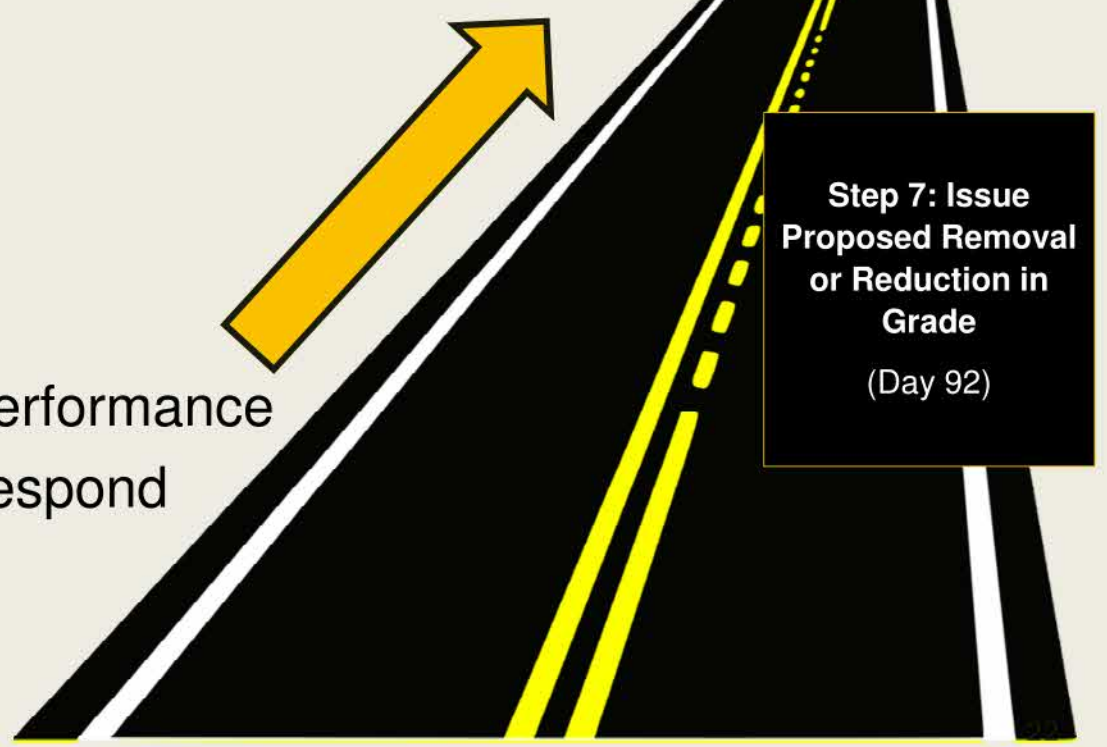
Step 7 – Proposing the Action

Assess the evidence:

- Supervisory responsibility

Proposal Notice*

- Min. 30-day advanced notice
- Specific instances of unsatisfactory performance
- Gives employee reasonable time to respond
- Informs employee of right to be represented



***Check applicable CBA for specific requirements**

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Knowledge Check

Question
As part of the OIP, am I required to provide an employee with extensive amounts of training and assistance, including developmental opportunities and assistance?

Answer
The OIP is not intended to train an employee on the work the position requires. He or she should have the ability to do the work already. The regulations, at 5 CFR §432.104, state “As part of the employee’s opportunity to demonstrate acceptable performance, the agency shall offer assistance to the employee in improving acceptable performance.” This assistance will take different forms, depending on the circumstances, but need not be extensive and oftentimes it will be sufficient for the assistance to simply be regular feedback from the supervisor on the elements being addressed by the OIP.

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Knowledge Check

Question
If my employee asks for leave during the opportunity period, do I have to grant it?

Answer
It depends. During the opportunity period, leave approval is subject to the same policy and collective bargaining agreement requirements as it is normally. Generally, leave without pay is discretionary based on the needs of the office and may be denied based on the importance of focusing on improving performance in the time allotted. However, sick leave must be approved so long as the employee follows applicable agency policy in requesting it and provides supporting documentation when required. You should also be aware of the employee's entitlements to other types of leave, such as under the Family and Medical Leave Act, military leave, etc.

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Knowledge Check

Question
If I do approve leave during an opportunity period, what happens to the deadlines that I've set up?

Answer
Once you approve leave, you cannot hold the employee accountable for work that does not get done during the absence. In terms of short absences, you may not have to adjust the deadlines or requirements at all. However, if the employee is out for an extended time during the opportunity period, you may need to extend the opportunity period for the time of the absence to ensure that the employee has a reasonable chance to perform acceptably.

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Knowledge Check

Question
Is a Performance Improvement Plan (PIP) required before an Opportunity to Improve Plan (OIP) can commence?

Answer
There is no requirement to use a PIP before an OIP. HUD is required to give an employee whose performance is unsatisfactory (Level 1) in one or more critical elements “a reasonable opportunity to demonstrate performance.” (5 CFR §432.104). HUD refers to this opportunity period as the OIP, rather than a PIP. The PIP is defined differently and is appropriate when an employee’s performance is below fully successful but above unsatisfactory (i.e. Level 2). Only the OIP is appropriate for unsatisfactory (Level 1) performance and should be commenced as soon as unsatisfactory performance is identified.

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The Performance Action *Road Map*

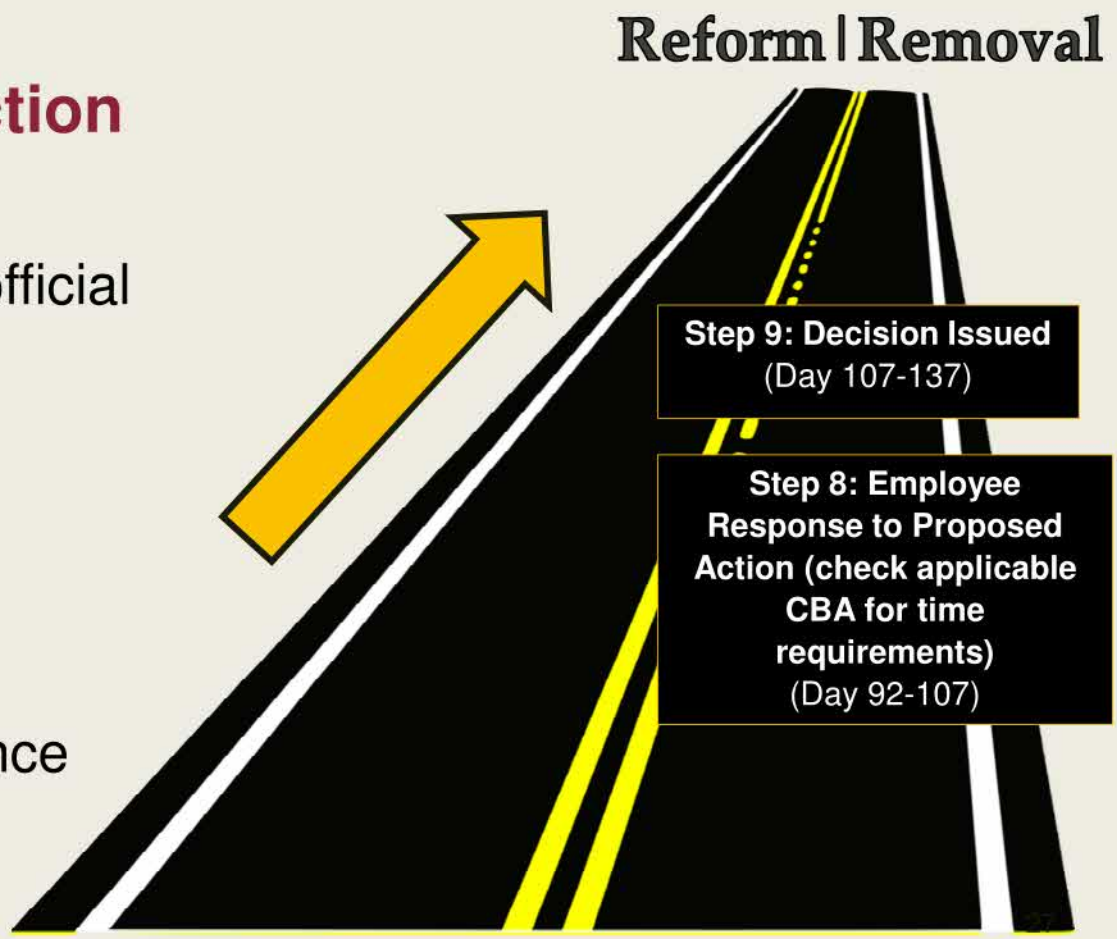
Steps 8 and 9 – Deciding the Action

Deciding Official

- Must be higher level than proposing official
- Should work with ELR
- Assesses the evidence
- Must consider employee's response

Decision Includes

- Failed critical element(s)
- Examples of unsatisfactory performance
- Effective date of action
- Employee's right to grieve or appeal



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Steps 8 and 9 Checklist - Taking Action

For Actions Based on 5 CFR Part 432	Yes	No
Do you have written performance standards/elements for the employee?		
Do you have copies of any supervisory notes of counseling or assistance given to the employee?		
Do you have copies of memoranda of counseling provided to the employee?		
Do you have a copy of the written notice providing an opportunity to improve?		
Did you document the employee's performance during the opportunity period?		

Adapted from "Addressing and Resolving Poor Performance: A Guide for Supervisors," Office of Personnel Management (2013).

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Knowledge Check

Question
How should I decide whether to demote or remove an employee for unsatisfactory (Level 1) performance?

Answer
For performance-based actions taken under 5 CFR Part 432, you have the option of demotion or removal and do not have to defend your reasoning for choosing either action. If you meet the requirements of proving that the employee's performance was unsatisfactory (Level 1), even after being given the opportunity to improve, no third party (such as the MSPB or an arbitrator) can challenge your reasons for removing instead of demoting the employee. Therefore, your decision is based on your analysis of whether the employee can function acceptably in a lower graded position or not.

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Special Considerations

- Reassignments
- Probationary Employees
- Reasonable Accommodation Requests
- Requests for Leave
- Within-Grade Increase Denials
- Requests for Union Representation

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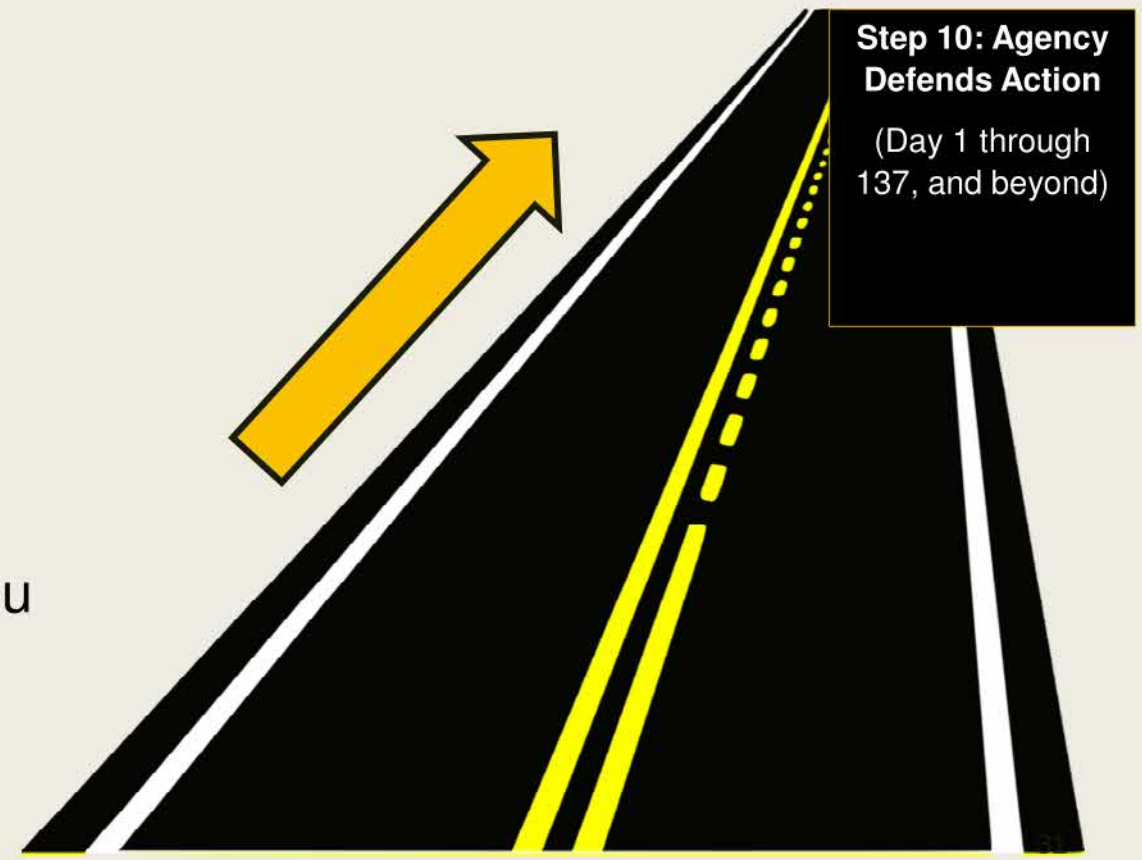
The Performance Action *Road Map*

Step 10 – Agency Defends Action

- Employees may file an appeal at various stages of the process (i.e. EEO, MSPB, grievance)
- By making the effort to take a neutral approach throughout this process, you will ensure that any action taken was taken for the right reason



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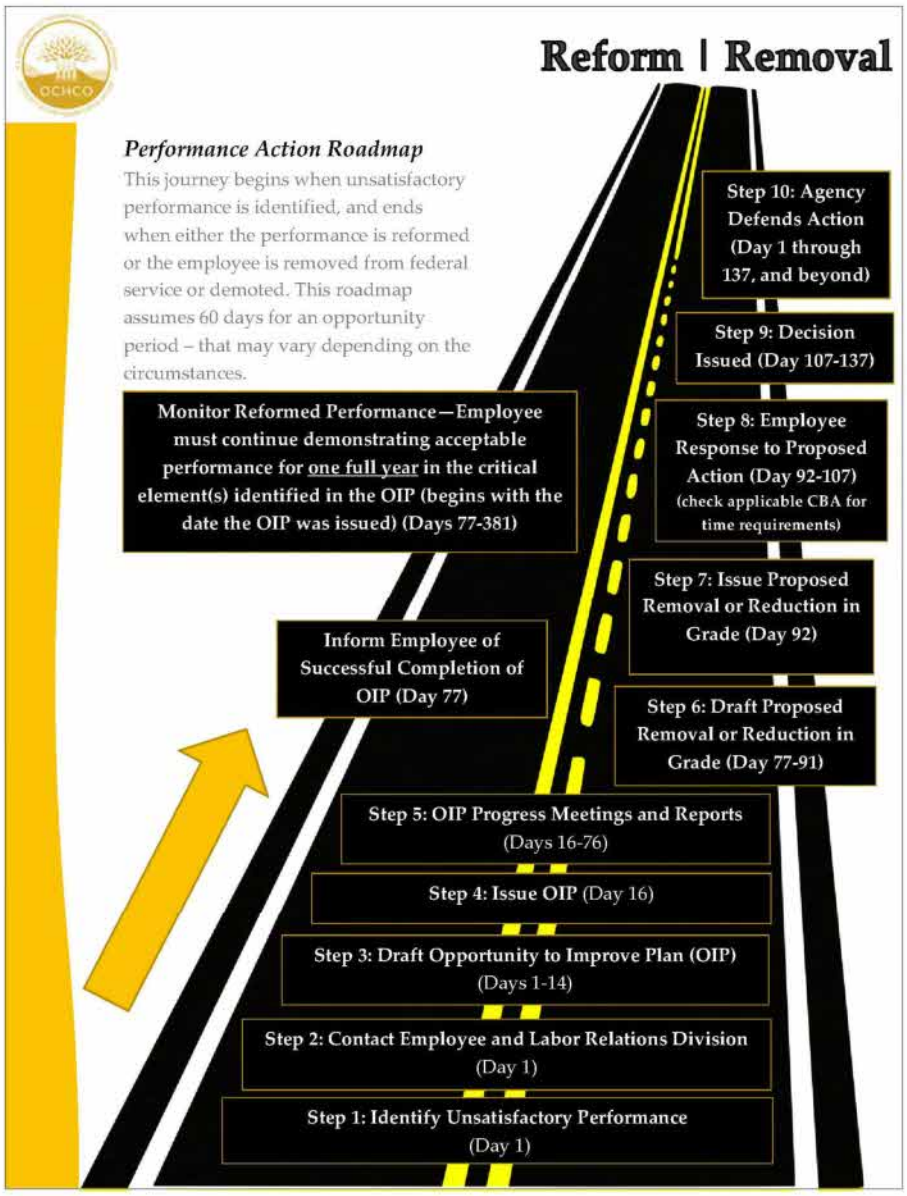
Conclusion

- Set yourself and your employees up for success
- Be proactive when it comes to your employees' performance
- When an employee's performance becomes unsatisfactory (Level 1), do not delay
- Work closely with ELR throughout the process



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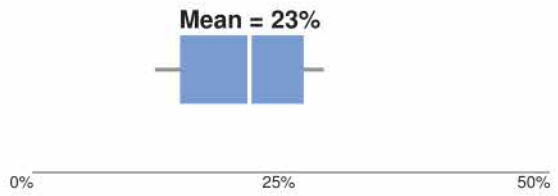
LEADERS ARE EXPECTED TO ACHIEVE MORE

Substantial Performance Improvement Required
Leader Performance Improvement Needed to Achieve Business Goals of Next 12 Months (As Rated by Direct Manager)

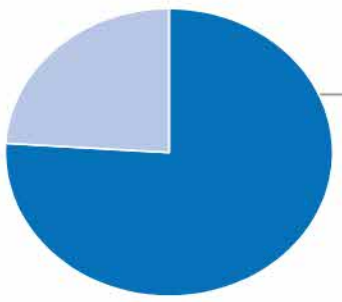


n = 1,972.

Source: CEB 2013 Leadership Development Survey.

Note: The shaded bar shows the range of responses for performance improvement required; the mean is the sum of performance required divided by the total number of responses.

Leaders Asked to Achieve More Objectives
Percentage of Leaders

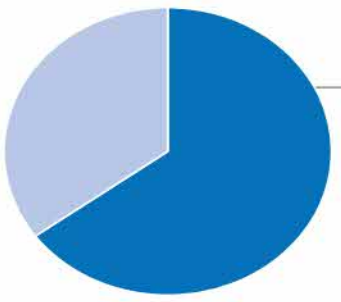


76% Agree or Strongly Agree That the Number of Objectives Has Increased Compared to Three Years Ago

n = 895.

Source: CEB 2013 Leadership Development Survey.

Increase in Speed with Which Products and Services Need to Be Delivered
Percentage of Leaders



65% Agree or Strongly Agree That the Speed Required Has Increased Compared to Three Years Ago

n = 576.

Source: CEB 2012 High Performance Survey.

"In the current economic environment we're asking a lot of our leaders. We are asking them to achieve more performance objectives at an accelerated pace and motivate and drive results from their extended team."

Business Leader
Finance Industry

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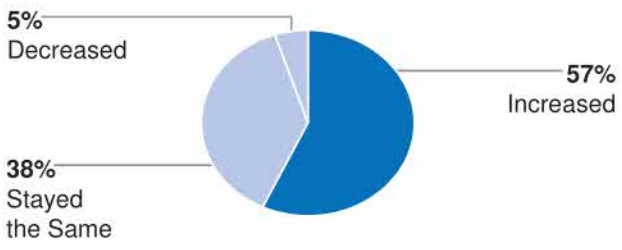
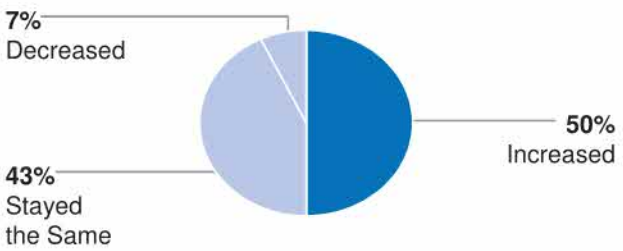
THE WORK ENVIRONMENT HAS CHANGED

Geographically Dispersed Workforces
Change in Amount of Work with Coworkers in Another Location in the Past Three Years, by Percentage of Employees



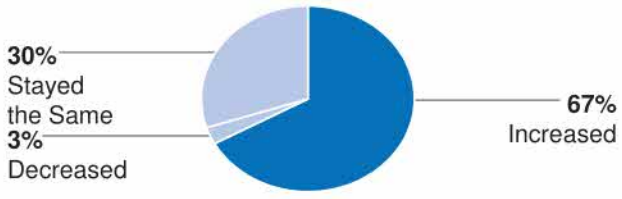
n = 23,339.
Source: CEB 2012 High Performance Survey.

More Matrixed Organization Structures
Change in Number of Individuals Involved in Decisions in the Past Three Years, by Percentage of Employees



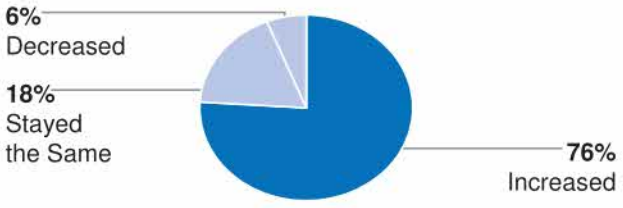
n = 23,339.
Source: CEB 2012 High Performance Survey.

Greater Amount of Collaboration Required
Change in Amount of Work That Requires Collaboration with Others in the Past Three Years, by Percentage of Employees



n = 23,339.
Source: CEB 2012 High Performance Survey.

Higher Volume of Information
Change in Time Spent Finding and Reviewing Data and Information in the Past Three Years, by Percentage of Employees



n = 23,339.
Source: CEB 2012 High Performance Survey.

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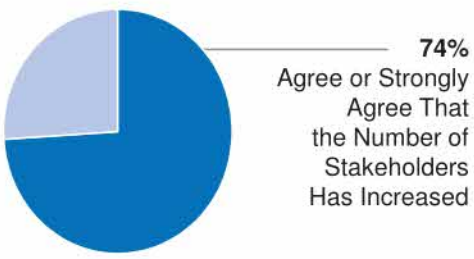
A BIG IMPACT ON LEADERS

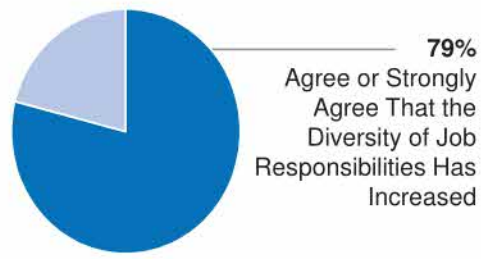
Leaders Work with More Stakeholders Than Three Years Ago
Percentage of Leaders



n = 895.

Source: CEB 2013 Leadership Development Survey.

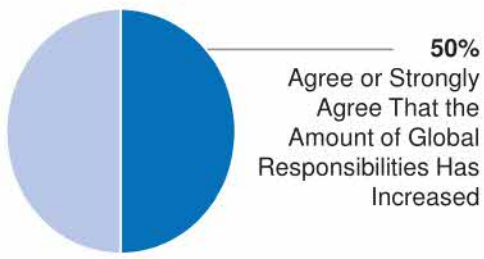
Leaders Have More Diverse Responsibilities Than Three Years Ago
Percentage of Leaders



n = 895.

Source: CEB 2013 Leadership Development Survey.

Leaders Have More Global Responsibilities Than Three Years Ago
Percentage of Leaders



n = 895.

Source: CEB 2013 Leadership Development Survey.

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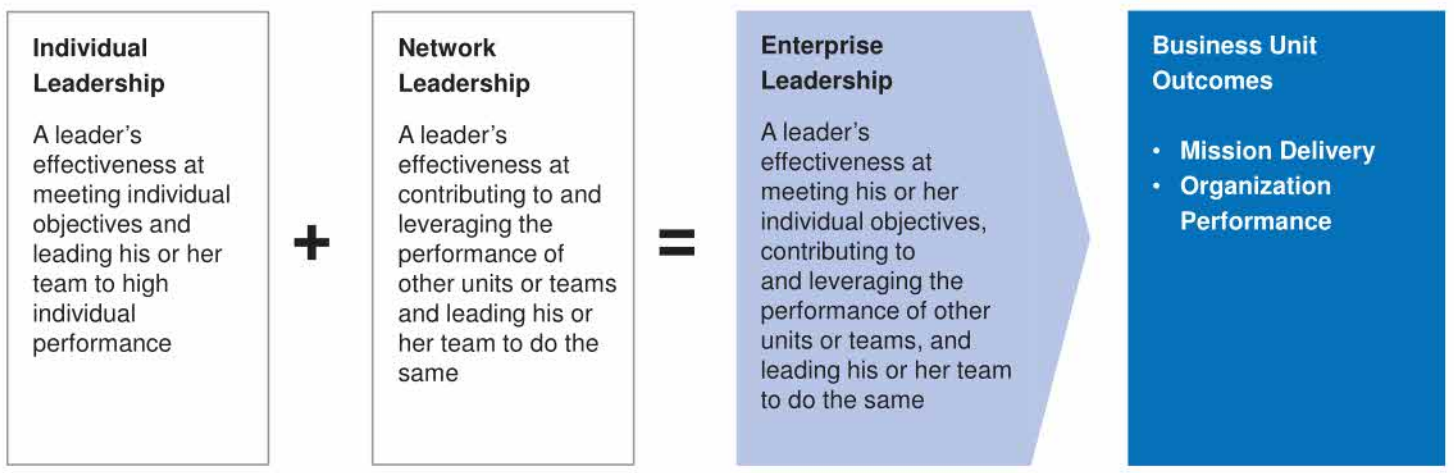
ENTERPRISE LEADERSHIP IS THE NEW REQUIREMENT

Enterprise Leadership Model



Source: CEB analysis.

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MORE THAN JUST INDIVIDUAL LEADERSHIP

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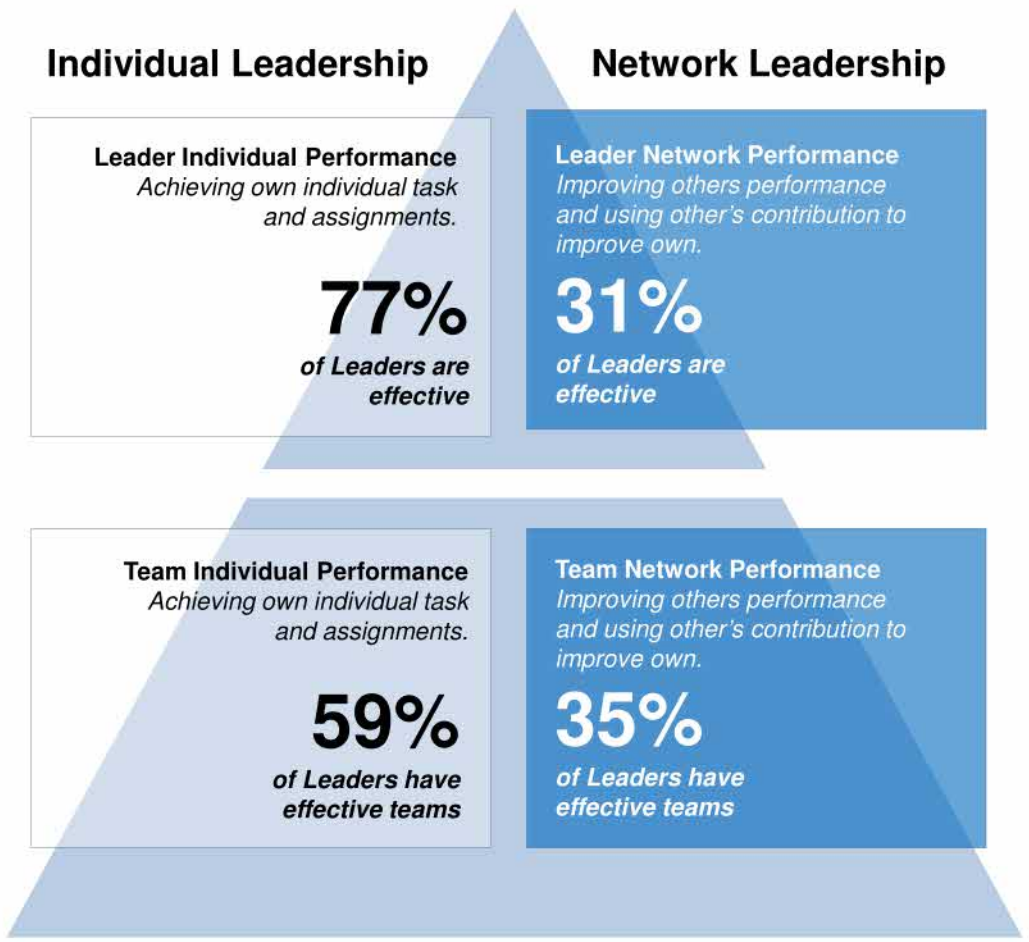
THE RISE OF THE NETWORK LEADER



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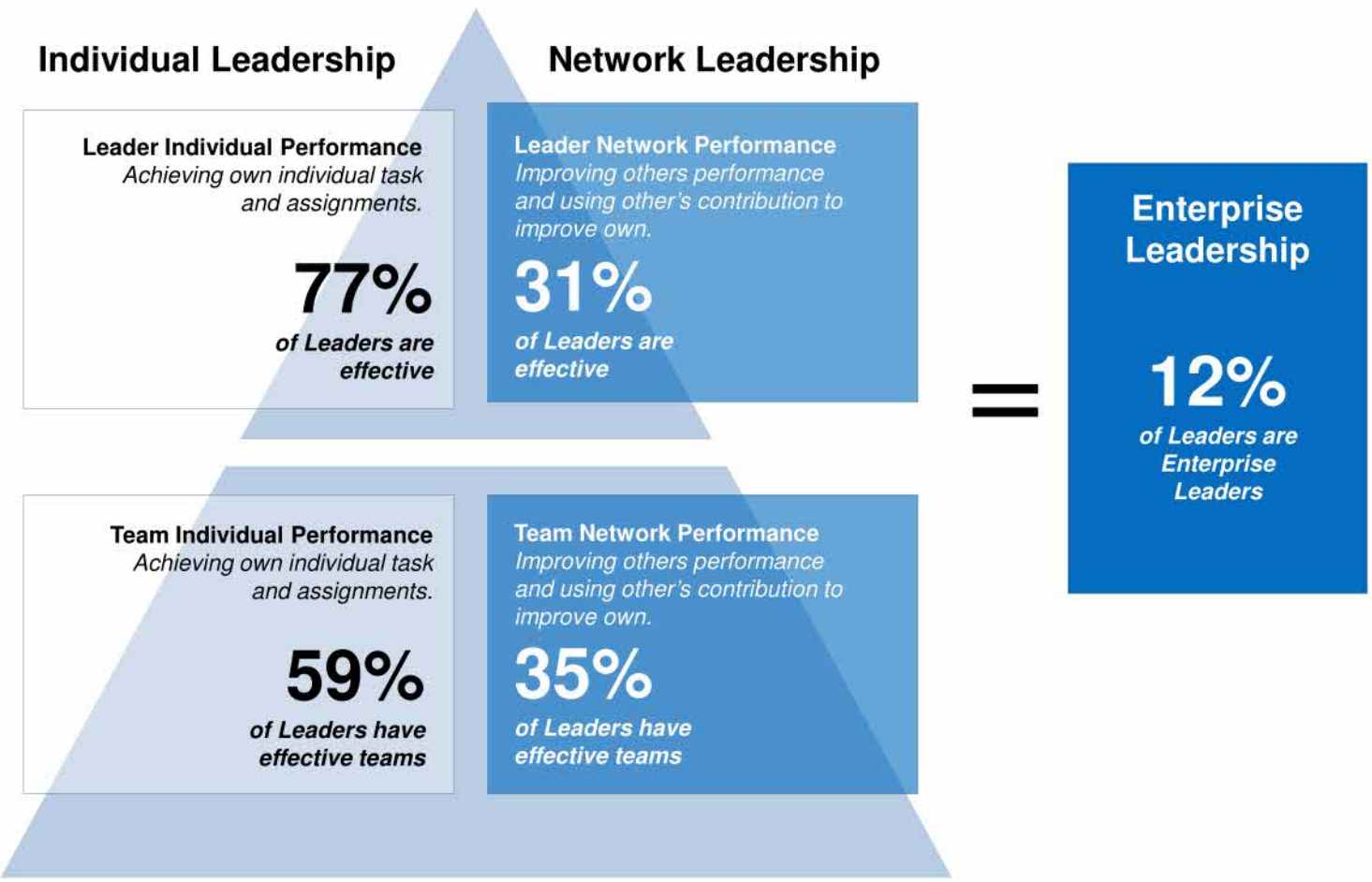
BOTH REQUIRED, BUT FEW AND FAR BETWEEN



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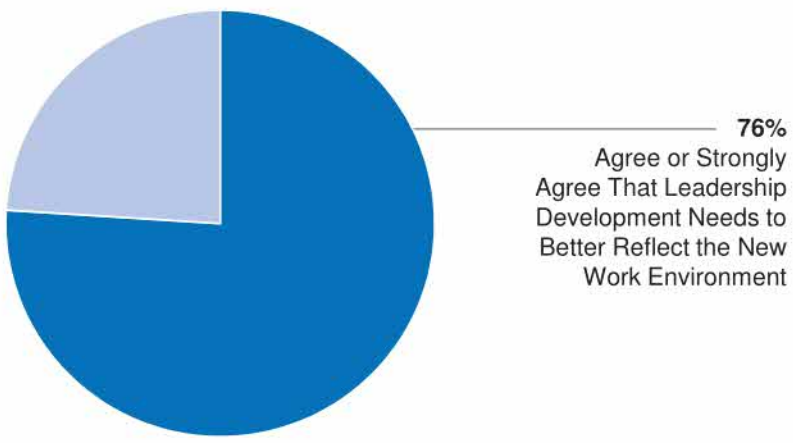
FALLING SHORT ON LEADER DEVELOPMENT

Development Must Better Reflect Performance Needs of New Work Environment
Percentage of Heads of L&D



n = 49.

Source: CEB 2013 Head of L&D Survey.

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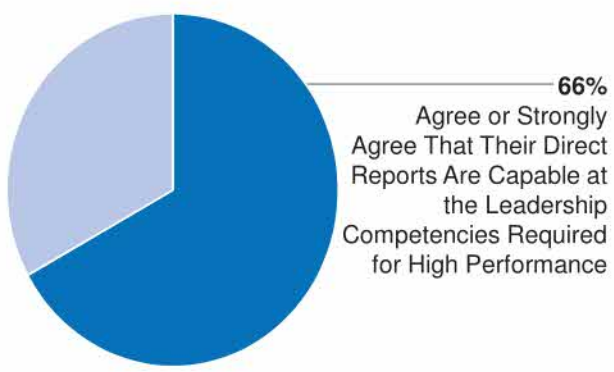
DELIVERING COMPETENCE BUT NOT APPLICATION

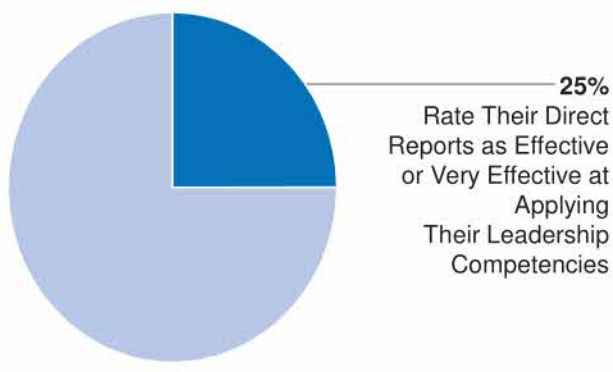
Capable at Common Leadership Competencies
Percentage of Leaders' Direct Managers



n = 786.

Source: CEB 2013 Leadership Development Survey.

Not Applying Leadership Competencies
Percentage of Leaders' Direct Managers



n = 786.

Source: CEB 2013 Leadership Development Survey.

"These are our top talent; you don't get to that level without being strong on key leadership competencies."

Head of Leadership Development
Manufacturing Company

"A strong skill set is great on paper, but it's how you use it that counts—and we're just not seeing that from our leaders."

Head of Learning and Development
Finance Company

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BUILDING ENTREPRISE LEADERS

Traditional Approach: Building Skills

1. **Develop Key Competencies:** Direct learning efforts toward improving leaders' core leadership competencies.
2. **Prepare for Common Business Situations:** Focus on equipping leaders to effectively execute against the common business scenarios and problems they will face.
3. **Use the Manager as Key Learning Partner:** Use the leader's manager as the key provider of ongoing advice and support.

New Approach: Enabling Application

1. **Foster an Adaptive Mind-Set:** Target leaders' ability and mind-set to apply competencies in changing work situations.
2. **Practice Adapting in New Situations:** Enable leaders to practice adapting to new and unfamiliar situations.
3. **Activate Relationships Beyond the Manager:** Activate full support networks for learning that leaders must harness to succeed.

Source: CEB analysis.

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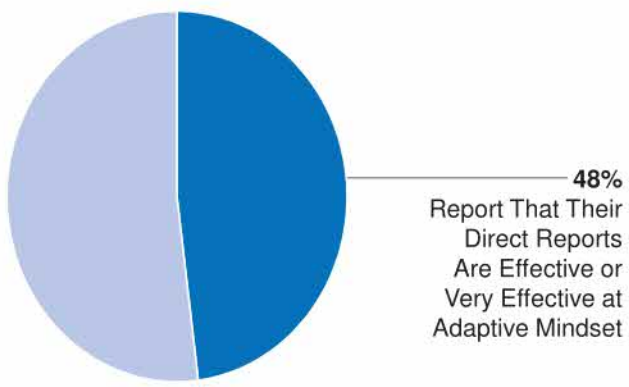
SHIFT 1: FOSTER AN ADAPTIVE MIND-SET

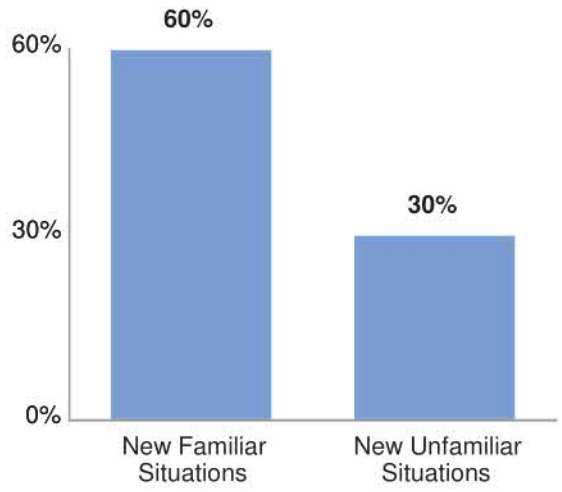
Few Senior Leaders Have an Adaptive Mindset
Percentage of Senior Leaders' Direct Managers



n = 786.

Source: CEB 2013 Leadership Development Survey.

Prefer New Responsibilities in Familiar Situations
Percentage of Senior Leaders Comfortable Taking on New Roles and Responsibilities in New Familiar and New Unfamiliar Situations



n = 1,614.

Source: CEB 2013 Leadership Development Survey.

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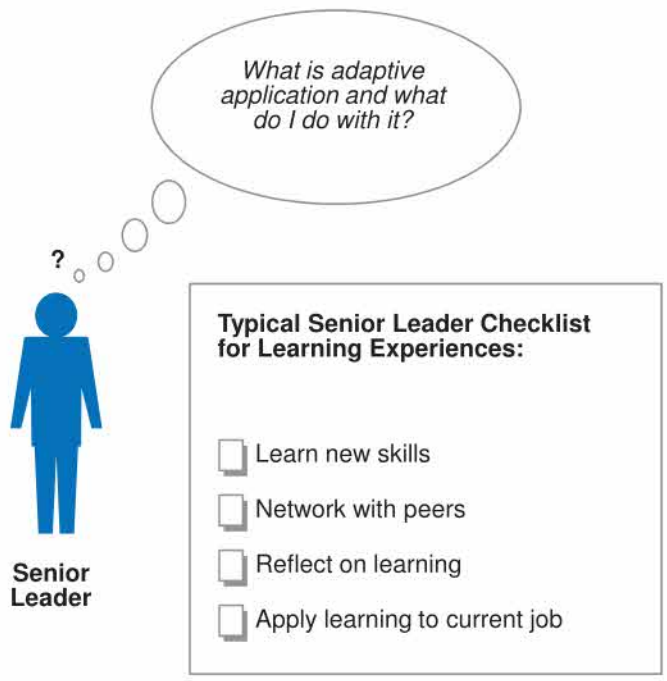
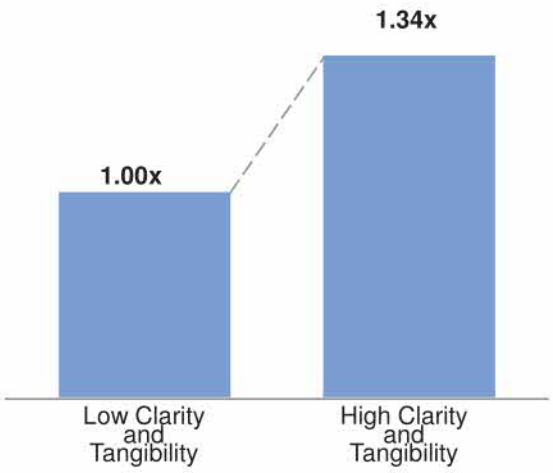
MAKE ADAPTIVE MIND-SET TANGIBLE

Senior Leaders Not Familiar with Adaptive Application



Drive Application Effectiveness by Making Adaptive Application Clear and Tangible

Maximum Impact of Making Adaptive Application Clear and Tangible for Senior Leaders on Application Effectiveness (Indexed)



n = 333.

Source: CEB 2013 Leadership Development Survey.

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CLARIFY KEY BEHAVIORS

Step 1: Interview Senior Leaders to Ask Them What Defines Leadership (Without Specifically Asking About Mindset)

Interview Questions
Illustrative

- What does leadership need to look like in American Express now and in the future to ensure our sustained success and transformation?
- Are there behaviors that you see in leaders today that will be less important in the future?
- What should be unique and distinctive about leadership here in the future?

Step 2: L&D Translates Interviews into Key Behaviors That Define a "Growth Mindset"[a] at American Express

- Welcome new ideas
- Anticipate and act
- Test and learn
- Welcome new voices
- Operate at the edge of our comfort zone
- Gather input from across the organization
- Welcome candid assessment
- Encourage stretch goals
- Embrace change

Step 3: Highlight Presence of Behaviors in Existing Leadership Frameworks

Drives for Results

- Manages time effectively, delivers on commitments, and meets deadlines
- Adjusts actions to respond to changing situations

Drives Innovation

- Is prepared and willing to challenge the status quo
- Identifies root-cause problems

Source: American Express; CEB analysis.

[a] "Growth mindset" is a term coined by Professor Carol Dweck from Stanford University.

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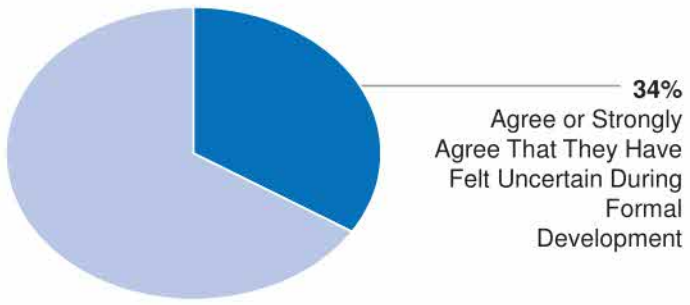
SHIFT 2: PRACTICE ADAPTING TO NEW SITUATIONS

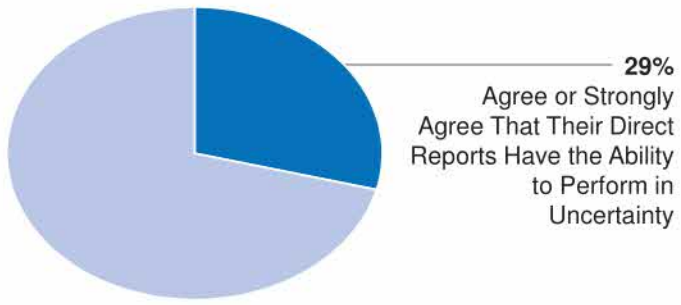
Few Senior Leaders Experience Uncertainty During Formal Development
Percentage of Senior Leaders



n = 1,614.

Source: CEB 2013 Leadership Development Survey.

Fewer Senior Leaders Have the Ability to Perform in Uncertainty
Percentage of Senior Leaders' Direct Managers



n = 786.

Source: CEB 2013 Leadership Development Survey.

Exposing Senior Leaders to Uncertainty Drives Application Effectiveness
Impact of Exposing Senior Leaders to Uncertainty in Formal Development on Application Effectiveness (Indexed)

Enabling senior leaders to practice applying their competencies in situations of uncertainty allows them to build their capacity for managing through new unexpected situations in the future.

n = 333.

Source: CEB 2013 Leadership Development Survey.

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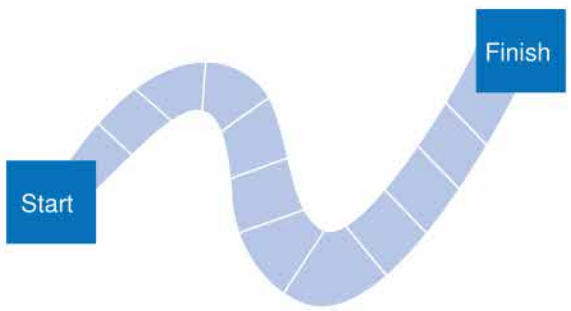
USE SIMULATIONS TO REFLECT REAL-WORLD UNCERTAINTY

Swiss Re

Typical Simulations Fail to Mirror the Uncertainty of the New Work Environment



✘ **Existing Strategy**
Simulations do not reflect the uncertainty and variability of the new work environment.

✘ **Play**
Leaders who know that they are in a low-risk simulation will play along but do not feel pressure to perform.

✘ **Repetition**
Reflection focused on repetition equips leaders for that particular situation, not new ones.

Swiss Re's Approach to Simulating the Uncertainty of the New Work Environment

✔ **Strategic Dilemmas**
Simulate future unknown situations that do not have a right or wrong answer to mirror the uncertain and changing nature of the new work environment.

✔ **Perform**
Create risk to ensure leaders perform as they would if confronted with new challenges in real life.

✔ **Future Application**
Focus reflection on future application to give leaders the confidence and capability to navigate new and uncertain situations in the future.

Source: Swiss Reinsurance Company Ltd.; CEB analysis.

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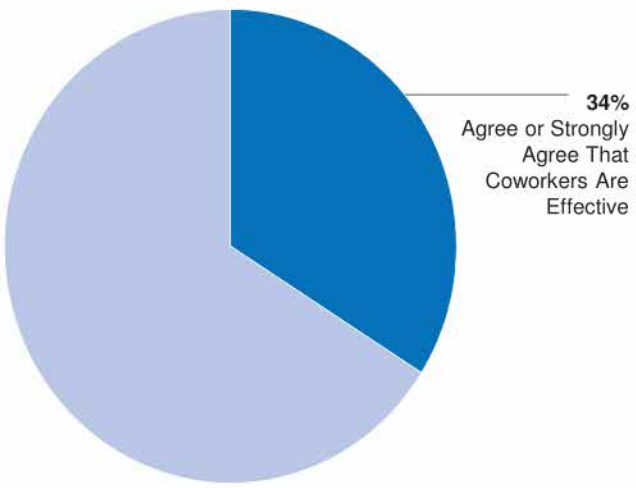
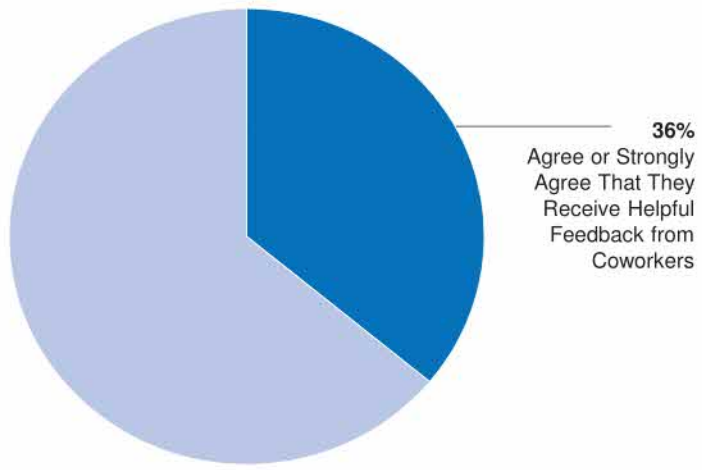
SHIFT 3: ACTIVATE NETWORKS BEYOND MANAGERS

Employees Are Ineffective at Asking Coworkers Questions to Help Them Think Through Everyday Problems
Percentage of Employees



Employees Are Not Receiving Helpful Feedback from Coworkers
Percentage of Employees

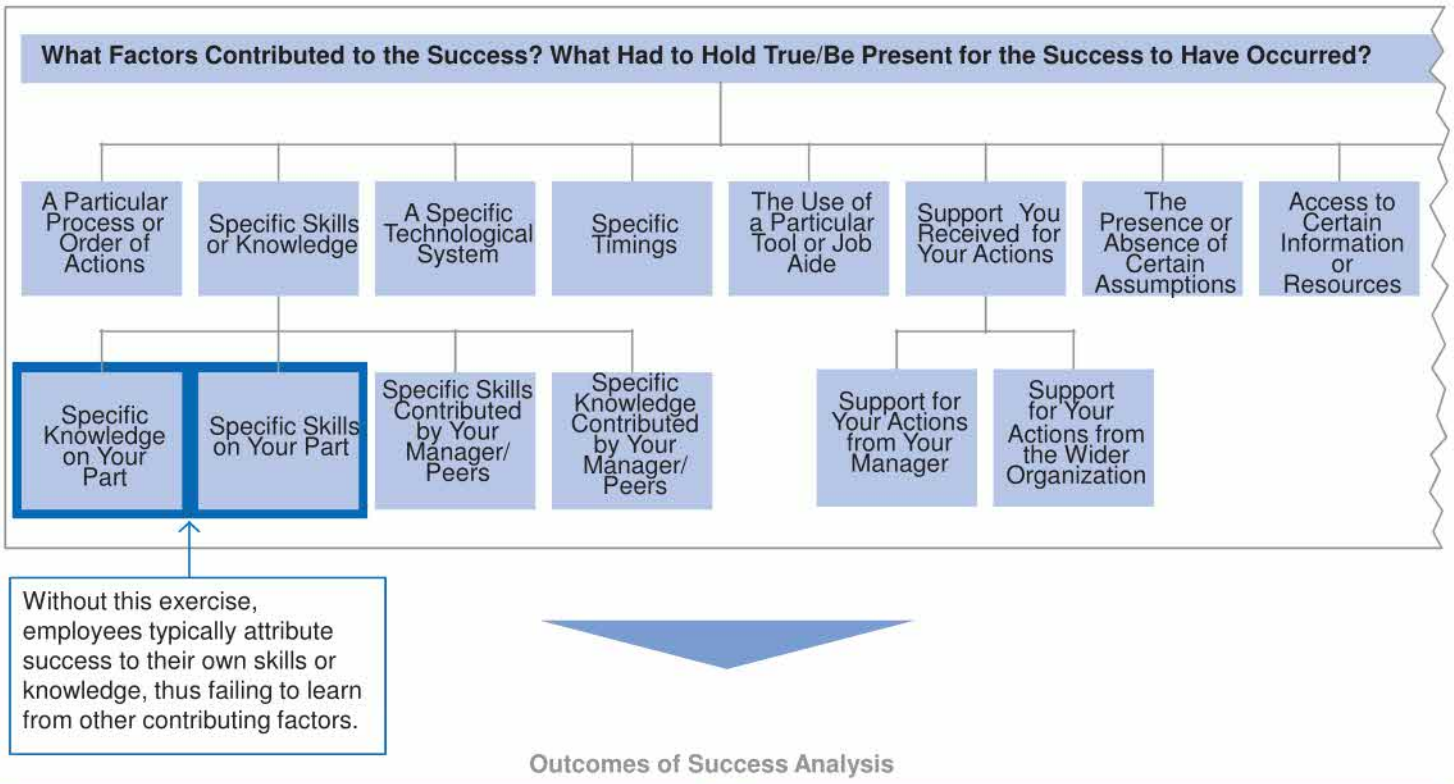


n = 23,339.

AMERICAN OVERSIGHT

LEVERAGE OTHERS SUCCESS TO DRIVE YOUR OWN

Learning to Analyze the Root Causes of Success
Illustrative



Outcomes of Success Analysis

Maximize learning from peer successes shared with you and own successes shared with peers.

On a continual basis, independently extract greater learning value from individual successes experienced in work.

AMERICAN OVERSIGHT

KEY TAKEAWAYS

- Leaders are expected to achieve more in the new work environment and seeing changes in the expectations executive teams are setting in terms of service delivery, resource and budget management.
- The new work environment is more complex and marked by increased need for collaboration, more matrixed work environments, and a reality where employees and leaders need to manage more data.
- To navigate these changes, organizations need leaders to be focused on the enterprise, targeting both individual task performance and network performance – and enabling the teams to do the same.
- These changes have impacted the ways leaders develop their skills, and have resulted in three key shifts in leader development:

    1. **Foster an Adaptive Mind-Set:** Target leaders' ability and mind-set to apply competencies in changing work situations.
    2. **Practice Adapting in New Situations:** Enable leaders to practice adapting to new and unfamiliar situations.
    3. **Activate Relationships Beyond the Manager:**
    Activate full support networks for learning that leaders must harness to succeed.

AMERICAN OVERSIGHT

Executive Leadership Forum Agenda

Brooke-Mondale Auditorium
October 24, 2017
9:00am – 12:00pm

9:00am – 9:15am	**Welcome** Towanda Brooks Chief Human Capital Officer
9:15am – 10:30am	**Addressing Poor Performers** Katherine Hannah Joe Sullivan Office of Employee Labor Relations, Office of the Chief Human Capital Officer
10:30am – 10:50am	**Remarks** Pamela Patenaude Deputy Secretary
10:50am – 11:00am	**BREAK**
11:00am – 11:50am	**Developing Enterprise Leaders** Elisabeth Joyce Corporate Executive Board (CEB)
11:50am – 12:00pm	**Closing Remarks** Towanda Brooks Chief Human Capital Officer

AMERICAN OVERSIGHT

From: Brown, Brenda J
Sent: Wednesday, October 25, 2017 10:13 AM
To: Schmidt, Carrie S
Cc: Ellis, Lisa C; Anastasi, Carolyn M; Wolfe, Lisa A; Ott, Richard M; SOKOLOW, ARDEN A; DeFelice, Joseph J
Subject: RE: Questions for HUD Related to Essex Village

Carrie,

No, I have not sent it yet. If you recall, when we first met with the Colonel and his staff back in March, I told him I would be his point of contact and he politely told me he wanted to work with local HUD staff. Do you remember? However, he and Lisa Wolfe developed a relationship and he's been communicating with and through her since then. So, I guess my question is why are we changing things up now? Maybe we need to have a conversation about how to make the transition.

Brenda J. Brown
Director, Asset Management Division
(Satellite Office Coordinator)
10 South Howard Street, 5th Fl.
Baltimore, MD 21201
Phone: (410) 209-6510
Fax: (410) 209-6675

Baltimore Satellite Office – Northeast Region

From: Schmidt, Carrie S
Sent: Wednesday, October 25, 2017 9:52 AM
To: Brown, Brenda J <brenda.j.brown@hud.gov>
Cc: Ellis, Lisa C <Lisa.C.Ellis@hud.gov>; Anastasi, Carolyn M <carolyn.m.anastasi@hud.gov>; Wolfe, Lisa A <Lisa.A.Wolfe@hud.gov>; Ott, Richard M <richard.m.ott@hud.gov>; SOKOLOW, ARDEN A <ARDEN.A.SOKOLOW@hud.gov>; DeFelice, Joseph J <Joseph.J.DeFelice@hud.gov>
Subject: RE: Questions for HUD Related to Essex Village

Good morning Brenda,

You may have sent an email to Doug Middleton yesterday in response to their questions. I'm trying to close the loop to make sure Henrico received their information.

Thanks so much for your help - Carrie

Carrie S. Schmidt
Field Office Director
US Dept. of Housing & Urban Development

AMERICAN OVERSIGHT

Richmond Field Office
600 E. Broad Street, Suite 300
Richmond, VA 23219
804-822-4807 (Voice)
804-822-4984 (Fax)

Please do not print this e-mail unless necessary

From: Schmidt, Carrie S
Sent: Tuesday, October 24, 2017 3:20 PM
To: Brown, Brenda J <brenda.j.brown@hud.gov>
Cc: Ellis, Lisa C <Lisa.C.Ellis@hud.gov>; Anastasi, Carolyn M <carolyn.m.anastasi@hud.gov>; Wolfe, Lisa A <Lisa.A.Wolfe@hud.gov>; Ott, Richard M <richard.m.ott@hud.gov>
Subject: RE: Questions for HUD Related to Essex Village

Hi Brenda,
Just getting to read all my emails. Since we were called upon to the keep the County informed in our distressed property calls, I would think this may be a good opportunity to have this information come from your shop. It's less a media inquiry than a program inquiry and coming from you it would redirect the county. What do you think?

Carrie S. Schmidt
Field Office Director
US Dept. of Housing & Urban Development
Richmond Field Office
600 E. Broad Street, Suite 300
Richmond, VA 23219
804-822-4807 (Voice)
804-822-4984 (Fax)

Please do not print this e-mail unless necessary

From: Brown, Brenda J
Sent: Tuesday, October 24, 2017 12:35 PM
To: Wolfe, Lisa A <Lisa.A.Wolfe@hud.gov>; Anastasi, Carolyn M <carolyn.m.anastasi@hud.gov>
Cc: Ellis, Lisa C <Lisa.C.Ellis@hud.gov>; Schmidt, Carrie S <Carrie.S.Schmidt@hud.gov>
Subject: RE: Questions for HUD Related to Essex Village

Lisa,

I think it's appropriate for you to respond because he addressed his questions to you.

Brenda J. Brown
Director, Asset Management Division
(Satellite Office Coordinator)

AMERICAN OVERSIGHT

10 South Howard Street, 5th Fl.
Baltimore, MD 21201
Phone: (410) 209-6510
Fax: (410) 209-6675

Baltimore Satellite Office – Northeast Region

From: Wolfe, Lisa A
Sent: Tuesday, October 24, 2017 12:30 PM
To: Brown, Brenda J <brenda.j.brown@hud.gov>; Anastasi, Carolyn M <carolyn.m.anastasi@hud.gov>
Cc: Ellis, Lisa C <Lisa.C.Ellis@hud.gov>; Schmidt, Carrie S <Carrie.S.Schmidt@hud.gov>
Subject: RE: Questions for HUD Related to Essex Village

I think this is where we left things. I believe you were waiting to hear back from your leadership team… THANK YOU!

Lisa A. Wolfe
Regional Public Affairs Officer
Office of Field Policy and Management
U.S. Department of Housing and Urban Development
The Wanamaker Building, 100 Penn Square East
Philadelphia, PA 19107
Office: (215) 430-6640

From: Wolfe, Lisa A
Sent: Wednesday, October 18, 2017 11:46 AM
To: Brown, Brenda J <brenda.j.brown@hud.gov>; Anastasi, Carolyn M <carolyn.m.anastasi@hud.gov>
Cc: Ellis, Lisa C <Lisa.C.Ellis@hud.gov>
Subject: RE: Questions for HUD Related to Essex Village

Honestly Brenda, I wasn't planning to do a thing. The entire line of questioning makes me nervous. And, I really think what is releasable—should come from your team. I'm still on HAP Contract Transfer 101. Not talking about Essex Village at all at this point. THANK YOU!

Lisa A. Wolfe
Regional Public Affairs Officer
Office of Field Policy and Management
U.S. Department of Housing and Urban Development
The Wanamaker Building, 100 Penn Square East
Philadelphia, PA 19107
Office: (215) 430-6640

From: Brown, Brenda J
Sent: Wednesday, October 18, 2017 11:44 AM
To: Wolfe, Lisa A <Lisa.A.Wolfe@hud.gov>; Anastasi, Carolyn M <carolyn.m.anastasi@hud.gov>

AMERICAN OVERSIGHT

Cc: Ellis, Lisa C <Lisa.C.Ellis@hud.gov>
Subject: RE: Questions for HUD Related to Essex Village

Lisa W., please DO NOT proceed with these responses just yet. I have to run them by my chain of command.

Brenda J. Brown
Director, Asset Management Division
(Satellite Office Coordinator)
10 South Howard Street, 5th Fl.
Baltimore, MD 21201
Phone: (410) 209-6510
Fax: (410) 209-6675

Baltimore Satellite Office – Northeast Region

From: Wolfe, Lisa A
Sent: Wednesday, October 18, 2017 11:42 AM
To: Anastasi, Carolyn M <carolyn.m.anastasi@hud.gov>
Cc: Brown, Brenda J <brenda.j.brown@hud.gov>; Ellis, Lisa C <Lisa.C.Ellis@hud.gov>
Subject: FW: Questions for HUD Related to Essex Village

Hi Carolyn – Thank you so much for this information. I have two questions – first, will you all be circling back with Mr. Middleton on this? It really isn't a media inquiry—and I'm feeling a little "in the middle" of it all. And second, is the attachment a public document?

Here's what I have found on our website that I may be able to use as a basis for my discussion with the Richmond Times-Dispatch today. I know it starts out with HUD-insured properties, but also includes information about non-insured. If there is a better public reference, please let me know.
https://www.hud.gov/states/shared/working/west/mf/tpahome

Also, is this the public version of your checklist?
https://www.hud.gov/sites/documents/NONINSTPADETCRITCHKLIST.PDF

Again, just trying to anticipate the reporter's questions based on his voice mail and brief email last evening. Also, I am still looking for information about the Essex Village rent increase. I know there was a lot of email traffic from me yesterday (sorry, and thanks for the help!) so please let me know if you would like for me to resend my original request.

THANK YOU!!!
Lisa

Lisa A. Wolfe
Regional Public Affairs Officer
Office of Field Policy and Management
U.S. Department of Housing and Urban Development
The Wanamaker Building, 100 Penn Square East
Philadelphia, PA 19107
Office: (215) 430-6640

AMERICAN OVERSIGHT

From: Anastasi, Carolyn M
Sent: Wednesday, October 18, 2017 10:21 AM
To: Wolfe, Lisa A <Lisa.A.Wolfe@hud.gov>
Cc: DeFelice, Joseph J <Joseph.J.DeFelice@hud.gov>; Ott, Richard M <richard.m.ott@hud.gov>; Schmidt, Carrie S <Carrie.S.Schmidt@hud.gov>; Anastasi, Carolyn M <carolyn.m.anastasi@hud.gov>; Brown, Brenda J <brenda.j.brown@hud.gov>; Ellis, Lisa C <Lisa.C.Ellis@hud.gov>; Iber, Robert G <robert.g.iber@hud.gov>; Brown, Brenda J <brenda.j.brown@hud.gov>
Subject: RE: Questions for HUD Related to Essex Village

Lisa,
Please see **below responses…**

From: Wolfe, Lisa A
Sent: Monday, October 16, 2017 12:48 PM
To: Iber, Robert G <robert.g.iber@hud.gov>; Brown, Brenda J <brenda.j.brown@hud.gov>; Ellis, Lisa C <Lisa.C.Ellis@hud.gov>; Anastasi, Carolyn M <carolyn.m.anastasi@hud.gov>
Cc: Brown, Jereon M <Jereon.M.Brown@hud.gov>; DeFelice, Joseph J <Joseph.J.DeFelice@hud.gov>; Ott, Richard M <richard.m.ott@hud.gov>; Schmidt, Carrie S <Carrie.S.Schmidt@hud.gov>
Subject: FW: Questions for HUD Related to Essex Village
Importance: High

Hi everyone – Here's the second request—this one is from the County. I let the Colonel know that I am passing this on and that you all will be getting back to him. Thanks in advance for your help…
Lisa

Lisa A. Wolfe
Regional Public Affairs Officer
Office of Field Policy and Management
U.S. Department of Housing and Urban Development
The Wanamaker Building, 100 Penn Square East
Philadelphia, PA 19107
Office: (215) 430-6640

From: Middleton, D A [mailto:mid02@henrico.us]
Sent: Monday, October 16, 2017 12:43 PM
To: Wolfe, Lisa A <Lisa.A.Wolfe@hud.gov>
Subject: Questions for HUD Related to Essex Village
Importance: High

TO: Lisa Wolfe
HUD PIO
Philadelphia, PA

Dear Lisa,

As a result of the discussions that have been occurring relative to Essex Village and its acquisition by Mr. Valery and others, I am requesting that HUD provide me with the following information requested by the County as part of our decision making process:

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Within the current HAP Contract that exists for Essex Village:

- What are the provisions for selling the complex which a buyer must meet?

  Please keep in mind that there's no FHA insured mortgage on Essex Village. It is privately owned. The owner can negotiate a sale with whomever he chooses. However, we do provide 100 percent rental subsidy to the property through our Section 8 Housing Assistance Payments (HAP) contract with the owner. Accordingly, in the event of a sale we must approve the assignment of the Section 8 HAP contract to the new owner. With any sale as a part of HUD's approval process, we will review the management experience and financial capacity of the owner, their plan to address the near term and long term physical needs of the property and funding sources to meet those needs. Please see the attached checklist for the requirements for an Assignment of a HAP.

- What HUD requirements must a new owner meet to get approval from HUD for the acquisition?

  Answer is the same as above.

- Please provide me with any documentation HUD may have from buyers or sellers.

  Many of the documents submitted for the HAP assignment contain proprietary financial information which is not releasable under The Freedom of Information Act (FOIA). However, the County can request the information from the owner.

- Who are the principals involved in the company which Mr. Valery owns that are engaged the effort to acquire Essex Village, at least those about which HUD is aware.

  Proposed ownership as presented in the application for Previous Participation Clearance:
  Maggie Lena Walker Apartments, LLC, a Delaware limited liability
  100% Sole Member:
  Stewart Alexander and Associates:
  Controlling Participants:
  Ernst Vallery, President
  David Alexandar Vice President
  Stuart Alexandar Chairperson

- What type of clearance check is required by HUD for a new owner?

  HUD 2530, Previous Participation Clearance.

- How does it work and who completes it?

  Please see response to question 1 above.

- Relative to Mr. Valery's acquisition effort, he has indicated that there are or may be foreign investors. Is this an EB-5 acquisition?

  We do not know.

- How long will it take for HUD to approve the acquisition of the property if an investor is successful in meeting the basic requirements from HUD?

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As indicated under question 1, HUD does not approve the acquisition because there's no FHA mortgage on the property.

It will take HUD approximately 30 days to approve the HAP assignment, assuming the submission is complete and accurate.

The County wants to make a decision that is in the best interests of the residents and to do that, we would like to have this information. Your help in acquiring it as the HUD PIO for this region will be greatly appreciated.

Thanks.

Doug Middleton

Colonel Douglas A. Middleton
Deputy County Manager for Public Safety
County of Henrico
4301 East Parham Road
Henrico, Virginia 23228
Office: (804) 501-7580
Mobile: (b)(6)
Email: mid02@henrico.us

AMERICAN OVERSIGHT

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-3000

OFFICE OF ADMINISTRATION

AUG 1 4 2018

Mr. Austin R. Evers
Executive Director
American Oversight
1030 15th Street NW
Suite B255
Washington, DC 20005

RE: Freedom of Information Act Request
FOIA Control No.: 17-FI-HQ-01560

Dear Mr. Evers:

This letter is the fourth interim response to your Freedom of Information Act (FOIA) request dated and received on July 14, 2017. You asked for Department of Housing and Urban Development records related the FOIA since March 2, 2017, to include:

1. All emails sent or received by any political appointee or Senior Executive Service (SES) staff in the Office of the Secretary, the Office of the Deputy Secretary, the Office of Public Affairs, the Office of Congressional and Intergovernmental Relations, or the Office of Field Policy and Management including the phrase "Freedom of Information Act" or the word "FOIA;" and

2. All other communications involving any political appointee or SES staff in the Office of the Secretary, the Office of the Deputy Secretary, the Office of Public Affairs, the Office of Congressional and Intergovernmental Relations, the Office of the General Counsel, or the Office of Field Policy and Management regarding HUD's policies or practices for processing FOIA requests or producing documents in response to FOIA requests. This includes communications regarding review of existing policies or practices as well as communications regarding adoption of new policies or practices or of changes to existing policies or practices affecting HUD's response to FOIA requests.

Your request is granted in part. In response to item 1 of your request, enclosed is a set of email communications containing the phrase "Freedom of Information Act" or the word "FOIA." For this interim release, a total of 508 potentially-responsive emails were processed, with the following results:

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Custodian	Emails Processed	Responsive Emails	Non-Responsive Emails	Total Responsive Page Count
Denise Cleveland-Leggett	45	8	37	8
Ben Carson	13	0	13	0
Janet Golrick	218	63	155	321
Sheila Greenwood	232	47	185	175
TOTALS	508	118	390	504

I am withholding predecisional inter- and intra-agency discussions regarding the interpretation and application of legislation, as well as internal deliberations regarding the agency's decision-making process, pursuant to the deliberative process privilege of FOIA Exemption 5. The release of this internal information would reflect HUD's predecisional, deliberative process, and would discourage open and candid advice, recommendations, and exchanges of views within the Department, which could bring about public scrutiny of the individuals and the need to justify in public their tentative opinions. I am also withholding communications conveying legal advice pursuant to the attorney-client privilege of FOIA Exemption 5. The release of this information would violate the attorney-client privilege, which protects confidential communications between an attorney and his/her client relating to a legal matter for which the client has sought professional advice. Exemption 5 protects inter- or intra-agency communications which would not be available by law to a party other than an agency in litigation with the Department. I am also withholding home addresses, personal email addresses, personal cell phone numbers, Venmo usernames, Imgur and YouTube links containing private parties' personal information, and names and unit numbers from fair housing complaints under Exemption 6 of the FOIA, because release of such information would constitute an unwarranted invasion of personal privacy. The interest of the general public in reviewing these portions of government documents does not outweigh the individuals' right to privacy.

Please be advised that the review of records responsive to item 1 of your request is ongoing. Further interim responses may be provided to you as this process continues. At the completion of this review, a final response letter will be provided. The final response letter will detail all applicable appeal rights.

AMERICAN OVERSIGHT

For your information, your FOIA request, including your identity and any information made available, is releasable to the public under subsequent FOIA requests. In responding to these requests, the Department does not release personal information, such as home address, telephone number, or Social Security number, all of which are protected from disclosure under FOIA Exemption 6. Please also be advised that all appeal rights related to your request will be provided to you in a final response letter.

If you have questions regarding your request, please contact Mr. Ethan Bodell at (202) 402-3450. Thank you for your interest in the Department's programs and policies.

Sincerely,

Deborah R. Snowden

Deborah R. Snowden
Deputy Chief FOIA Officer
Office of the Executive Secretariat

Enclosures

AMERICAN OVERSIGHT

From: Shamal, Malik L
Sent: Tuesday, October 17, 2017 2:40 PM
To: Cathy Thomas-Jones
Cc: Cleveland-Leggett, Denise C
Subject: RE: Read: Freedom of Information Act Request Letter.docx

Good afternoon Mrs. Thomas-Jones. Your FOIA request addressed to the CPD Director of the North Carolina Field Office is being processed with an estimated response to you by 2 November, 2017. Once the FOIA request is completed your response will be sent to you.

Mr. Shamal.

"Goodness is about character - integrity, honesty, kindness, generosity, moral courage, and the like. More than anything else, it is about how we treat each other and all creation"

From: Cathy Thomas-Jones [mailto:(b)(6) @nc.rr.com]
Sent: Tuesday, October 17, 2017 2:23 PM
To: Shamal, Malik L <Malik.L.Shamal@hud.gov>
Cc: Cleveland-Leggett, Denise C <Denise.C.Cleveland-Leggett@hud.gov>
Subject: FW: Read: Freedom of Information Act Request Letter.docx

Dear Mr Shamal,

I am requesting a statement regarding the status of my Freedom of Information Act Request. I have yet to receive any acknowledgement from you are anyone at HUD. Gov that it was received.

Thank You,

Cathy Thomas-Jones

From: Shamal, Malik L [mailto:Malik.L.Shamal@hud.gov]
Sent: Thursday, September 28, 2017 8:11 AM
To: Cathy Thomas-Jones
Subject: Read: Freedom of Information Act Request Letter.docx

Your message

To: Shamal, Malik L
Subject: Freedom of Information Act Request Letter.docx
Sent: Wednesday, September 27, 2017 5:03:33 PM (UTC-05:00) Eastern Time (US & Canada)

was read on Thursday, September 28, 2017 8:10:58 AM (UTC-05:00) Eastern Time (US & Canada).

AMERICAN OVERSIGHT

From: Cathy Thomas-Jones (b)(6) @nc.rr.com>
Sent: Tuesday, October 17, 2017 2:23 PM
To: Shamal, Malik L
Cc: Cleveland-Leggett, Denise C
Subject: FW: Read: Freedom of Information Act Request Letter.docx

Dear Mr Shamal,

I am requesting a statement regarding the status of my Freedom of Information Act Request. I have yet to receive any acknowledgement from you are anyone at HUD. Gov that it was received.

Thank You,

Cathy Thomas-Jones

From: Shamal, Malik L [mailto:Malik.L.Shamal@hud.gov]
Sent: Thursday, September 28, 2017 8:11 AM
To: Cathy Thomas-Jones
Subject: Read: Freedom of Information Act Request Letter.docx

Your message

To: Shamal, Malik L
Subject: Freedom of Information Act Request Letter.docx
Sent: Wednesday, September 27, 2017 5:03:33 PM (UTC-05:00) Eastern Time (US & Canada)

was read on Thursday, September 28, 2017 8:10:58 AM (UTC-05:00) Eastern Time (US & Canada).

AMERICAN OVERSIGHT

From: Fritz, Robin D
Sent: Monday, October 02, 2017 1:24 PM
To: Cleveland-Leggett, Denise C
Subject: Tutoring Program Ideas

Good Afternoon, Regional Administrator, Cleveland-Leggett,

It was a pleasure to meet you. Congratulations again on your new position.

As you know, my name is Robin Fritz. I work in the Columbia, South Carolina office as a Customer Service Representative. I have been employed here for over 19 years. One of my duties is processing all incoming CTS and FOIA requests for South Carolina, as well as assist the general public. My desire is to become a Management Analyst for the South Carolina Office.

You previously stated, that one of the things that you wanted to do is to partnership with schools, in setting up tax credit deals for tutoring. I have been brainstorming and have some suggestions.

Contacting the schools directly through their Education Department, would be a good start. Specifically, the (Internship) part of the program, whereby the student receives school credit for community service. The partnership with the school would be community-focused, which would be tutoring students and/or adults in the state of South Carolina.
http://ed.sc.gov/instruction/early-learning-and-literacy/read-to-succeed1/summer-reading-camps/
https://www.sc.edu/study/colleges_schools/education/partnerships_outreach/

The South Carolina State Library support literacy for all ages, and offer developmental training; and their program addresses the needs of the underserved, with some collaborate efforts and partnerships with colleges and universities. This partnership
could include our county libraries. Most county libraries, if not all, in this state, have literacy programs.
http://teacher.scholastic.com/products/litpartners/faq.htm

http://readingpartners.org/location/south-carolina/partners/

Please forgive me for sending you the many links. Hopefully, these suggestions, may assist you in reaching your goal of establishing a tutoring program.

If I can be of assistance, please let me know.

Thank you and Have a Good Day!

Robin Fritz
CSR/SC Web manager

AMERICAN OVERSIGHT

From: Bregon, Nelson R
Sent: Thursday, August 31, 2017 12:13 PM
To: Taylor, Christopher D; GRE ALL Staff
Cc: Hebert, Tony X; ATL Field Office Directors - SE; Phillips, Joseph J; Shanahan, Gloria
Subject: RE: Greensboro, NC Acting FOD

Thank you Mr. Hébert for going beyond your call of duty and thank you for all that you are doing to assist our fellow Americans in Texas and Louisiana.

Nelson R. Bregón
Associate Assistant Deputy Secretary
Office of Field Policy and Management

From: Taylor, Christopher D
Sent: Thursday, August 31, 2017 12:00 PM
To: GRE ALL Staff <GRE_ALL_Staff@hud.gov>
Cc: Hebert, Tony X <Tony.X.Hebert@hud.gov>; Bregon, Nelson R <Nelson.R.Bregon@hud.gov>; ATL Field Office Directors - SE <ATL_Field_Office_Directors-SE@hud.gov>; Phillips, Joseph J <Joseph.J.Phillips@hud.gov>; Shanahan, Gloria <gloria.shanahan@hud.gov>
Subject: Greensboro, NC Acting FOD

Effective September 1, 2017, I will be assuming the role of Acting Field Office Director for the Greensboro Field Office. I would like to take this opportunity to thank Mr. Hebert for stepping in and filling the gap for over a four-month period. His assistance was needed and greatly appreciated.

Please direct all correspondence, FOIAs and inquiries specifically for the FOD to me and copy Alvera Crittendon.

Thank you for your continued work efforts and I look forward to our working together.

Christopher D. Taylor
Deputy Regional Administrator
Atlanta Regional Office - Region IV
Phone: 678-732-2321
Cell: (b)(6)

AMERICAN OVERSIGHT

From: Taylor, Christopher D
Sent: Thursday, August 31, 2017 12:00 PM
To: GRE ALL Staff
Cc: Hebert, Tony X; Bregon, Nelson R; ATL Field Office Directors - SE; Phillips, Joseph J; Shanahan, Gloria
Subject: Greensboro, NC Acting FOD

Effective September 1, 2017, I will be assuming the role of Acting Field Office Director for the Greensboro Field Office. I would like to take this opportunity to thank Mr. Hebert for stepping in and filling the gap for over a four-month period. His assistance was needed and greatly appreciated.

Please direct all correspondence, FOIAs and inquiries specifically for the FOD to me and copy Alvera Crittendon.

Thank you for your continued work efforts and I look forward to our working together.

Christopher D. Taylor
Deputy Regional Administrator
Atlanta Regional Office - Region IV
Phone: 678-732-2321
Cell: (b)(6)

AMERICAN OVERSIGHT

From: Hunter, Matthew F
Sent: Tuesday, August 15, 2017 3:57 PM
To: Patton, Lynne M; DeFelice, Joseph J; Beckles, Angela L; Van Duyne, Beth A; Cleveland-Leggett, Denise C; Solivan, Elvis; Gruson, Barbara
Subject: FW: Important FOIA Policy Statement
Attachments: Executive Secretariat FOIA Policy Statement - 8-15-2017 - DFW.docx; CFoiaO.DOCX

FYI

From: Williams, Darlene F
Sent: Tuesday, August 15, 2017 3:40 PM
To: FPM_Deputy_Regional_Administrators <FPM_Deputy_Regional_Administrators@hud.gov>
Cc: Hunter, Matthew F <Matthew.F.Hunter@hud.gov>; Bregon, Nelson R <Nelson.R.Bregon@hud.gov>; Franceschini-Petty, Raquel <Raquel.Franceschini-Petty@HUD.GOV>; Scott, Paul A <Paul.A.Scott@hud.gov>; Williams, Darlene F <Darlene.F.Williams@hud.gov>; Forero, Jaime E <Jaime.E.Forero@hud.gov>; Lake, Karen A <Karen.A.Lake@hud.gov>; Lawyer, Michael C <Michael.C.Lawyer@hud.gov>; Kelly, Holly A <Holly.A.Kelly@hud.gov>; Routt, Lora D <Lora.D.Routt@hud.gov>; Glekas, Pamela <Pamela.Glekas@hud.gov>; Webb, Randall <Randall.Webb@hud.gov>
Subject: Important FOIA Policy Statement

IMPORTANT FOIA POLICY STATEMENT – PLEASE SHARE AS APPROPRIATE

ALL FOIAs relating to appointees are to be issued through Headquarters.

It is the Executive Secretariat's Policy that all FOIAs related to appointees be handled in headquarters and responses are reviewed and signed by Helen Foster. Please copy Deborah Snowden, Executive FOIA Branch Chief and Jerry Brown, Deputy Assistant Secretary for Public Affairs as well as Darlene Williams, Senior Policy Advisor to ensure FPM headquarters awareness. These FOIAs will be assigned to HQ.

The same is true for all requests relating to members of Congress and all requests from any media outlet.

Here is the link to the FOIA Improvement Act of 2016.

https://www.justice.gov/oip/oip-summary-foia-improvement-act-2016

See attachments above,

Darlene
X4143

Darlene F. Williams, Ph.D.
Senior Advisor for Policy
Office of Field Policy and Management
U. S. Department of Housing and Urban Development
Washington, D. C. 20410
Office: 202.708-2426
Direct: 202.402.4143
HUD iPhone: 202.251.2867

AMERICAN OVERSIGHT

From: Bregon, Nelson R
Sent: Tuesday, July 25, 2017 5:06 PM
To: Patton, Lynne M; DeFelice, Joseph J; Cleveland-Leggett, Denise C; Van Duyne, Beth A; FPM_Deputy_Regional_Administrators; FPM_Field_Office_Directors
Subject: HUD Further Aligns Mission and Operational Priorities

HUD Further Aligns Mission and Operational Priorities

Any organization that strives for excellence is continually looking within to make certain the right people are in the right jobs. It's a dynamic process that seeks to ensure that senior leaders serve in roles that are matched with their skill. Toward that end, the Department is reassigning several of our Senior Executive Service (SES) members to improve delivery of HUD programs and to empower new individuals to lead our change efforts over the next few years.

Effective today:

- Paula Lincoln becomes our Deputy Chief Administrative Officer
- Jean Lin Pao will direct the Office of Small and Disadvantaged Business Utilization
- Todd Richardson will serve as the Deputy Assistant Secretary for Policy Development, and also becomes the Acting General Deputy Assistant Secretary for the Office of Policy Development and Research
- Dominique Blom will serve as the General Deputy Assistant Secretary for the Office of Public and Indian Housing
- Matt Ammon will serve as Director of the Office of Healthy Homes and Lead Hazard Control
- Helen Goff Foster becomes the Senior Agency Official for Privacy and the Chief FOIA Officer
- Nancy Corsiglia joins OCHCO as the Deputy Assistant Secretary for the Office of the Chief Management Officer
- Jon Gant will serve as senior advisor to the Office of Healthy Homes and Lead Hazard Control
- Jemine Byron will serve as the Deputy Assistant Secretary for the Office of Special Needs Assistance Programs

Instituting a coherent talent strategy which addresses HUD's current challenges is a critical linchpin to stability and the agency's operational success. Over the last few years, the results of HUD's Employee Viewpoint Survey consistently identified the need to strengthen senior leadership. The agency's goal is to create a senior staffing plan that builds on the talents of our SES members, matches those talents with the needs of today's HUD, and empowers them to be successful with HUD's priorities going forward.

Please join us in welcoming our senior leaders to their new roles.

Sincerely,
Janet Golrick
Acting Deputy Secretary

AMERICAN OVERSIGHT

From: Office of Public Affairs
Sent: Tuesday, July 25, 2017 4:53 PM
Subject: HUD Further Aligns Mission and Operational Priorities

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Acting Deputy Secretary

AMERICAN OVERSIGHT

From: Golrick, Janet M
Sent: Thursday, October 19, 2017 6:45 PM
To: Carter, M Jalon
Subject: Re: HUD portfolio impacted by Hurricanes Maria and Irma

Tel them that HQ will response.

Get Outlook for iOS <https://aka.ms/o0ukef>

From: Carter, M Jalon
Sent: Thursday, October 19, 2017 5:52:01 PM
To: Golrick, Janet M
Subject: FW: HUD portfolio impacted by Hurricanes Maria and Irma

Another request for information – thanks!

Jalon R. Carter

Disaster Recovery Team

202.402.2693

From: Dominick, Mark R
Sent: Wednesday, October 18, 2017 3:28 PM
To: Carter, M Jalon <M.Jalon.Carter@hud.gov>
Subject: FW: HUD portfolio impacted by Hurricanes Maria and Irma

Hi Jalon,

AMERICAN OVERSIGHT

Please see below. Can information on the properties affected by storms be released to the public and/or should it be submitted through FOIA?

Thanks,

Mark

From: Mills, LaDonna B
Sent: Wednesday, October 18, 2017 4:24 PM
To: Dominick, Mark R <Mark.R.Dominick@hud.gov
<mailto:Mark.R.Dominick@hud.gov> >
Subject: HUD portfolio impacted by Hurricanes Maria and Irma

Hello Mark,

I am forwarding the email below to you, but not sure if HUD can provide the information requested to a third party. Please provide a response to the requestor or forward to the appropriate individual that can release the information.

Thank you,

AMERICAN OVERSIGHT

LaDonna B. Mills

Production Division Director

Multifamily, Southeast Region

U.S. Dept. of Housing & Urban Development

40 Marietta Street, 12th Floor

Atlanta, Georgia 30303

website: <http://www.hud.gov/> www.HUD.gov

*: ladonna.b.mills@hud.gov <mailto:ladonna.b.mills@hud.gov>

678 732-2132 |Fax 404 730-2240

Mission: Create strong, sustainable, inclusive communities and quality, affordable homes for all.

<http://www.hud.gov/rss/index.cfm>
<http://www.flickr.com/photos/opahud/>
<http://www.facebook.com/pages/Washington-DC/US-Department-of-Housing-and-Urban-Development/74178981954>
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anyone the message or any information contained in the message. If you have received the message in error, please advise the sender by reply e-mail, and destroy all copies of the original message (including any attachments).

From: Kitchen, Michelle [mailto:MKitchen@nahb.org]
Sent: Tuesday, October 17, 2017 6:57 PM
To: Mills, LaDonna B <LaDonna.B.Mills@hud.gov
<mailto:LaDonna.B.Mills@hud.gov> >
Subject: HUD portfolio impacted by Hurricanes Maria and Irma

Hi, LaDonna. It was nice to speak with you today.

Per our conversation, could you please direct me to the right person to find the number of properties (and units) in the South East region, Puerto Rico and the U.S. Virgin Islands affected by the recent hurricanes?

Thanks so much for your help!

Regards,

Michelle Kitchen

AMERICAN OVERSIGHT

<http://www.nahb.org>

MICHELLE KITCHEN Director, Multifamily Finance

National Association of Home Builders
1201 15th Street, NW | Washington, DC 20005
d: 202.266.8352 e: <mailto:mkitchen@nahb.org> mkitchen@nahb.org
w: <http://www.nahb.org> nahb.org

We Build Communities

<http://www.houzz.com/pro/nahb/national-association-of-home-builders>

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<https://www.facebook.com/NAHBhome/>

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<https://www.buildersshow.com/Home/?utm_source=staff&utm_medium=Email&utm_campaign=gen-ibs18&utm_term=international-builders-show&

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utm_content=sig-170918> International Builders' Show

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Multifamily, Southeast Region

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678 732-2132 |Fax 404 730-2240

Mission: Create strong, sustainable, inclusive communities and quality, affordable homes for all.

<http://www.hud.gov/rss/index.cfm>
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w: <http://www.nahb.org> nahb.org

We Build Communities

<http://www.houzz.com/pro/nahb/national-association-of-home-builders>

<https://twitter.com/NAHBhome>

<https://www.facebook.com/NAHBhome/>

<https://www.linkedin.com/company/national-association-of-home-builders>

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2018 NAHB
<https://www.buildersshow.com/Home/?utm_source=staff&utm_medium=Email&utm_campaign=gen-ibs18&utm_term=international-builders-show&utm_content=sig-170918> International Builders' Show

All Homes Start Here! Jan. 9-11, Orlando

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From: Van Dam, Katelyn M
Sent: Tuesday, October 17, 2017 10:54 AM
To: Golrick, Janet M
Cc: Carter, M Jalon
Subject: RE: PIH Data Reporting for 10/10/2017

Ma’am,

Happy to take care of this for you. SITREPs (what were previously your BOOKS) are external facing and distributed twice a week, so I see no reason to have another bureaucratic hoop to jump through to get this information out.

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We can CC them if they need, but you are the ultimate decision maker on what does external, correct?

Please let me know how you would like to proceed. I am happy to be an enforcer for extra requests on our folks here since you are busy with work in the field.

Best Regards,

Kate van Dam

Chief of Staff, Disaster Management Group

Department of Housing & Urban Development

202.402.2674

From: Carter, M Jalon
Sent: Tuesday, October 17, 2017 10:48 AM
To: Van Dam, Katelyn M <Katelyn.M.VanDam@hud.gov>
Subject: FW: PIH Data Reporting for 10/10/2017

Jalon R. Carter

AMERICAN OVERSIGHT

Golrick
Disaster Recovery Team

202.402.2693

From: Golrick, Janet M
Sent: Tuesday, October 17, 2017 9:45 AM
To: Karp, Rachel E <Rachel.E.Karp@hud.gov
<mailto:Rachel.E.Karp@hud.gov> >
Cc: Carter, M Jalon <M.Jalon.Carter@hud.gov
<mailto:M.Jalon.Carter@hud.gov> >
Subject: RE: PIH Data Reporting for 10/10/2017

FEMA and HUD staff here at the JFO have requested that data by County.. If there is an issue, please let me know.

From: Karp, Rachel E
Sent: Monday, October 16, 2017 2:30 PM
To: Golrick, Janet M <Janet.M.Golrick@hud.gov
<mailto:Janet.M.Golrick@hud.gov> >
Cc: Carter, M Jalon <M.Jalon.Carter@hud.gov
<mailto:M.Jalon.Carter@hud.gov> >
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Hi Janet,

We got the below response from PIH for the Irma by county data call. Is there any additional information I can give them on who

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requested the data and what it will be used for?

Thanks!

Rachel

From: Bethea, Shelia M
Sent: Monday, October 16, 2017 1:27 PM
To: Karp, Rachel E <Rachel.E.Karp@hud.gov
<mailto:Rachel.E.Karp@hud.gov> >; Kidd, Stephen C
<Stephen.C.Kidd@hud.gov <mailto:Stephen.C.Kidd@hud.gov> >
Cc: Carter, M Jalon <M.Jalon.Carter@hud.gov
<mailto:M.Jalon.Carter@hud.gov> >
Subject: RE: PIH Data Reporting for 10/10/2017

Yes, please provide additional background information. We are vetting these request through OFO management as well. Just making sure everyone is informed on what is being sent out. Thanks

Shelia Bethea

Dept of Housing & Urban Development

PIH-Office of Field Operations

451 7th Street, SW, RM 3180

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Golrick

Washington, DC 20410

PH: 202-402-8120

<https://www.hud.gov/hurricane> https://www.hud.gov/hurricane

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Headquarters And Networks

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From: Karp, Rachel E
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To: Bethea, Shelia M <Shelia.M.Bethea@hud.gov
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Cc: Carter, M Jalon <M.Jalon.Carter@hud.gov
<mailto:M.Jalon.Carter@hud.gov> >
Subject: RE: PIH Data Reporting for 10/10/2017

Hi Shelia,

The data was requested by the State Housing contact in Florida from Janet Golrick, as far as I know. I can get additional information if you need it.

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Regards,

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Rachel,

What is this data being used for? Was there a FOIA? Who in the state of FL requested it?

Shelia Bethea

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Hi Stephen,

This is a separate request from the State of Florida. Once we establish a baseline, yes, only will be on needed on Wednesdays.

Thanks!

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I'll defer to Shelia as she is coordinating the data requests for the disasters and may have more information about what is being included. Also, isn't this just needed on Wednesdays, or do we need to be reporting daily?

Stephen Kidd

Program Analyst

U.S. Department of Housing and Urban Development

Public & Indian Housing

Office of Field Operations

202-402-6911

From: Golrick, Janet M
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AMERICAN OVERSIGHT

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Rachel

From: Bethea, Shelia M
Sent: Monday, October 16, 2017 1:23 PM
To: Karp, Rachel E <Rachel.E.Karp@hud.gov
<mailto:Rachel.E.Karp@hud.gov> >; Kidd, Stephen C
<Stephen.C.Kidd@hud.gov <mailto:Stephen.C.Kidd@hud.gov> >
Subject: RE: PIH Data Reporting for 10/10/2017

Rachel,

What is this data being used for? Was there a FOIA? Who in the state of FL requested it?

Shelia Bethea

Dept of Housing & Urban Development

PIH-Office of Field Operations

451 7th Street, SW, RM 3180

Washington, DC 20410

PH: 202-402-8120

<https://www.hud.gov/hurricane> https://www.hud.gov/hurricane

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HANDS

Headquarters And Networks

Determined To Succeed!

From: Karp, Rachel E
Sent: Monday, October 16, 2017 2:21 PM
To: Kidd, Stephen C <Stephen.C.Kidd@hud.gov
<mailto:Stephen.C.Kidd@hud.gov> >; Bethea, Shelia M
<Shelia.M.Bethea@hud.gov <mailto:Shelia.M.Bethea@hud.gov> >
Subject: RE: PIH Data Reporting for 10/10/2017

Hi Stephen,

This is a separate request from the State of Florida. Once we establish a baseline, yes, only will be on needed on Wednesdays.

Thanks!

Rachel

From: Kidd, Stephen C
Sent: Monday, October 16, 2017 1:20 PM
To: Karp, Rachel E <Rachel.E.Karp@hud.gov

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<mailto:Rachel.E.Karp@hud.gov> >; Bethea, Shelia M
<Shelia.M.Bethea@hud.gov <mailto:Shelia.M.Bethea@hud.gov> >
Subject: RE: PIH Data Reporting for 10/10/2017

I'll defer to Shelia as she is coordinating the data requests for the disasters and may have more information about what is being included. Also, isn't this just needed on Wednesdays, or do we need to be reporting daily?

Stephen Kidd

Program Analyst

U.S. Department of Housing and Urban Development

Public & Indian Housing

Office of Field Operations

202-402-6911

From: Foster, Helen G
Sent: Thursday, September 14, 2017 8:46 AM
To: Lincoln, Paula A; Eagles, David T; Golrick, Janet M; Clemmensen, Craig T; Cooke, Kevin R
Cc: Smallwood, Marcus R; Snowden, Deborah R
Subject: out of office and offline

I am leaving on a (b)(6) today. I will be offline (as

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in, not checking email). In my absence, Debbie Snowden and Sandy Wright can assist you with any FOIA needs. Marcus Smallwood and Brenda Simms can respond to basic privacy questions, PRAs, Privacy Threshold Analysis, and SORN review. I have addressed all of the pending ATOs of which I am aware. If you have an urgent need, you can text or call me at (b)(6). Since I will be in (b)(6) however, I am not sure whether cell communications will be entirely reliable.

Helen Goff Foster

SAOP/Chief FOIA Officer

US Department of Housing and Urban Development

From: Campbell, Patricia A
Sent: Tuesday, September 12, 2017 11:04 AM
To: Golrick, Janet M
Subject: Automatic reply: 9/19 Resource fair in Houston?

I am currently out of the office on an extended disaster assignment.

If you need public affairs assistance, please contact Scott Hudman at 713-718-3107, cell (b)(6) e-mail Scott.C.Hudman@hud.gov.

Scott is also the Acting Regional FOIA Liaison, so all requests and questions should be directd to him as well.

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If you are a reporter and you need assistance with a Hurricane Harvey story, please call my cell at (b)(6).

From: Crisafulli, Joe
Sent: Tuesday, September 05, 2017 9:28 AM
To: Boden, Robert G; Anderson, Mary; Anderson, Tawana L; Azumbrado, Thomas W; Birdsong, Tiffany J; BROOKS, RUBEN J; Brown, Brenda J; Burke, Daniel J; Chan, Winfred G; Cluck, Linda Y; Corcoran, Angela M; Davis, Thomas R; Goade, Thomas L; Gordon-Benson, Cynthia; Clark, Daniel J; Gray, Debbie; Iber, Robert G; Lafollette, Ryan; Little, Jeffrey D; Manning, Edward P; McAlister, Danette S; McKnight, Laurelei; McNealy, Joseph; Daugherty, Richard P; Miles, Desiree M; Ashmore, Stacey L; Seaborn, Sharon; Sullivan, Daniel J; Toon, Theodore K; Tsai, Cindi; Cooper, Kenneth L; Santa, Dean J; Jeffress, Alexandra; WISE, BRETT W; SOKOLOW, ARDEN A; Toatley, Eric I; Kudlowitz, Mark

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A; Crawford, Ronald S; Newhouse, Christie M; Walsh, Mary V; Simpson, Laura; Thornton, Christopher J; Barry, Maurice; Pennel, Joseph D; Sapilewski, Susie; Golrick, Janet M; Head, Philip
Subject: RE: Last Call for Barb.

Hello. We will stop accepting entries on Thursday. If you have not done so and would like to add a message to the book for Barb the link is below. Alternatively, you can provide it to me and I will add for you. Also, if you would like to contribute to her gift you can do so electronically or via snail mail per below. Look forward to seeing you all next week and safe travels everyone.

Joe

Open Barb Chiapella Retirement Messages.docx
<https://hudgov-my.sharepoint.com/personal/kevin_n_elliott_hud_gov/Documents/Fall%202017%20MF%20Senior%20Team%20Leadership%20Meeting/Barb%20Chiapella%20Retirement%20Messages.docx?d=w238a24be619645d3b00bf6d7183b8977&e=4%3Ac5474ea2e9c346779b088491e16c2601>

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Hi Folks,

If you prefer to send your money for the Barb gift electronically, you can send the money using the Venmo app (username (b)(6)), and I'll pass the money along to Joe C. Joe proposed this – this is not a scam! At least, not as far as I'm aware. Joe may be investing the money in a tech startup between now and the gift date. Anyway, just another option in case you can't find your checkbook or stamps or envelopes,

ROBERT G. BODEN

Planning & Improvement Team

Office of Field Support and Operations

Multifamily Housing

U.S. Department of Housing and Urban Development

<mailto:robert.g.boden@hud.gov> robert.g.boden@hud.gov | (202) 262-0833

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From: Crisafulli, Joe
Sent: Tuesday, August 15, 2017 4:25 PM
To: Crisafulli, Joe <joe.crisafulli@hud.gov
<mailto:joe.crisafulli@hud.gov> >; Anderson, Mary
<Mary.Anderson@hud.gov <mailto:Mary.Anderson@hud.gov> >;
Anderson, Tawana L <Tawana.L.Anderson@hud.gov
<mailto:Tawana.L.Anderson@hud.gov> >; Azumbrado, Thomas W
<Thomas.W.Azumbrado@hud.gov <mailto:Thomas.W.Azumbrado@hud.gov>
>; Birdsong, Tiffany J <Tiffany.J.Birdsong@hud.gov
<mailto:Tiffany.J.Birdsong@hud.gov> >; Boden, Robert G
<Robert.G.Boden@hud.gov <mailto:Robert.G.Boden@hud.gov> >;
BROOKS, RUBEN J <RUBEN.J.BROOKS@hud.gov
<mailto:RUBEN.J.BROOKS@hud.gov> >; Brown, Brenda J
<brenda.j.brown@hud.gov <mailto:brenda.j.brown@hud.gov> >; Burke,
Daniel J <Daniel.J.Burke@hud.gov <mailto:Daniel.J.Burke@hud.gov>
>; Chan, Winfred G <Winfred.G.Chan@hud.gov
<mailto:Winfred.G.Chan@hud.gov> >; Cluck, Linda Y
<Linda.Y.Cluck@hud.gov <mailto:Linda.Y.Cluck@hud.gov> >;
Corcoran, Angela M <Angela.M.Corcoran@hud.gov
<mailto:Angela.M.Corcoran@hud.gov> >; Davis, Thomas R
<Thomas.R.Davis@hud.gov <mailto:Thomas.R.Davis@hud.gov> >; Goade,
Thomas L <Thomas.L.Goade@hud.gov <mailto:Thomas.L.Goade@hud.gov>
>; Gordon-Benson, Cynthia <Cynthia.GordonBenson@hud.gov
<mailto:Cynthia.GordonBenson@hud.gov> >; Clark, Daniel J
<Daniel.J.Clark@hud.gov <mailto:Daniel.J.Clark@hud.gov> >; Gray,
Debbie <Debbie.Gray@hud.gov <mailto:Debbie.Gray@hud.gov> >; Iber,
Robert G <robert.g.iber@hud.gov <mailto:robert.g.iber@hud.gov> >;
Lafollette, Ryan <Ryan.Lafollette@hud.gov
<mailto:Ryan.Lafollette@hud.gov> >; Little, Jeffrey D
<Jeffrey.D.Little@hud.gov <mailto:Jeffrey.D.Little@hud.gov> >;
Manning, Edward P <Edward.P.Manning@hud.gov
<mailto:Edward.P.Manning@hud.gov> >; McAlister, Danette S
<Danette.S.McAlister@hud.gov <mailto:Danette.S.McAlister@hud.gov>

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>; McKnight, Laurelei <laurelei.mcknight@hud.gov
<mailto:laurelei.mcknight@hud.gov> >; McNealy, Joseph
<Joseph.McNealy@hud.gov <mailto:Joseph.McNealy@hud.gov> >;
Daugherty, Richard P <richard.p.daugherty@hud.gov
<mailto:richard.p.daugherty@hud.gov> >; Miles, Desiree M
<Desiree.M.Miles@hud.gov <mailto:Desiree.M.Miles@hud.gov> >;
Ashmore, Stacey L <Stacey.L.Ashmore@hud.gov
<mailto:Stacey.L.Ashmore@hud.gov> >; Seaborn, Sharon
<sharon.seaborn@hud.gov <mailto:sharon.seaborn@hud.gov> >;
Sullivan, Daniel J <Daniel.J.Sullivan@hud.gov
<mailto:Daniel.J.Sullivan@hud.gov> >; Toon, Theodore K
<Theodore.K.Toon@hud.gov <mailto:Theodore.K.Toon@hud.gov> >;
Tsai, Cindi <Cindi.Tsai@hud.gov <mailto:Cindi.Tsai@hud.gov> >;
Cooper, Kenneth L <Kenneth.L.Cooper@hud.gov
<mailto:Kenneth.L.Cooper@hud.gov> >; Santa, Dean J
<Dean.J.Santa@hud.gov <mailto:Dean.J.Santa@hud.gov> >; Jeffress,
Alexandra <Alexandra.Jeffress@hud.gov
<mailto:Alexandra.Jeffress@hud.gov> >; WISE, BRETT W
<Brett.W.Wise@hud.gov <mailto:Brett.W.Wise@hud.gov> >; SOKOLOW,
ARDEN A <ARDEN.A.SOKOLOW@hud.gov <mailto:ARDEN.A.SOKOLOW@hud.gov>
>; Toatley, Eric I <Eric.I.Toatley@hud.gov
<mailto:Eric.I.Toatley@hud.gov> >; Kudlowitz, Mark A
<Mark.A.Kudlowitz@hud.gov <mailto:Mark.A.Kudlowitz@hud.gov> >;
Crawford, Ronald S <Ronald.S.Crawford@hud.gov
<mailto:Ronald.S.Crawford@hud.gov> >; Newhouse, Christie M
<Christie.M.Newhouse@hud.gov <mailto:Christie.M.Newhouse@hud.gov>
>; Walsh, Mary V <mary.v.walsh@hud.gov
<mailto:mary.v.walsh@hud.gov> >; Simpson, Laura
<laura.simpson@hud.gov <mailto:laura.simpson@hud.gov> >;
Thornton, Christopher J <Christopher.J.Thornton@hud.gov
<mailto:Christopher.J.Thornton@hud.gov> >; Barry, Maurice
<maurice.barry@hud.gov <mailto:maurice.barry@hud.gov> >; Pennel,
Joseph D <Joseph.D.Pennel@hud.gov
<mailto:Joseph.D.Pennel@hud.gov> >; Sapilewski, Susie
<susie.sapilewski@hud.gov <mailto:susie.sapilewski@hud.gov> >;
Golrick, Janet M <Janet.M.Golrick@hud.gov
<mailto:Janet.M.Golrick@hud.gov> >; Head, Philip

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Golrick
<philip.head@hud.gov <mailto:philip.head@hud.gov> >
Subject: Me again.

Friends,

Re: Barb Chiapella

We plan on getting Barb a pre-loaded gift card for (b)(6) which I understand is her (b)(6) of choice. If you would like to contribute something towards this gift please make a check payable and send to:

Joe Crisafulli*

(b)(6)

The suggested donation is in the $15-$20 range but any amount is appreciated. It would be appreciated if we could have the donations in by the end of the month.

Many thanks.

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Joe

* All financial records exempt from release under FOIA. :)

From: Lyberg, Sarah A
Sent: Wednesday, August 30, 2017 5:54 PM
To: Cruciani, Linda M; Woll Jr, David C
Cc: Kelley, Michael J; Appleton, Seth D; Muse, Rebecca A; Golrick, Janet M; Clemmensen, Craig T; Ryan, Joshua J
Subject: RE: E-mail Legislation

Thank you Linda! I connected with CIR this evening. To close the loop, we're flagging this again for OMB with your better articulation of the concerns. Will keep you and David apprised of next steps.

-Sarah

From: Cruciani, Linda M
Sent: Wednesday, August 30, 2017 9:52 AM

AMERICAN OVERSIGHT

Golrick
To: Lyberg, Sarah A <Sarah.A.Lyberg@hud.gov>; Clemmensen, Craig T <Craig.T.Clemmensen@hud.gov>
Cc: Woll Jr, David C <David.C.WollJr@hud.gov>
Subject: FW: E-mail Legislation

Here is the email traffic on the issue we discussed this morning…

From: Cruciani, Linda M
Sent: Tuesday, August 29, 2017 5:32 PM
To: Woll Jr, David C <David.C.WollJr@hud.gov <mailto:David.C.WollJr@hud.gov> >
Subject: RE: E-mail Legislation

Definitely, let's discuss. I am wondering if this goes to the issue of (b)(5) Deliberative Privilege

I agree with the comment about (b)(5) Deliberative Privilege I really don't understand why (b)(5) Deliberative Privilege Does this (b)(5) Deliberative Privilege ?

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From: Woll Jr, David C
Sent: Tuesday, August 29, 2017 5:17 PM
To: Cruciani, Linda M <Linda.M.Cruciani@hud.gov
<mailto:Linda.M.Cruciani@hud.gov> >
Subject: RE: E-mail Legislation

Hi Linda,

Do you have any thoughts on the email chain below? I'm happy to discuss this with you at your convenience.

Thanks.

From: Woll Jr, David C
Sent: Monday, August 07, 2017 12:08 PM
To: Cruciani, Linda M <Linda.M.Cruciani@hud.gov
<mailto:Linda.M.Cruciani@hud.gov> >
Subject: FW: E-mail Legislation

Hi Linda,

Could we discuss this email chain at your convenience? Thanks.
Dave

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From: Kelley, Michael J
Sent: Friday, August 04, 2017 1:19 PM
To: Woll Jr, David C <David.C.WollJr@hud.gov
<mailto:David.C.WollJr@hud.gov> >
Subject: FW: E-mail Legislation

David- Blow is the email chain with Alan as discussed.

Also, here is link to the bill in question:
https://www.congress.gov/115/bills/hr3280/BILLS-115hr3280rh.pdf
(language is found in Section 632, page 121-122… also pasted it
below).

SEC. 632. None of the funds made available in this Act may be used by a governmental entity to require the disclosure by a provider of electronic communication service to the public or remote computing service of the contents of a wire or electronic communication that is in electronic storage with or otherwise stored, held, or maintained by that service unless the governmental entity obtains a warrant issued upon probable cause by a court of competent jurisdiction using the procedures described in the Federal Rules of Criminal Procedure.

Let’s keep in touch on this.

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Thanks!

Mike

From: Burch, Alan R [mailto:ABURCH@NCUA.GOV]
Sent: Friday, August 04, 2017 9:32 AM
To: Kelley, Michael J <Michael.J.Kelley@hud.gov
<mailto:Michael.J.Kelley@hud.gov> >
Subject: RE: E-mail Legislation

I take your point about (b)(5) Deliberative Privilege, but the problem with (b)(5) Deliberative Privilege

Also, there are several complications that arise if (b)(5) Deliberative Privilege

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If this provision (b)(5) Deliberative Privilege

Happy to talk further—thanks for your interest.

Alan

From: Kelley, Michael J [mailto:Michael.J.Kelley@hud.gov]
Sent: Friday, August 04, 2017 9:05 AM
To: Burch, Alan R <ABURCH@NCUA.GOV <mailto:ABURCH@NCUA.GOV> >
Subject: RE: E-mail Legislation

Alan- Thank you for the email.

Can you summarize your question/concerns again?

Since the provision in question is in the Financial Services Appropriations bill, and HUD is funded through the THUD Appropriations bill, I'm not sure (b)(5) Deliberative Privilege.

Thanks!

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Mike

From: Burch, Alan R [mailto:ABURCH@NCUA.GOV]
Sent: Thursday, August 03, 2017 4:55 PM
To: Kelley, Michael J <Michael.J.Kelley@hud.gov
<mailto:Michael.J.Kelley@hud.gov> >
Subject: FW: E-mail Legislation

Michael,

Here is a link to the bill we discussed today, and the admin subpoena provision appears in section 632. It's helpful to compare that to the existing law in 18 USC 2703 and the RFPA, 12 USC 3401 et seq.

I heard from David Woll soon after I spoke with you, and I mentioned to him that you and Ashley had called.

Thanks,

Alan

From: Marenna, Ian
Sent: Thursday, August 03, 2017 4:50 PM

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Golrick
To: Burch, Alan R <ABURCH@NCUA.GOV <mailto:ABURCH@NCUA.GOV> >
Subject: E-mail Legislation

The bill is here (House Financial Services appropriations bill—Sec. 632):

https://www.congress.gov/bill/115th-congress/house-bill/3280/text

Ian Marenna | Trial Attorney | Office of General Counsel | National Credit Union Administration

1775 Duke Street, Alexandria, VA 22314-3428 | Phone: 703-518-6554 | Fax: 703-518-6569 | Cell: (b)(6)

Connect with NCUA: <http://twitter.com/TheNCUA>
<https://www.facebook.com/NCUAgov>
<http://www.youtube.com/ncuachannel>
<http://www.ncua.gov/Pages/ncuaexpress.aspx>
<http://www.linkedin.com/company/ncua>

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From: Lyberg, Sarah A
Sent: Tuesday, August 29, 2017 4:01 PM
To: Wade, Dana T; Rao, Nandini B; Golrick, Janet M
Cc: Miller, Arnold R; Timberlake, Courtney B; Rupar, Christopher J
Subject: RE: CBO data request

Thank you! For the response, feel free to just copy me and Chris Rupar (I'm the credit lead, he's the manager with oversight for the MMI Fund). We'll absolutely elevate if needed. Most of these are technical requests, but they can feed into the budget estimates and CBO scoring that impacts HUD's top line for net discretionary, so it is extremely helpful to be in the loop.

We can sit down and talk process at some point when your team has time in the next couple of weeks.

From: Wade, Dana T
Sent: Tuesday, August 29, 2017 3:57 PM
To: Rao, Nandini B <Nandini.B.Rao@hud.gov>; Golrick, Janet M <Janet.M.Golrick@hud.gov>
Cc: Miller, Arnold R <Arnold.R.Miller@hud.gov>; Lyberg, Sarah A <Sarah.A.Lyberg@hud.gov>; Timberlake, Courtney B <Courtney.B.Timberlake@hud.gov>
Subject: Re: CBO data request

Cool, thanks, guys.

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Get Outlook for iOS <https://aka.ms/o0ukef>

_____

From: Rao, Nandini B
Sent: Tuesday, August 29, 2017 3:03:52 PM
To: Golrick, Janet M
Cc: Miller, Arnold R; Wade, Dana T; Lyberg, Sarah A; Timberlake, Courtney B
Subject: RE: CBO data request

Janet,

Thank you. We will direct future requests from CBO to the Budget Office in CFO. On this request we will copy Sarah Lyberg and Courtney Timberlake on all our correspondence. I apologize for the oversight on this request.

Regards
Nandini

From: Golrick, Janet M
Sent: Tuesday, August 29, 2017 2:55 PM
To: Rao, Nandini B <Nandini.B.Rao@hud.gov <mailto:Nandini.B.Rao@hud.gov> >
Cc: Miller, Arnold R <Arnold.R.Miller@hud.gov <mailto:Arnold.R.Miller@hud.gov> >; Wade, Dana T <Dana.T.Wade@hud.gov <mailto:Dana.T.Wade@hud.gov> >; Lyberg,

AMERICAN OVERSIGHT

Sarah A <Sarah.A.Lyberg@hud.gov <mailto:Sarah.A.Lyberg@hud.gov> >; Timberlake, Courtney B <Courtney.B.Timberlake@hud.gov <mailto:Courtney.B.Timberlake@hud.gov> >
Subject: RE: CBO data request
Importance: High

I have checked with CFO and no problem with sharing this data. However, in the future, when we get such requests from CBO, these requests should be directed to the Budget Office in CFO to address so they can properly track the request, get the data from Housing and run the traps such as OMB approval.

Thank you for your cooperation.

Janet

From: Rao, Nandini B
Sent: Tuesday, August 29, 2017 1:22 PM
To: Wade, Dana T <Dana.T.Wade@hud.gov <mailto:Dana.T.Wade@hud.gov> >; Golrick, Janet M <Janet.M.Golrick@hud.gov <mailto:Janet.M.Golrick@hud.gov> >
Cc: Miller, Arnold R <Arnold.R.Miller@hud.gov <mailto:Arnold.R.Miller@hud.gov> >
Subject: FW: CBO data request

Dana, Janet,

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Golrick

CBO (Sebastien Gay, Assistant Director Financial Analysis Division) has requested updated MMIF forward loan level data to use in their forward budget model. As we understand it, CBO's requests for this data has been filled routinely in the past. We have run CBO's request by OMB (Lucas Radzinschi) and they have indicated that they have no objection to sharing the data. Please let us know if you approve the data sharing request. The data file will be reviewed by OMB before it goes to CBO.

Regards

Nandini

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Golrick

Hi Lucas,

CBO has requested updated MMIF forward loan level data to use in updating their forward budget model. They asked for 16 new data elements, highlighted in green in the attached file, in addition to data elements provided previously. I understand CBO's requests for forward data have been filled routinely in the past. In light of the 16 new data elements, we thought you might like to have an opportunity for review before the data crosses the institutional boundary.

What do you think?

Thanks

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Arnie

From: Bardo, Daniel K
Sent: Tuesday, August 29, 2017 9:59 AM
To: Miller, Arnold R <Arnold.R.Miller@hud.gov
<mailto:Arnold.R.Miller@hud.gov> >; Jones, Shawn R
<Shawn.R.Jones@hud.gov <mailto:Shawn.R.Jones@hud.gov> >; Rao,
Nandini B <Nandini.B.Rao@hud.gov <mailto:Nandini.B.Rao@hud.gov> >
Subject: RE: FHA Data Request for CBO

All,

FYI. I have the data ready as of July 2017. Please let me know when Dana and OMB allow the release.

Thanks,

Dan

From: Rao, Nandini B
Sent: Friday, August 18, 2017 12:58 PM
To: Jones, Shawn R <Shawn.R.Jones@hud.gov
<mailto:Shawn.R.Jones@hud.gov> >; Arnold Miller
(Arnold.R.Miller@hud.gov <mailto:Arnold.R.Miller@hud.gov>)
<Arnold.R.Miller@hud.gov <mailto:Arnold.R.Miller@hud.gov> >
Subject: FW: FHA Data Request for CBO

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Shawn, Arnie,

Please see request below. I would like to get your input on how to proceed. Please note that before we proceed we need to brief Dana.

Thank you

Nandini

From: Sebastien Gay [mailto:Sebastien.Gay@cbo.gov]
Sent: Thursday, August 17, 2017 10:05 AM
To: Rao, Nandini B <Nandini.B.Rao@hud.gov
<mailto:Nandini.B.Rao@hud.gov> >
Subject: FHA Data Request for CBO

Nandini,

CBO periodically updates its model of FHA's MMI program, for use in our baseline budget projections and cost estimates. We are starting the process of updating the loan level credit model, and were hoping you would be able to provide us with updated loan level mortgage performance data. In the past, FHA has provided us with a set of variables from the IDB and default datasets.

The attached Excel file includes a list of the variables we

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received in 2016, along with several additional variables (highlighted in green) that we expect would be useful in exploring the lower end of FHA's credit distribution. In particular, we are seeking data on the originating lender or underwriter, to look at variation in lender credit overlays at FICO buckets above FHA's 500 and 580 limits. We are also seeking data on additional borrower characteristics, including FTHB status, DTI detail, and borrower race.

Thank you for your help.

Best,

Sebastien

Sebastien Gay
Assistant Director Financial Analysis Division

Congressional Budget Office

202-226-2770 | <mailto:sebastien.gay@cbo.gov>
sebastien.gay@cbo.gov

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From: Wade, Dana T
Sent: Tuesday, August 29, 2017 3:57 PM
To: Rao, Nandini B; Golrick, Janet M
Cc: Miller, Arnold R; Lyberg, Sarah A; Timberlake, Courtney B
Subject: Re: CBO data request

Cool, thanks, guys.

Get Outlook for iOS <https://aka.ms/o0ukef>

From: Rao, Nandini B
Sent: Tuesday, August 29, 2017 3:03:52 PM
To: Golrick, Janet M
Cc: Miller, Arnold R; Wade, Dana T; Lyberg, Sarah A; Timberlake, Courtney B
Subject: RE: CBO data request

Janet,

Thank you. We will direct future requests from CBO to the Budget

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Office in CFO. On this request we will copy Sarah Lyberg and Courtney Timberlake on all our correspondence. I apologize for the oversight on this request.

Regards
Nandini

From: Golrick, Janet M
Sent: Tuesday, August 29, 2017 2:55 PM
To: Rao, Nandini B <Nandini.B.Rao@hud.gov>
Cc: Miller, Arnold R <Arnold.R.Miller@hud.gov>; Wade, Dana T <Dana.T.Wade@hud.gov>; Lyberg, Sarah A <Sarah.A.Lyberg@hud.gov>; Timberlake, Courtney B <Courtney.B.Timberlake@hud.gov>
Subject: RE: CBO data request
Importance: High

I have checked with CFO and no problem with sharing this data. However, in the future, when we get such requests from CBO, these requests should be directed to the Budget Office in CFO to address so they can properly track the request, get the data from Housing and run the traps such as OMB approval.

Thank you for your cooperation.

Janet

AMERICAN OVERSIGHT

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Sent: Tuesday, August 29, 2017 1:22 PM
To: Wade, Dana T <Dana.T.Wade@hud.gov
<mailto:Dana.T.Wade@hud.gov> >; Golrick, Janet M
<Janet.M.Golrick@hud.gov <mailto:Janet.M.Golrick@hud.gov> >
Cc: Miller, Arnold R <Arnold.R.Miller@hud.gov
<mailto:Arnold.R.Miller@hud.gov> >
Subject: FW: CBO data request

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Regards

Nandini

From: Radzinschi, Lucas R. EOP/OMB
[mailto:Lucas_R._Radzinschi@omb.eop.gov]
Sent: Tuesday, August 29, 2017 1:12 PM
To: Miller, Arnold R <Arnold.R.Miller@hud.gov

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Cc: Bardo, Daniel K <Daniel.K.Bardo@hud.gov
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Hi Arnie – Thanks for checking. I'm good on sharing with CBO.

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AMERICAN OVERSIGHT

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What do you think?

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Thank you

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AMERICAN OVERSIGHT

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From: Rao, Nandini B
Sent: Tuesday, August 29, 2017 3:04 PM
To: Golrick, Janet M
Cc: Miller, Arnold R; Wade, Dana T; Lyberg, Sarah A; Timberlake, Courtney B
Subject: RE: CBO data request

Janet,

AMERICAN OVERSIGHT

Thank you. We will direct future requests from CBO to the Budget Office in CFO. On this request we will copy Sarah Lyberg and Courtney Timberlake on all our correspondence. I apologize for the oversight on this request.

Regards
Nandini

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AMERICAN OVERSIGHT

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AMERICAN OVERSIGHT

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AMERICAN OVERSIGHT

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AMERICAN OVERSIGHT

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AMERICAN OVERSIGHT

From: Golrick, Janet M
Sent: Tuesday, August 29, 2017 2:51 PM
To: Lyberg, Sarah A
Cc: Timberlake, Courtney B
Subject: RE: CBO data request

Yes…

From: Lyberg, Sarah A
Sent: Tuesday, August 29, 2017 1:49 PM
To: Golrick, Janet M <Janet.M.Golrick@hud.gov>
Cc: Timberlake, Courtney B <Courtney.B.Timberlake@hud.gov>
Subject: Re: CBO data request

No problem with sharing, but the process is not great. These CBO requests usually flow through budget so we can get OMB approval and coordination as poc, and coordinate on the changes to budget estimates that can arise from sharing data.

Is it possible we advise that going forward they should be sure to coordinate on incoming CBO requests?

-Sarah

AMERICAN OVERSIGHT

On Aug 29, 2017, at 1:30 PM, Golrick, Janet M <Janet.M.Golrick@hud.gov <mailto:Janet.M.Golrick@hud.gov> > wrote:

I see no issue here but am running the traps

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Sent: Tuesday, August 29, 2017 1:22 PM
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<image001.png>Sebastien Gay
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<FHA_var_list.xlsx>

AMERICAN OVERSIGHT

From: Wade, Dana T
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To: Golrick, Janet M
Subject: Re: CBO data request

Sounds good. Not sure if this typically comes from the CFO's office but happy to follow whatever process makes sense.

Thanks for your help!

Get Outlook for iOS <https://aka.ms/o0ukef>

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Sent: Tuesday, August 29, 2017 1:46:51 PM
To: Wade, Dana T
Subject: RE: CBO data request

Dana- I am doing a quick check with CFO as I do not think it is a problem but running the trap.

From: Wade, Dana T
Sent: Tuesday, August 29, 2017 1:42 PM
To: Rao, Nandini B <Nandini.B.Rao@hud.gov>; Golrick, Janet M <Janet.M.Golrick@hud.gov>
Cc: Miller, Arnold R <Arnold.R.Miller@hud.gov>
Subject: Re: CBO data request

Yes, I approve, thanks.

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Golrick
Get Outlook for iOS <https://aka.ms/o0ukef>

From: Rao, Nandini B
Sent: Tuesday, August 29, 2017 1:22:29 PM
To: Wade, Dana T; Golrick, Janet M
Cc: Miller, Arnold R
Subject: FW: CBO data request

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From: Radzinschi, Lucas R. EOP/OMB
[mailto:Lucas_R._Radzinschi@omb.eop.gov]
Sent: Tuesday, August 29, 2017 1:12 PM
To: Miller, Arnold R <Arnold.R.Miller@hud.gov

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Cc: Bardo, Daniel K <Daniel.K.Bardo@hud.gov
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Sent: Tuesday, August 29, 2017 10:36 AM
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What do you think?

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Subject: RE: FHA Data Request for CBO

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FYI. I have the data ready as of July 2017. Please let me know when Dana and OMB allow the release.

Thanks,

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Sebastien

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From: Lyberg, Sarah A
Sent: Tuesday, August 29, 2017 1:49 PM
To: Golrick, Janet M
Cc: Timberlake, Courtney B
Subject: Re: CBO data request

No problem with sharing, but the process is not great. These CBO requests usually flow through budget so we can get OMB approval and coordination as poc, and coordinate on the changes to budget estimates that can arise from sharing data.

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Is it possible we advise that going forward they should be sure to coordinate on incoming CBO requests?

-Sarah

On Aug 29, 2017, at 1:30 PM, Golrick, Janet M <Janet.M.Golrick@hud.gov <mailto:Janet.M.Golrick@hud.gov> > wrote:

I see no issue here but am running the traps

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<FHA_var_list.xlsx>

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CBO has requested updated MMIF forward loan level data to use in updating their forward budget model. They asked for 16 new data elements, highlighted in green in the attached file, in addition to data elements provided previously. I understand CBO's requests for forward data have been filled routinely in the past. In light of the 16 new data elements, we thought you might like to have an opportunity for review before the data crosses the institutional boundary.

What do you think?

Thanks

AMERICAN OVERSIGHT

Arnie

From: Bardo, Daniel K
Sent: Tuesday, August 29, 2017 9:59 AM
To: Miller, Arnold R <Arnold.R.Miller@hud.gov
<mailto:Arnold.R.Miller@hud.gov> >; Jones, Shawn R
<Shawn.R.Jones@hud.gov <mailto:Shawn.R.Jones@hud.gov> >; Rao,
Nandini B <Nandini.B.Rao@hud.gov <mailto:Nandini.B.Rao@hud.gov> >
Subject: RE: FHA Data Request for CBO

All,

FYI. I have the data ready as of July 2017. Please let me know when Dana and OMB allow the release.

Thanks,

Dan

From: Rao, Nandini B
Sent: Friday, August 18, 2017 12:58 PM
To: Jones, Shawn R <Shawn.R.Jones@hud.gov
<mailto:Shawn.R.Jones@hud.gov> >; Arnold Miller
(Arnold.R.Miller@hud.gov <mailto:Arnold.R.Miller@hud.gov>)
<Arnold.R.Miller@hud.gov <mailto:Arnold.R.Miller@hud.gov> >
Subject: FW: FHA Data Request for CBO

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Shawn, Arnie,

Please see request below. I would like to get your input on how to proceed. Please note that before we proceed we need to brief Dana.

Thank you

Nandini

From: Sebastien Gay [mailto:Sebastien.Gay@cbo.gov]
Sent: Thursday, August 17, 2017 10:05 AM
To: Rao, Nandini B <Nandini.B.Rao@hud.gov
<mailto:Nandini.B.Rao@hud.gov> >
Subject: FHA Data Request for CBO

Nandini,

CBO periodically updates its model of FHA's MMI program, for use in our baseline budget projections and cost estimates. We are starting the process of updating the loan level credit model, and were hoping you would be able to provide us with updated loan level mortgage performance data. In the past, FHA has provided us with a set of variables from the IDB and default datasets.

The attached Excel file includes a list of the variables we

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received in 2016, along with several additional variables (highlighted in green) that we expect would be useful in exploring the lower end of FHA's credit distribution. In particular, we are seeking data on the originating lender or underwriter, to look at variation in lender credit overlays at FICO buckets above FHA's 500 and 580 limits. We are also seeking data on additional borrower characteristics, including FTHB status, DTI detail, and borrower race.

Thank you for your help.

Best,

Sebastien

Sebastien Gay
Assistant Director Financial Analysis Division

Congressional Budget Office

202-226-2770 | <mailto:sebastien.gay@cbo.gov>
sebastien.gay@cbo.gov

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documents (including documents created or compiled in response to this email) are Congressional records, remain under Congressional control, and are not “agency records” subject to the Freedom of Information Act (FOIA) or other law. You should segregate this email and related documents from your agency’s records, and you should not share or otherwise disclose this email or related documents without first discussing the matter with the Congressional Budget Office.

From: Rao, Nandini B
Sent: Tuesday, August 29, 2017 1:22 PM
To: Wade, Dana T; Golrick, Janet M
Cc: Miller, Arnold R
Subject: FW: CBO data request
Attachments: FHA_var_list.xlsx

Dana, Janet,

CBO (Sebastien Gay, Assistant Director Financial Analysis Division) has requested updated MMIF forward loan level data to use in their forward budget model. As we understand it, CBO’s requests for this data has been filled routinely in the past. We have run CBO’s request by OMB (Lucas Radzinschi) and they have indicated that they have no objection to sharing the data. Please let us know if you approve the data sharing request. The data file will be reviewed by OMB before it goes to CBO.

Regards

AMERICAN OVERSIGHT

Nandini

From: Radzinschi, Lucas R. EOP/OMB
[mailto:Lucas_R._Radzinschi@omb.eop.gov]
Sent: Tuesday, August 29, 2017 1:12 PM
To: Miller, Arnold R <Arnold.R.Miller@hud.gov>
Cc: Bardo, Daniel K <Daniel.K.Bardo@hud.gov>; Jones, Shawn R
<Shawn.R.Jones@hud.gov>; Rao, Nandini B <Nandini.B.Rao@hud.gov>
Subject: RE: CBO data request

Hi Arnie – Thanks for checking. I'm good on sharing with CBO.

Lucas

From: Miller, Arnold R [mailto:Arnold.R.Miller@hud.gov]
Sent: Tuesday, August 29, 2017 10:36 AM
To: Radzinschi, Lucas R. EOP/OMB <Lucas_R._Radzinschi@omb.eop.gov
<mailto:Lucas_R._Radzinschi@omb.eop.gov> >
Cc: Bardo, Daniel K <Daniel.K.Bardo@hud.gov
<mailto:Daniel.K.Bardo@hud.gov> >; Jones, Shawn R
<Shawn.R.Jones@hud.gov <mailto:Shawn.R.Jones@hud.gov> >; Rao,
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From: Clemmensen, Craig T
Sent: Tuesday, August 29, 2017 9:20 AM
To: Golrick, Janet M
Subject: FW: Freedom of Information Act Request
Attachments: DOC082817-08282017132621.pdf

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From: Golrick, Janet M
Sent: Monday, August 28, 2017 3:58 PM
To: Brown, Jereon M
Subject: FW: FOIA Inquiries

Another one

From: Coressel, Jacie
Sent: Monday, August 28, 2017 3:57 PM
To: Golrick, Janet M <Janet.M.Golrick@hud.gov>
Cc: Greenwood, Sheila M <Sheila.M.Greenwood1@hud.gov>
Subject: FW: FOIA Inquiries

Another request. Please advise. Thank you!

Jacie Coressel

Director of Scheduling | Office of the Secretary

U.S. Department of Housing and Urban Development, HQ, Suite 10218

T: (202)-402-3823 |C: (b)(6) | E:
<mailto:Jacie.coressel@hud.gov> Jacie.coressel@hud.gov

AMERICAN OVERSIGHT

From: Bodell, Ethan G
Sent: Monday, August 28, 2017 3:54 PM
To: Coressel, Jacie <Victoria.J.Coressel@hud.gov
<mailto:Victoria.J.Coressel@hud.gov> >
Subject: RE: FOIA Inquiries

Jacie,

My apologies for filling your inbox. I have one item to add to #1 in my email below. That request had multiple items, two of which were schedule-based. It's only one entry, so it shouldn't be too much trouble.

Date wherein OMB and Secretary Carson met for the purposes of discussing item 2(e)per Executive Order titled "Comprehensive Plan for Reorganizing the Executive Branch"

From: Coressel, Jacie
Sent: Monday, August 28, 2017 2:45 PM
To: Bodell, Ethan G <Ethan.G.Bodell@hud.gov
<mailto:Ethan.G.Bodell@hud.gov> >
Cc: Demarzo, Benjamin E <Benjamin.E.Demarzo@hud.gov
<mailto:Benjamin.E.Demarzo@hud.gov> >
Subject: RE: FOIA Inquiries

I am glad you followed up as well! I'm sorry that you didn't have these sooner. I will try to get all of this to you before the end

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of the week.

I'm looping in Ben Demarzo who handles the Secretary's travel.

Thanks!

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To: Coressel, Jacie <Victoria.J.Coressel@hud.gov
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Subject: RE: FOIA Inquiries

Jacie,

AMERICAN OVERSIGHT

I'm so glad I followed up. I sent the first two to Mason on July 10! He told me this morning that he had been sending them to Sheila, who was getting them to the appropriate person. Clearly, there is some miscommunication. All that said, I really appreciate the help.

Quick question: is there a specific person who handles the Secretary's travel? I have a couple of requests for travel records as well.

Thanks,

Ethan

From: Coressel, Jacie
Sent: Monday, August 28, 2017 2:37 PM
To: Bodell, Ethan G <Ethan.G.Bodell@hud.gov
<mailto:Ethan.G.Bodell@hud.gov> >
Subject: RE: FOIA Inquiries

Hi Ethan,

Thanks so much. This is the first I've seen of these requests. I

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Golrick
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Thanks!

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To: Coressel, Jacie <Victoria.J.Coressel@hud.gov
<mailto:Victoria.J.Coressel@hud.gov> >
Subject: FOIA Inquiries

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I spoke with Mason Alexander this morning, and he let me know that he is no longer the point-person for the Secretary's schedule. I had been assigning schedule-related FOIA requests to him, but after speaking with him and Sheila, he told me that he

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had sent all of these to her, and she let me know that you are the go-to for scheduling now. I wanted to check to make sure that these requests had been sent to you, and if possible I'd like to get an update on the status. Finally, I have a new request today that I will be assigning as well.

These are the current requests which you should have been assigned:

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* HUD Daily Public Schedules (including appointments) for the Secretary of HUD, the Deputy Secretary and Assistant Secretaries, for the time period March 2, 2017, thru April 26, 2017.

* As we did not have a DepSec, we are just seeking the schedules for Secretary Carson during that timeframe.

2) FOIA 17-FI-HQ-01509

* Secretary Ben Carson's full schedule of meetings for the time period starting on April 1 2017 and ending on June 30 2017, including the names of all people Sec. Carson met with during that period.

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* We understand that Secretary Carson is a sponsor of

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bible studies put on by Capitol Ministries (CM), a 501(c)(3) nonprofit organization whose vision is "to evangelize elected officials and lead them toward maturity in Christ."1 According to CM's website, Secretary Carson and eight other Cabinet officials are listed as White House Cabinet Sponsors of the organization's bible studies.2 Pursuant to the Freedom of Information Act (5 U.S.C. § 552), I request a copy of the following:

* Any of Secretary Carson's daily schedules that include the Cabinet bible study between January 1, 2017 and August 7, 2017

4) Access to and copies of all records concerning HUD Secretary Ben Carson's schedule and travel vouchers from March 2, 2017 to the present. Please include all records that document Secretary Carson's schedule, including but not limited to agenda sheets, appointments, day calendars, itineraries, Google calendars, Outlook calendars, programs, text messages and timetables. From 03/02/2017 To 08/15/2017.

* Assigning for the scheduling portion only

Any information on the status of these 4 cases would be appreciated.

Also, the following request is new as of Friday:

AMERICAN OVERSIGHT

1) Records related to plans or schedules for Secretary Carson's July 2017 trip to Baltimore, including itineraries or draft itineraries for Ben "B.J." Carson, Jr. or any employee ofInterprise Partners, LLC attending events included in that trip. From 03/02/17 to 08/25/17.

Ethan G. Bodell, Esq.

Government Information Specialist

U.S. Department of Housing and Urban Development

Office of the Executive Secretariat

FOIA Branch, Room 10139

(202) 402-3450 | ethan.g.bodell@hud.gov
<mailto:ethan.g.bodell@hud.gov>

From: Coressel, Jacie
Sent: Monday, August 28, 2017 3:57 PM
To: Golrick, Janet M
Cc: Greenwood, Sheila M
Subject: FW: FOIA Inquiries

Another request. Please advise. Thank you!

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Jacie Coressel

Director of Scheduling | Office of the Secretary

U.S. Department of Housing and Urban Development, HQ, Suite 10218

T: (202)-402-3823 |C: (b)(6) | E:
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I'm looping in Ben Demarzo who handles the Secretary's travel.

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FOIA Branch, Room 10139

AMERICAN OVERSIGHT

Golrick
(202) 402-3450 | ethan.g.bodell@hud.gov
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From: Coressel, Jacie
Sent: Monday, August 28, 2017 3:11 PM
To: Golrick, Janet M
Subject: FW: FOIA Inquiries

The original FOIA requests are at the bottom. 2 additional requests are in the last email from Ethan.

Please advise and thank you so much!

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AMERICAN OVERSIGHT

Thanks, Jacie. Ben, I currently have the following requests related to Secretary Carson's travel:

1. 17-FI-HQ-01826- Records related to plans or schedules for Secretary Carson's July 2017 trip to Baltimore, including itineraries or draft itineraries for Ben "B.J." Carson, Jr. or any employee of Interprise Partners, LLC attending events included in that trip.

2. 17-FI-HQ-01804 - (1) Copies of all records pertaining to the authorization for and payment of Secretary Ben Carson's trip to Phoenix, Arizona on or before August 22, 2017, to speak at a campaign rally President Donald Trump held; (2) Copies of records reflecting who accompanied Secretary Carson on that trip; and (3) copies of all records indicating or reflecting which individual or individuals helped Secretary Carson prepare the speech he gave at the President's August 22 rally

You may have already received item 2, as I sent this to Aida Rodriguez last week.

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Thanks!

Ethan G. Bodell, Esq.

Government Information Specialist

U.S. Department of Housing and Urban Development

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3. FOIA 17-FI-HQ-01686

AMERICAN OVERSIGHT

* We understand that Secretary Carson is a sponsor of bible studies put on by Capitol Ministries (CM), a 501(c)(3) nonprofit organization whose vision is “to evangelize elected officials and lead them toward maturity in Christ.”1 According to CM’s website, Secretary Carson and eight other Cabinet officials are listed as White House Cabinet Sponsors of the organization’s bible studies.2 Pursuant to the Freedom of Information Act (5 U.S.C. § 552), I request a copy of the following:

* Any of Secretary Carson’s daily schedules that include the Cabinet bible study between January 1, 2017 and August 7, 2017

4. Access to and copies of all records concerning HUD Secretary Ben Carson's schedule and travel vouchers from March 2, 2017 to the present. Please include all records that document Secretary Carson's schedule, including but not limited to agenda sheets, appointments, day calendars, itineraries, Google calendars, Outlook calendars, programs, text messages and timetables. From 03/02/2017 To 08/15/2017.

* Assigning for the scheduling portion only

Any information on the status of these 4 cases would be appreciated.

Also, the following request is new as of Friday:

AMERICAN OVERSIGHT

1. Records related to plans or schedules for Secretary Carson's July 2017 trip to Baltimore, including itineraries or draft itineraries for Ben "B.J." Carson, Jr. or any employee ofInterprise Partners, LLC attending events included in that trip. From 03/02/17 to 08/25/17.

Ethan G. Bodell, Esq.

Government Information Specialist

U.S. Department of Housing and Urban Development

Office of the Executive Secretariat

FOIA Branch, Room 10139

(202) 402-3450 | ethan.g.bodell@hud.gov
<mailto:ethan.g.bodell@hud.gov>

From: Boden, Robert G
Sent: Monday, August 21, 2017 6:25 PM
To: Anderson, Mary; Anderson, Tawana L; Azumbrado, Thomas W; Birdsong, Tiffany J; BROOKS, RUBEN J; Brown, Brenda J; Burke, Daniel J; Chan, Winfred G; Cluck, Linda Y; Corcoran, Angela M; Davis, Thomas R; Goade, Thomas L; Gordon-Benson, Cynthia; Clark,

AMERICAN OVERSIGHT

Daniel J; Gray, Debbie; Iber, Robert G; Lafollette, Ryan; Little, Jeffrey D; Manning, Edward P; McAlister, Danette S; McKnight, Laurelei; McNealy, Joseph; Daugherty, Richard P; Miles, Desiree M; Ashmore, Stacey L; Seaborn, Sharon; Sullivan, Daniel J; Toon, Theodore K; Tsai, Cindi; Cooper, Kenneth L; Santa, Dean J; Jeffress, Alexandra; WISE, BRETT W; SOKOLOW, ARDEN A; Toatley, Eric I; Kudlowitz, Mark A; Crawford, Ronald S; Newhouse, Christie M; Walsh, Mary V; Simpson, Laura; Thornton, Christopher J; Barry, Maurice; Pennel, Joseph D; Sapilewski, Susie; Golrick, Janet M; Head, Philip
Cc: Crisafulli, Joe
Subject: RE: Me again.

Hi Folks,

If you prefer to send your money for the Barb gift electronically, you can send the money using the Venmo app (username (b)(6)), and I'll pass the money along to Joe C. Joe proposed this – this is not a scam! At least, not as far as I'm aware. Joe may be investing the money in a tech startup between now and the gift date. Anyway, just another option in case you can't find your checkbook or stamps or envelopes,

ROBERT G. BODEN

Planning & Improvement Team

Office of Field Support and Operations

Multifamily Housing

U.S. Department of Housing and Urban Development

AMERICAN OVERSIGHT

Golrick
<mailto:robert.g.boden@hud.gov> robert.g.boden@hud.gov | (202) 262-0833

From: Crisafulli, Joe
Sent: Tuesday, August 15, 2017 4:25 PM
To: Crisafulli, Joe <joe.crisafulli@hud.gov>; Anderson, Mary <Mary.Anderson@hud.gov>; Anderson, Tawana L <Tawana.L.Anderson@hud.gov>; Azumbrado, Thomas W <Thomas.W.Azumbrado@hud.gov>; Birdsong, Tiffany J <Tiffany.J.Birdsong@hud.gov>; Boden, Robert G <Robert.G.Boden@hud.gov>; BROOKS, RUBEN J <RUBEN.J.BROOKS@hud.gov>; Brown, Brenda J <brenda.j.brown@hud.gov>; Burke, Daniel J <Daniel.J.Burke@hud.gov>; Chan, Winfred G <Winfred.G.Chan@hud.gov>; Cluck, Linda Y <Linda.Y.Cluck@hud.gov>; Corcoran, Angela M <Angela.M.Corcoran@hud.gov>; Davis, Thomas R <Thomas.R.Davis@hud.gov>; Goade, Thomas L <Thomas.L.Goade@hud.gov>; Gordon-Benson, Cynthia <Cynthia.GordonBenson@hud.gov>; Clark, Daniel J <Daniel.J.Clark@hud.gov>; Gray, Debbie <Debbie.Gray@hud.gov>; Iber, Robert G <robert.g.iber@hud.gov>; Lafollette, Ryan <Ryan.Lafollette@hud.gov>; Little, Jeffrey D <Jeffrey.D.Little@hud.gov>; Manning, Edward P <Edward.P.Manning@hud.gov>; McAlister, Danette S <Danette.S.McAlister@hud.gov>; McKnight, Laurelei <laurelei.mcknight@hud.gov>; McNealy, Joseph <Joseph.McNealy@hud.gov>; Daugherty, Richard P <richard.p.daugherty@hud.gov>; Miles, Desiree M <Desiree.M.Miles@hud.gov>; Ashmore, Stacey L

AMERICAN OVERSIGHT

Golrick
<Stacey.L.Ashmore@hud.gov>; Seaborn, Sharon
<sharon.seaborn@hud.gov>; Sullivan, Daniel J
<Daniel.J.Sullivan@hud.gov>; Toon, Theodore K
<Theodore.K.Toon@hud.gov>; Tsai, Cindi <Cindi.Tsai@hud.gov>;
Cooper, Kenneth L <Kenneth.L.Cooper@hud.gov>; Santa, Dean J
<Dean.J.Santa@hud.gov>; Jeffress, Alexandra
<Alexandra.Jeffress@hud.gov>; WISE, BRETT W
<Brett.W.Wise@hud.gov>; SOKOLOW, ARDEN A
<ARDEN.A.SOKOLOW@hud.gov>; Toatley, Eric I
<Eric.I.Toatley@hud.gov>; Kudlowitz, Mark A
<Mark.A.Kudlowitz@hud.gov>; Crawford, Ronald S
<Ronald.S.Crawford@hud.gov>; Newhouse, Christie M
<Christie.M.Newhouse@hud.gov>; Walsh, Mary V
<mary.v.walsh@hud.gov>; Simpson, Laura <laura.simpson@hud.gov>;
Thornton, Christopher J <Christopher.J.Thornton@hud.gov>; Barry,
Maurice <maurice.barry@hud.gov>; Pennel, Joseph D
<Joseph.D.Pennel@hud.gov>; Sapilewski, Susie
<susie.sapilewski@hud.gov>; Golrick, Janet M
<Janet.M.Golrick@hud.gov>; Head, Philip <philip.head@hud.gov>
Subject: Me again.

Friends,

Re: Barb Chiapella

We plan on getting Barb a pre-loaded gift card for (b)(6)
which I understand is her (b)(6) of choice. If you would like
to contribute something towards this gift please make a check
payable and send to:

AMERICAN OVERSIGHT

Joe Crisafulli*

(b)(6)

The suggested donation is in the $15-$20 range but any amount is appreciated. It would be appreciated if we could have the donations in by the end of the month.

Many thanks.

Joe

* All financial records exempt from release under FOIA. :)

From: Crisafulli, Joe
Sent: Tuesday, August 15, 2017 4:25 PM

AMERICAN OVERSIGHT

Golrick

To: Crisafulli, Joe; Anderson, Mary; Anderson, Tawana L; Azumbrado, Thomas W; Birdsong, Tiffany J; Boden, Robert G; BROOKS, RUBEN J; Brown, Brenda J; Burke, Daniel J; Chan, Winfred G; Cluck, Linda Y; Corcoran, Angela M; Davis, Thomas R; Goade, Thomas L; Gordon-Benson, Cynthia; Clark, Daniel J; Gray, Debbie; Iber, Robert G; Lafollette, Ryan; Little, Jeffrey D; Manning, Edward P; McAlister, Danette S; McKnight, Laurelei; McNealy, Joseph; Daugherty, Richard P; Miles, Desiree M; Ashmore, Stacey L; Seaborn, Sharon; Sullivan, Daniel J; Toon, Theodore K; Tsai, Cindi; Cooper, Kenneth L; Santa, Dean J; Jeffress, Alexandra; WISE, BRETT W; SOKOLOW, ARDEN A; Toatley, Eric I; Kudlowitz, Mark A; Crawford, Ronald S; Newhouse, Christie M; Walsh, Mary V; Simpson, Laura; Thornton, Christopher J; Barry, Maurice; Pennel, Joseph D; Sapilewski, Susie; Golrick, Janet M; Head, Philip
Subject: Me again.

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AMERICAN OVERSIGHT

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Many thanks.

Joe

* All financial records exempt from release under FOIA. :)

From: Iber, Robert G
Sent: Tuesday, August 01, 2017 9:47 AM
To: Golrick, Janet M
Subject: RE: Congressional/FOIA

And thank you again for ensuring the right offices on it.

AMERICAN OVERSIGHT

From: Golrick, Janet M
Sent: Tuesday, August 01, 2017 9:44 AM
To: Iber, Robert G <robert.g.iber@hud.gov>
Subject: RE: Congressional/FOIA

You are correct.

From: Iber, Robert G
Sent: Tuesday, August 01, 2017 9:39 AM
To: Golrick, Janet M <Janet.M.Golrick@hud.gov
<mailto:Janet.M.Golrick@hud.gov> >
Subject: RE: Congressional/FOIA

Thanks. I assume that is the July 7 letter from Congressman Cummings on Starrett City.

From: Golrick, Janet M
Sent: Tuesday, August 01, 2017 8:51 AM
To: Iber, Robert G <robert.g.iber@hud.gov
<mailto:robert.g.iber@hud.gov> >
Subject: FW: Congressional/FOIA

FYI

From: Brown, Jereon M

AMERICAN OVERSIGHT

Sent: Tuesday, August 01, 2017 8:31 AM
To: Golrick, Janet M <Janet.M.Golrick@hud.gov
<mailto:Janet.M.Golrick@hud.gov> >
Cc: Clemmensen, Craig T <Craig.T.Clemmensen@hud.gov
<mailto:Craig.T.Clemmensen@hud.gov> >
Subject: Congressional/FOIA

Janet, I followed up on the FOIA/Congressional and broke it down for Sandra Wright, the POC. The burden should be off FHA and it now split up with REAC, OGC in NY, OGC/Hq, and Multifamily.

Jerry

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AMERICAN OVERSIGHT

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Cc: Clemmensen, Craig T <Craig.T.Clemmensen@hud.gov
<mailto:Craig.T.Clemmensen@hud.gov> >
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Jerry

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Cc: Clemmensen, Craig T <Craig.T.Clemmensen@hud.gov
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To: Iber, Robert G
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FYI

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AMERICAN OVERSIGHT

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Sent: Tuesday, August 01, 2017 8:31 AM
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Jerry

From: Hunter, Jerry <jmhunter@BryanCave.com>
Sent: Friday, July 28, 2017 3:47 PM
To: Golrick, Janet M
Subject: Freedom of Information Act Request Relating to Missouri Senate Bill 43 (2017)
Attachments: FOIA Request - U. S. Dept. of Housing & Urban Development.PDF

Janet,

I hope you are doing well. I thought that I should provide you with a copy of this Freedom of Information Act ("FOIA") Request relating to Missouri Senate Bill 43.

If you have any questions, please do not hesitate to contact me.

Jerry

AMERICAN OVERSIGHT

<http://assets.bryancave.com/images/BC-Logo-Small_v2.png>

Jerry M. Hunter
Partner
<mailto:jmhunter@bryancave.com> jmhunter@bryancave.com T: +1 314 259 2772 M: (b)(6)

_____

This electronic message is from a law firm. It may contain confidential or privileged information. If you received this transmission in error, please reply to the sender to advise of the error and delete this transmission and any attachments.
bcllp2017

From: Carr, Terry M
Sent: Wednesday, July 26, 2017 10:43 AM
To: Iber, Robert G; Golrick, Janet M
Cc: Wade, Dana T; Charles, Genger M
Subject: RE: Starrett City July 7 Cummings Letter and FOIA

It is my understanding that the FOIA is not an official FOIA from an external party. Rather, it was created as a means of tracking the document request contained in the Congressional letter.

AMERICAN OVERSIGHT

Thanks

Terry

From: Iber, Robert G
Sent: Wednesday, July 26, 2017 10:27 AM
To: Golrick, Janet M <Janet.M.Golrick@hud.gov>
Cc: Wade, Dana T <Dana.T.Wade@hud.gov>; Charles, Genger M <Genger.M.Charles@hud.gov>; Carr, Terry M <Terry.M.Carr@hud.gov>
Subject: Starrett City July 7 Cummings Letter and FOIA

Janet, I'm not sure if you are aware but there are 2 incoming items related to Starrett City, both attached.

We covered the FOIA by checking with our New York Office for all responsive documents. They provided documents responsive to 3 of the items requested. We do not have responsive documents to the bulk of the request – communications between the White House, the Trump organization, etc., and anything related to the Lynne Patton hiring. Those other documents I presume will be covered by other parts of the Department.

The July 7 letter, attached, is very political in nature and should be responded to outside of Housing.

AMERICAN OVERSIGHT

Let us know if you need anything else from Multifamily.

From: Price, Lisa N
Sent: Wednesday, July 26, 2017 10:13 AM
To: Iber, Robert G <robert.g.iber@hud.gov
<mailto:robert.g.iber@hud.gov> >
Subject: FW: Assignment Notification - FOIA #17-FI-HQ-01587

Hi Bob,

FYI

Lisa Price

Housing Correspondence Unit

x2509

Thank you and have a nice day :)!

From: Livingston, Isaac [mailto:Isaac.J.Livingston@hud.gov]
Sent: Friday, July 21, 2017 10:52 AM
To: Alvarez, Desiree L <Desiree.L.Alvarez@hud.gov
<mailto:Desiree.L.Alvarez@hud.gov> >; Livingston, Isaac J
<Isaac.J.Livingston@hud.gov <mailto:Isaac.J.Livingston@hud.gov>
>; Price, Lisa N <Lisa.N.Price@hud.gov

AMERICAN OVERSIGHT

Golrick
<mailto:Lisa.N.Price@hud.gov> >
Subject: Assignment Notification - FOIA #17-FI-HQ-01587

Request Details:

Request ID: 17-FI-HQ-01587
Request Type : FOIA
Requester Name : Elijah E. Cummings
Request Description: Information regarding conflicts of interest created by President Trump's continued ownership stake in the nation's largest government-subsidized residential property, New York's Starrett City, and what, if any steps, HUD is taking to manage those conflicts. All communications between the Trump Organization and HUD from November 8, 2016, to the present; all communications between Starrett City and HUD from November 8, 2016, to the present; all communications between any HUD employee and any White House employee regarding Starrett City from January 20, 2017, to the present; all documents and communications within HUD relating to or regarding the Starrett City property since Fiscal Year 2008, including contractual agreements, financing information, and documents regarding any plans to manage the President's potential conflict of interest due to his continued ownership interest in the property; all documents sufficient to show the total amount of federal housing assistance that has been provided to Starrett City since Fiscal Year 2008; all documents pertaining to any previous or pending request to mark-up rents at Starrett City; all communications between Lynne Patton and Trump Organization since November 8, 2016, all documents relating to or regarding the appointment of Lynne Patton to any position in HUD, including any documents relating to or regarding any decision to appoint her to the position of Region II Administrator; and all documents relating to or regarding any matters involving President Trump, his family, or his business partners in which Ms. Patton has had any involvement during her tenure at HUD.
Program Office Due Date:

AMERICAN OVERSIGHT

Request Owner: Wright, Sandra
Request Primary User: Desiree L Alvarez

Notes :
This request was assigned to Terry Carr in Housing Front Office. Was informed by Ms. Laura Thrower that this request needs to be assigned to Multi-Family Bob Iber, Hand carried the request to his office.

From: Golrick, Janet M
Sent: Wednesday, July 26, 2017 10:32 AM
To: Iber, Robert G
Subject: RE: Starrett City July 7 Cummings Letter and FOIA

Can you call me on this 6557 thanks

From: Iber, Robert G
Sent: Wednesday, July 26, 2017 10:27 AM
To: Golrick, Janet M <Janet.M.Golrick@hud.gov>
Cc: Wade, Dana T <Dana.T.Wade@hud.gov>; Charles, Genger M <Genger.M.Charles@hud.gov>; Carr, Terry M <Terry.M.Carr@hud.gov>
Subject: Starrett City July 7 Cummings Letter and FOIA

Janet, I'm not sure if you are aware but there are 2 incoming items related to Starrett City, both attached.

We covered the FOIA by checking with our New York Office for all

AMERICAN OVERSIGHT

responsive documents. They provided documents responsive to 3 of the items requested. We do not have responsive documents to the bulk of the request – communications between the White House, the Trump organization, etc., and anything related to the Lynne Patton hiring. Those other documents I presume will be covered by other parts of the Department.

The July 7 letter, attached, is very political in nature and should be responded to outside of Housing.

Let us know if you need anything else from Multifamily.

From: Price, Lisa N
Sent: Wednesday, July 26, 2017 10:13 AM
To: Iber, Robert G <robert.g.iber@hud.gov
<mailto:robert.g.iber@hud.gov> >
Subject: FW: Assignment Notification - FOIA #17-FI-HQ-01587

Hi Bob,

FYI

Lisa Price

Housing Correspondence Unit

AMERICAN OVERSIGHT

x2509

Thank you and have a nice day :)!

From: Livingston, Isaac [mailto:Isaac.J.Livingston@hud.gov]
Sent: Friday, July 21, 2017 10:52 AM
To: Alvarez, Desiree L <Desiree.L.Alvarez@hud.gov
<mailto:Desiree.L.Alvarez@hud.gov> >; Livingston, Isaac J
<Isaac.J.Livingston@hud.gov <mailto:Isaac.J.Livingston@hud.gov>
>; Price, Lisa N <Lisa.N.Price@hud.gov
<mailto:Lisa.N.Price@hud.gov> >
Subject: Assignment Notification - FOIA #17-FI-HQ-01587

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AMERICAN OVERSIGHT

ownership interest in the property; all documents sufficient to show the total amount of federal housing assistance that has been provided to Starrett City since Fiscal Year 2008; all documents pertaining to any previous or pending request to mark-up rents at Starrett City; all communications between Lynne Patton and Trump Organization since November 8, 2016, all documents relating to or regarding the appointment of Lynne Patton to any position in HUD, including any documents relating to or regarding any decision to appoint her to the position of Region II Administrator; and all documents relating to or regarding any matters involving President Trump, his family, or his business partners in which Ms. Patton has had any involvement during her tenure at HUD.
Program Office Due Date:
Request Owner: Wright, Sandra
Request Primary User: Desiree L Alvarez

Notes :
This request was assigned to Terry Carr in Housing Front Office. Was informed by Ms. Laura Thrower that this request needs to be assigned to Multi-Family Bob Iber, Hand carried the request to his office.

From: Iber, Robert G
Sent: Wednesday, July 26, 2017 10:27 AM
To: Golrick, Janet M
Cc: Wade, Dana T; Charles, Genger M; Carr, Terry M
Subject: Starrett City July 7 Cummings Letter and FOIA
Attachments: 17-FI-HQ-01587.html; 07-07 Cummings and Jeffries.pdf

Janet, I’m not sure if you are aware but there are 2 incoming items related to Starrett City, both attached.

AMERICAN OVERSIGHT

We covered the FOIA by checking with our New York Office for all responsive documents. They provided documents responsive to 3 of the items requested. We do not have responsive documents to the bulk of the request – communications between the White House, the Trump organization, etc., and anything related to the Lynne Patton hiring. Those other documents I presume will be covered by other parts of the Department.

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AMERICAN OVERSIGHT

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Housing Correspondence Unit

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<Isaac.J.Livingston@hud.gov <mailto:Isaac.J.Livingston@hud.gov>
>; Price, Lisa N <Lisa.N.Price@hud.gov
<mailto:Lisa.N.Price@hud.gov> >
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AMERICAN OVERSIGHT

information, and documents regarding any plans to manage the President's potential conflict of interest due to his continued ownership interest in the property; all documents sufficient to show the total amount of federal housing assistance that has been provided to Starrett City since Fiscal Year 2008; all documents pertaining to any previous or pending request to mark-up rents at Starrett City; all communications between Lynne Patton and Trump Organization since November 8, 2016, all documents relating to or regarding the appointment of Lynne Patton to any position in HUD, including any documents relating to or regarding any decision to appoint her to the position of Region II Administrator; and all documents relating to or regarding any matters involving President Trump, his family, or his business partners in which Ms. Patton has had any involvement during her tenure at HUD.
Program Office Due Date:
Request Owner: Wright, Sandra
Request Primary User: Desiree L Alvarez

Notes :
This request was assigned to Terry Carr in Housing Front Office. Was informed by Ms. Laura Thrower that this request needs to be assigned to Multi-Family Bob Iber, Hand carried the request to his office.

Sent: Tuesday, July 25, 2017 3:09 PM
To: Brown, Jereon M
Cc: Eagles, David T
Subject: RE: DRAFT: HUD Begins Instituting a Coherent Talent Strategy

David and I changed the title….let me know if there is a problem with the wording…

From: Brown, Jereon M
Sent: Tuesday, July 25, 2017 2:16 PM

AMERICAN OVERSIGHT

To: Golrick, Janet M <Janet.M.Golrick@hud.gov>
Subject: FW: DRAFT: HUD Begins Instituting a Coherent Talent Strategy

Janet, did you want us to distribute this?

From: Gadson, Jovette G
Sent: Tuesday, July 25, 2017 10:28 AM
To: Golrick, Janet M < <mailto:Janet.M.Golrick@hud.gov>
Janet.M.Golrick@hud.gov>
Cc: Thompson, Amy C < <mailto:Amy.C.Thompson@hud.gov>
Amy.C.Thompson@hud.gov>; Brown, Jereon M <
<mailto:Jereon.M.Brown@hud.gov> Jereon.M.Brown@hud.gov>
Subject: DRAFT: HUD Begins Instituting a Coherent Talent Strategy

Hello Acting Deputy Secretary Golrick,

Below is the draft coherent talent strategy message for your review. Upon your approval, OPA will send to all staff.

All the best,

Jovette Gadson
Office of Public Affairs

(b)(5) Deliberative Privilege

AMERICAN OVERSIGHT

(b)(5) Deliberative Privilege

AMERICAN OVERSIGHT

Please join us in welcoming our senior leaders to their new roles.

Sincerely,
Janet Golrick
Acting Deputy Secretary

From: Brown, Jereon M
Sent: Tuesday, July 25, 2017 2:16 PM
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Subject: DRAFT: HUD Begins Instituting a Coherent Talent Strategy

Hello Acting Deputy Secretary Golrick,

Below is the draft coherent talent strategy message for your review. Upon your approval, OPA will send to all staff.

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Golrick

All the best,

Jovette Gadson

Office of Public Affairs

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roles.

Sincerely,

Janet Golrick

Acting Deputy Secretary

From: Iber, Robert G
Sent: Monday, July 24, 2017 9:08 AM
To: Forrester, Althea M; Golrick, Janet M
Subject: RE: Assignment Notification - FOIA #17-FI-HQ-01587

Yes, this is ours. There are only a few documents that MF in New York will have for Starrett City. We have requested the New York office to pull. The rest we will not have. Including the items related to Lynn Patton's hiring.

Thanks for the heads up.

From: Forrester, Althea M
Sent: Friday, July 21, 2017 4:30 PM
To: Golrick, Janet M <Janet.M.Golrick@hud.gov>; Iber, Robert G <robert.g.iber@hud.gov>
Subject: FW: Assignment Notification - FOIA #17-FI-HQ-01587

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Heads up – this will be coming your way.

Janet, I think you were still in Asset Management during 2008. Bob – you will have to find out who in Multifamily this should go to. We will look through our files to respond and to identify others who should receive this FOIA.

From: Shumway, John B
Sent: Friday, July 21, 2017 2:22 PM
To: Forrester, Althea M <Althea.M.Forrester@hud.gov <mailto:Althea.M.Forrester@hud.gov> >
Cc: Simpson, Kevin M <Kevin.M.Simpson@hud.gov <mailto:Kevin.M.Simpson@hud.gov> >; Richardson, Lee Ann <lee.ann.richardson@hud.gov <mailto:lee.ann.richardson@hud.gov> >; Jih, Deena S <Deena.S.Jih@hud.gov <mailto:Deena.S.Jih@hud.gov> >; Wright, Sandra J <Sandra.J.Wright@hud.gov <mailto:Sandra.J.Wright@hud.gov> >
Subject: FW: Assignment Notification - FOIA #17-FI-HQ-01587

Hi Althea. Amy Brown tells us this would be yours, not hers. We have also sent to John Cahill, Aaron Santa Anna and Lindsey Allen. Sorry about the deadline.

John

From: Shumway, John B
Sent: Friday, July 21, 2017 10:49 AM

AMERICAN OVERSIGHT

Golrick
To: Brown, Amy L <Amy.L.Brown@hud.gov
<mailto:Amy.L.Brown@hud.gov> >
Cc: Simpson, Kevin M <Kevin.M.Simpson@hud.gov
<mailto:Kevin.M.Simpson@hud.gov> >; Richardson, Lee Ann
<lee.ann.richardson@hud.gov>; Jih, Deena S <Deena.S.Jih@hud.gov
<mailto:Deena.S.Jih@hud.gov> >; Wright, Sandra J
<Sandra.J.Wright@hud.gov <mailto:Sandra.J.Wright@hud.gov> >
Subject: FW: Assignment Notification - FOIA #17-FI-HQ-01587

Amy,

Please conduct a search for records responsive to the attached FOIA request and provide Deena Jih with a completed FOIA recommendation sheet and any responsive records by 3 pm Monday, July 24, 2017. My apologies for the deadline.

Thanks!

John

From: Wright, Sandra [mailto:Sandra.J.Wright@hud.gov]
Sent: Friday, July 21, 2017 10:07 AM
To: Shumway, John B <John.B.Shumway@hud.gov
<mailto:John.B.Shumway@hud.gov> >; Richardson, Lee Ann
<lee.ann.richardson@hud.gov <mailto:lee.ann.richardson@hud.gov> >
Subject: Assignment Notification - FOIA #17-FI-HQ-01587

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Request Details:

Request ID: 17-FI-HQ-01587
Request Type : FOIA
Requester Name : Elijah E. Cummings
Request Description: Information regarding conflicts of interest created by President Trump's continued ownership stake in the nation's largest government-subsidized residential property, New York's Starrett City, and what, if any steps, HUD is taking to manage those conflicts. All communications between the Trump Organization and HUD from November 8, 2016, to the present; all communications between Starrett City and HUD from November 8, 2016, to the present; all communications between any HUD employee and any White House employee regarding Starrett City from January 20, 2017, to the present; all documents and communications within HUD relating to or regarding the Starrett City property since Fiscal Year 2008, including contractual agreements, financing information, and documents regarding any plans to manage the President's potential conflict of interest due to his continued ownership interest in the property; all documents sufficient to show the total amount of federal housing assistance that has been provided to Starrett City since Fiscal Year 2008; all documents pertaining to any previous or pending request to mark-up rents at Starrett City; all communications between Lynne Patton and Trump Organization since November 8, 2016, all documents relating to or regarding the appointment of Lynne Patton to any position in HUD, including any documents relating to or regarding any decision to appoint her to the position of Region II Administrator; and all documents relating to or regarding any matters involving President Trump, his family, or his business partners in which Ms. Patton has had any involvement during her tenure at HUD.
Program Office Due Date:
Request Owner: Wright, Sandra
Request Primary User: Sandra J. Wright

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Notes :
Documents due to the FOIA Branch by Monday, COB July 24, 2017.

From: Forrester, Althea M
Sent: Friday, July 21, 2017 4:30 PM
To: Golrick, Janet M; Iber, Robert G
Subject: FW: Assignment Notification - FOIA #17-FI-HQ-01587
Attachments: Elijah Cummings request.pdf; FOIA Recommendation Sheet edit 2015.doc

Heads up – this will be coming your way.

Janet, I think you were still in Asset Management during 2008. Bob – you will have to find out who in Multifamily this should go to. We will look through our files to respond and to identify others who should receive this FOIA.

From: Shumway, John B
Sent: Friday, July 21, 2017 2:22 PM
To: Forrester, Althea M <Althea.M.Forrester@hud.gov>
Cc: Simpson, Kevin M <Kevin.M.Simpson@hud.gov>; Richardson, Lee Ann <lee.ann.richardson@hud.gov>; Jih, Deena S <Deena.S.Jih@hud.gov>; Wright, Sandra J <Sandra.J.Wright@hud.gov>
Subject: FW: Assignment Notification - FOIA #17-FI-HQ-01587

Hi Althea. Amy Brown tells us this would be yours, not hers. We have also sent to John Cahill, Aaron Santa Anna and Lindsey Allen. Sorry about the deadline.

AMERICAN OVERSIGHT

John

From: Shumway, John B
Sent: Friday, July 21, 2017 10:49 AM
To: Brown, Amy L <Amy.L.Brown@hud.gov
<mailto:Amy.L.Brown@hud.gov> >
Cc: Simpson, Kevin M <Kevin.M.Simpson@hud.gov
<mailto:Kevin.M.Simpson@hud.gov> >; Richardson, Lee Ann
<lee.ann.richardson@hud.gov <mailto:lee.ann.richardson@hud.gov>
>; Jih, Deena S <Deena.S.Jih@hud.gov <mailto:Deena.S.Jih@hud.gov>
>; Wright, Sandra J <Sandra.J.Wright@hud.gov
<mailto:Sandra.J.Wright@hud.gov> >
Subject: FW: Assignment Notification - FOIA #17-FI-HQ-01587

Amy,

Please conduct a search for records responsive to the attached FOIA request and provide Deena Jih with a completed FOIA recommendation sheet and any responsive records by 3 pm Monday, July 24, 2017. My apologies for the deadline.

Thanks!

John

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From: Wright, Sandra [mailto:Sandra.J.Wright@hud.gov]
Sent: Friday, July 21, 2017 10:07 AM
To: Shumway, John B <John.B.Shumway@hud.gov
<mailto:John.B.Shumway@hud.gov> >; Richardson, Lee Ann
<lee.ann.richardson@hud.gov <mailto:lee.ann.richardson@hud.gov> >
Subject: Assignment Notification - FOIA #17-FI-HQ-01587

Request Details:

Request ID: 17-FI-HQ-01587
Request Type : FOIA
Requester Name : Elijah E. Cummings
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appoint her to the position of Region II Administrator; and all documents relating to or regarding any matters involving President Trump, his family, or his business partners in which Ms. Patton has had any involvement during her tenure at HUD.
Program Office Due Date:
Request Owner: Wright, Sandra
Request Primary User: Sandra J. Wright

Notes :
Documents due to the FOIA Branch by Monday, COB July 24, 2017.

From: HSPD12Admin@usaccess.gsa.gov
Sent: Saturday, July 08, 2017 3:35 AM
To: Golrick, Janet M
Subject: USAccess - Credential Ready For Certificate Update

Dear JANET GOLRICK,

Our system indicates that the digital certificates loaded on your USAccess credential for DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT must be updated. This update must be completed by October 05, 2017 or your credential will be terminated.

IMPORTANT: If the update is not completed by the date indicated and your credential is terminated, you will be required to re-enroll in order to obtain a new credential.

Re-enrollment requires a Sponsor request and then you must visit a USAccess enrollment center to present your valid identification documents, and have your fingerprints and picture taken again.

Once you complete re-enrollment it will take time to print and deliver your new credential before it becomes available for activation and use.

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To avoid the potential for physical and/or logical access denial or delays while your credential is not available, please follow the steps below for completing the certificate rekey/update process as soon as possible.

How to rekey/update your credential
To update your credential, please schedule an appointment at https://timetrade.com/app/usaccess/workflows/usaccess001/schedule/?appointmentTypeGroupId=hspd12
{*OR use the local activation station OR follow agency/site specific guidance for credential updates*}

Make an Appointment to Activate Your Credential
If your agency uses the GSA Online Scheduling System, to schedule an appointment, visit https://timetrade.com/app/usaccess/workflows/usaccess001/schedule/?appointmentTypeGroupId=hspd12 For more information, or instructions about how to schedule an appointment, visit the USAccess website at www.fedidcard.gov/credappointments.aspx.

To complete the credential rekey/update, you must bring your current credential with you.
You will be required to enter the credential PIN you created when you activated your credential.
If you do not know your PIN, you will require assistance from the Activation Station Operator to RESET your PIN. Once you know your PIN, you will still need to complete the certificate rekey process.

NOTE: Please bring two valid and non-expired forms of ID to your USAccess credential activation appointment in the event you do not know your credential PIN and need to reset it. At least one of these IDs must be a Government-issued photo ID and your first and last names MUST match the names on the identity documents you provide AND the USAccess credential. If you do not know your PIN and do not have 2 acceptable forms of ID, you will not be able to

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complete the credential rekey/update and will need to return at a later date to the activation station.

To review a complete list of acceptable forms of identity documentation and policies regarding presentation of names on these documents, please go to the following link: http://www.fedidcard.gov/viewdoc.aspx?id=109.

Questions?
If you have any questions on this process, please contact your USAccess/HSPD-12 Sponsor, your badge office, your Agency HSPD-12 help desk or agency HSPD-12 POC.

*** This email was generated by an automatic process. Please do not reply to this email. If you have any questions or concerns, please contact your supervisor or your Agency's security office. ***

For more information, please visit: www.fedidcard.gov

*** This email was generated by an automatic process. Please do not reply to this email.
If you have any questions or concerns, please contact your supervisor or your Agency's security office.***

_____

The USAccess program is a government-wide initiative to issue common, federal ID credentials to all federal employees and contractors. These credentials provide federal employees with an easily recognizable way to identify themselves as well as trust the identity of other USAccess credential holders.
The GSA Managed Service Office (MSO) established the program in response to Homeland Security Presidential Directive-12 that requires federal agencies to produce and issue PIV-compliant

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credentials to employees starting in October 2006.

For more info, please visit the USAccess Program site at http://www.fedidcard.gov/

This document contains Personal Identifying Information (PII) and is For Official Use Only (FOUO). It shall not be disclosed outside any agency who is affiliated with the GSA Managed Service without written assurance from the agency Privacy Officer or responsible office that the provisions of FOIA under Exemptions 2 of the Act 5 U.S.C. para 552(b)(2) (2000) have been observed. Users are reminded that printed copies of this data requires handling IAW agency privacy directives. Questions may be directed to the GSA MSO.

Disabled Users/Assistive Technology users who need 508 assistance with this site, click here to send an email.
<mailto:hspd12@gsa.gov>
From: Charles, Genger M
Sent: Thursday, June 08, 2017 11:55 AM
To: Golrick, Janet M; Brown, Jereon M
Subject: Fwd: HEADS UP -

Just FYSA

_____

From: Iber, Robert G
Sent: Thursday, June 8, 2017 11:24:20 AM
To: Charles, Genger M
Subject: RE: HEADS UP -

They shared their opinion that the REAC inspection process is not reliable – after liking our failing inspection from January (this fired Delton up and he offered to go through the scoring system

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with them); they needed to be on the REAC inspection with HUD – answer is no; and they felt the lines of communication could be better.

They stated, and it is clear, that the only acceptable result is for HUD to terminate subsidy and voucher out. That clearly is driving their desire to be with the REAC inspector and their discussion on communication. Brenda Brown and FOD Carrie Schmidt have had regular communications with them – they are just not hearing what they want to hear. I asked Carrie and Brenda, post call, to consider how to improve the communication, but Brenda feels (b)(5) Deliberative Privilege

I did communicate to all that if (b)(5) Deliberative Privilege that is a (b)(5) Deliberative Privilege and HUD would (b)(5) Deliberative Privilege I am led to believe that (b)(5) Deliberative Privilege

From: Charles, Genger M
Sent: Thursday, June 08, 2017 10:27 AM
To: Iber, Robert G <robert.g.iber@hud.gov>
Subject: Re: HEADS UP -

I'm not worried. Just Nelson being Nelson

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What did Henrico have to say?

_____

From: Iber, Robert G
Sent: Thursday, June 8, 2017 10:23:46 AM
To: Charles, Genger M
Subject: RE: HEADS UP -

This is Essex that I had the call with Congressman McEachin on yesterday. I think we (b)(5) Deliberative Privilege

From: Charles, Genger M
Sent: Thursday, June 08, 2017 9:15 AM
To: Iber, Robert G <robert.g.iber@hud.gov
<mailto:robert.g.iber@hud.gov> >
Subject: Fwd: HEADS UP -

Oh Nelson.

_____

From: Bregon, Nelson R
Sent: Thursday, June 8, 2017 8:53:22 AM
To: Greenwood, Sheila M; Kasper, Maren M; Kurtz, R. Hunter;

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Golrick
Charles, Genger M; Clemmensen, Craig T; Golrick, Janet M; Brown, Jereon M
Cc: DeFelice, Joseph J; Ott, Richard M; Schmidt, Carrie S
Subject: HEADS UP -

HEADS UP: In our Richmond, VA Field Office we have a freshman Congressman who is rather aggressive in his opinions, and an ex-Colonel police officer (who is referred still as "the Colonel.") pursuing 3 MF properties over property conditions and health and safety matters. See below:

From: Ott, Richard M
Sent: Thursday, June 08, 2017 8:44 AM
To: Bregon, Nelson R <Nelson.R.Bregon@hud.gov <mailto:Nelson.R.Bregon@hud.gov> >
Subject: FW: Today's HUD News Briefing

Mr. Bregon: So that you are aware, Richmond has been on fire with media and press inquiries, as well as related FOIAs. We have a freshman Congressman who is rather aggressive in his opinions, and an ex-Colonel police officer (who is referred still as "the Colonel.") pursuing 3 MF properties over property conditions and health and safety matters. It has been quite a show. All is being managed by our key individuals in MF (most notably Bob Iber) and our PAO Wolfe. Jerry Brown is well informed each day. Just for your awareness at this time. We may need to get (b)(5) Deliberative Privilege (b)(5) Delib The owner has 60 days to cure the weaknesses. Oy…. Rich

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From: Davis, Anne
Sent: Thursday, June 08, 2017 8:26 AM
To: DeFelice, Joseph J <Joseph.J.DeFelice@hud.gov
<mailto:Joseph.J.DeFelice@hud.gov> >; Solivan, Elvis
<Elvis.Solivan1@hud.gov <mailto:Elvis.Solivan1@hud.gov> >; Banks,
Antoinette P <Antoinette.P.Banks@hud.gov
<mailto:Antoinette.P.Banks@hud.gov> >; Downs, Sharon
<sharon.downs@hud.gov <mailto:sharon.downs@hud.gov> >; Lamberg,
Catherine D <Catherine.D.Lamberg@hud.gov
<mailto:Catherine.D.Lamberg@hud.gov> >; Legette, Ronnie J
<Ronnie.J.Legette@hud.gov <mailto:Ronnie.J.Legette@hud.gov> >;
Ott, Richard M <richard.m.ott@hud.gov
<mailto:richard.m.ott@hud.gov> >; Rader, Brad E
<brad.e.rader@hud.gov <mailto:brad.e.rader@hud.gov> >; Schmidt,
Carrie S <Carrie.S.Schmidt@hud.gov
<mailto:Carrie.S.Schmidt@hud.gov> >; Brown, Brenda J
<brenda.j.brown@hud.gov <mailto:brenda.j.brown@hud.gov> >;
Punter, Carolyn K <Carolyn.Punter@hud.gov
<mailto:Carolyn.Punter@hud.gov> >; Parker, Judith
<Judith.Parker@hud.gov <mailto:Judith.Parker@hud.gov> >; Ellis,
Lisa C <Lisa.C.Ellis@hud.gov <mailto:Lisa.C.Ellis@hud.gov> >
Cc: Holman, Virginia F <virginia.f.holman@hud.gov
<mailto:virginia.f.holman@hud.gov> >; Mares, Steven J
<Steven.J.Mares@hud.gov <mailto:Steven.J.Mares@hud.gov> >;
Schmiegelow, Toni D <Toni.D.Schmiegelow@hud.gov
<mailto:Toni.D.Schmiegelow@hud.gov> >; Paikin, Steven M
<Steven.M.Paikin@hud.gov <mailto:Steven.M.Paikin@hud.gov> >;
Wolfe, Lisa A <Lisa.A.Wolfe@hud.gov <mailto:Lisa.A.Wolfe@hud.gov>
>; Dunn, Tracey <Tracey.Dunn@hud.gov <mailto:Tracey.Dunn@hud.gov>
>; Edwards, Nika V <Nika.V.Edwards@hud.gov
<mailto:Nika.V.Edwards@hud.gov> >; Anastasi, Carolyn M
<carolyn.m.anastasi@hud.gov <mailto:carolyn.m.anastasi@hud.gov> >
Subject: Today's HUD News Briefing

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Golrick

The following items in today's HUD News Briefing are of specific interest to the HUD Richmond Office:

[VA] Congressman McEachin requests HUD to 'cease business with PK Management (<http://www.nbc12.com/story/35614556/congressman-mceachin-requests-hud-to-cease-business-with-pk-management> WWBT-TV, VA) (6/7/2017 6:48 PM, Megan Woo)

Congressman Donald McEachin is requesting the Department of Housing and Urban Development to "cease business" with PK Management due to the conditions at Essex Village Apartments in Henrico, as well as other PK Management properties. Congressman McEachin says he "asked regional representatives for plans to address his constituents' concerns and HUD's relationship with the management company." This comes after requests sent to HUD regarding Essex Village. "PK Management is not meeting the spirit of its obligation to provide safe, sanitary housing. My constituents are being forced to live with sewage backups, dangerous structural issues, rodents and other vermin," said Congressman Donald McEachin. "Enough is enough – we need to stop wasting taxpayer dollars with this company, which has appeared to mismanage properties across the country. Essex Village should ideally be closed. In any event, residents need expedited access to vouchers that will empower them to move to decent homes." [Editorial note: VIDEO at source]

[VA] Congressman calls for HUD to end business with company that manages uninhabitable properties (<http://wtvr.com/2017/06/07/mceachin-calls-for-hud-to-cease-business-with-pk-management/> WTVR-TV, VA) (6/7/2017 6:47 PM, Vernon Freeman Jr.)

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Congressman Donald McEachin has called for the Department of Housing and Urban Development to terminate their business with a company that manages several housing complexes in the Richmond-area. McEachin says PK Management properties is not meeting the spirit of its obligation to provide safe and sanitary housing. PK Management, an Ohio-based company, runs three Section 8 facilities in Henrico County including, Essex Village, Woodland Crossing and Hope Village. The company receives millions of dollars a year from HUD to subsidize rent at its housing complexes, but multiple CBS 6 investigative reports have revealed multiple issues at the properties. Residents have told CBS 6 that the company has not done enough to fix things like leaks, flood damage, sewage problems, structural issues, broken lights, and bug infestations. "My constituents are being forced to live with sewage backups, dangerous structural issues, rodents and other vermin," said Congressman McEachin. "Enough is enough - we need to stop wasting taxpayer dollars with this company, which has appeared to mismanage properties across the country." McEachin specifically noted that Essex Village should be closed due to "uninhabitable" conditions, and he wants HUD to terminate or abate all contracts with the management company. "In any event, residents need expedited access to vouchers that will empower them to move to decent homes," he said. McEachin has also requested that HUD allow permission for Henrico County officials to join HUD's inspectors for future inspections at Essex Village. "I will continue to do everything I can so that my constituents do not live in these conditions and that taxpayer monies are not given millions of dollars to a company that has failed at their minimal responsibilities," he wrote.

[Editorial note: VIDEO at source]

Here is the link where you may read today's HUD News Briefing in full: http://www.techmis.com/hud/todaysbrief.pdf.

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Anne Davis, Sr. Management Analyst

US Dept. of Housing & Urban Development

Richmond Field Office

600 E. Broad Street, Richmond, VA 23219

804-822-4802/800-842-2610, ext. 4802

P Please do not print this e-mail unless necessary

From: Bregon, Nelson R
Sent: Tuesday, June 06, 2017 4:46 PM
To: Golrick, Janet M
Subject: FW: FPM delegation

See Ms. Foster’s comments.

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From: Foster, Helen G
Sent: Tuesday, June 06, 2017 4:00 PM
To: Santa Anna, Aaron <Aaron.SantaAnna@hud.gov>
Cc: Bregon, Nelson R <Nelson.R.Bregon@hud.gov>
Subject: RE: FPM delegation

Of course she could have changed her mind since then—someone should probably ask. I don't think anyone originally thought the process of getting fully staffed at the Dep Sec level would take this long.

Helen Goff Foster

HUD Office of Administration

(202) 402-6836

Don't be buzzy . . . be the BUZZZZ!

From: Santa Anna, Aaron
Sent: Tuesday, June 06, 2017 3:57 PM
To: Foster, Helen G <Helen.G.Foster@hud.gov
<mailto:Helen.G.Foster@hud.gov> >
Cc: Bregon, Nelson R <Nelson.R.Bregon@hud.gov
<mailto:Nelson.R.Bregon@hud.gov> >
Subject: RE: FPM delegation

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Golrick

Helen- This is extremely helpful. Aaron

From: Foster, Helen G
Sent: Tuesday, June 06, 2017 3:41 PM
To: Santa Anna, Aaron <Aaron.SantaAnna@hud.gov
<mailto:Aaron.SantaAnna@hud.gov> >
Subject: FPM delegation

Heard there was some confusion over this---

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<http://portal.hud.gov/hudportal/HUD?src=/about/principal_staff/H
elen_Foster> Helen Goff Foster

Chief Administrative Officer and Executive Secretary

U.S. Department of Housing and Urban Development

Washington, DC 20410

(202) 402-6836

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Golrick

Bee Positive * Bee Candid * Bee Yourself * Bee Persistent * Bee Accountable * BEELIEVE

BEE THE CHANGE!

From: Barton, Victoria L
Sent: Wednesday, May 31, 2017 4:24 PM
To: Cunningham, James A
Cc: Macon, Towanda S; Kasper, Maren M; Golrick, Janet M
Subject: Re: Alexander County Housing Authority

Jim,

I spoke to Aaron. He recommend that

(b)(5) Deliberative Privilege

Thank you!

Victoria

Sent from my iPhone

On May 30, 2017, at 5:52 PM, Cunningham, James A <JAMES.A.CUNNINGHAM@hud.gov <mailto:JAMES.A.CUNNINGHAM@hud.gov> > wrote:

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Victoria,

Please see attached correspondence from the Illinois Attorney General's Office regarding ACHA and lead. We have most of the documents but is this [redacted] (b)(5) Deliberative Privilege ?

Thanks

Jim

James A. Cunningham

Deputy Regional Administrator

Region V -The Midwest

Chicago Regional Office

312.913.8139

From: Macon, Towanda S
Sent: Tuesday, May 30, 2017 2:29 PM
To: Cunningham, James A <JAMES.A.CUNNINGHAM@hud.gov <mailto:JAMES.A.CUNNINGHAM@hud.gov> >
Cc: Brown, Jereon M <Jereon.M.Brown@hud.gov

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<mailto:Jereon.M.Brown@hud.gov> >; Wize, Kimberly
<Kimberly.Wize@hud.gov <mailto:Kimberly.Wize@hud.gov> >
Subject: FW: Alexander County Housing Authority

Jim,

I received the attached letter from Illinois Attorney General's Office concerning water testing and lead-based paint. Who should respond to this letter as it was not drafted in the form of a FOIA request?

Thank you,

Towanda S. Macon

Excuetive Administrator

Alexander County Housing Authority

U.S. Department of Housing and Urban Development

618.734.1910

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From: Lohrenz, Eric [mailto:ELohrenz@atg.state.il.us]
Sent: Tuesday, May 30, 2017 1:36 PM
To: Macon, Towanda S <Towanda.S.Macon@hud.gov
<mailto:Towanda.S.Macon@hud.gov> >
Subject: Alexander County Housing Authority

Dear Ms. Macon,

Please see the attached. Let me know if you have any questions or if you need any additional information.

Best regards,

Eric Lohrenz, AAG

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Golrick
Environmental Bureau/Springfield

Illinois Attorney General's Office

500 South Second Street

Springfield, Illinois 62706

phone: 217-557-0586

fax: 217-524-7740

elohrenz@atg.state.il.us <mailto:elohrenz@atg.state.il.us>

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<17 05 30 Letter to Towanda Macon - HUD.pdf>

AMERICAN OVERSIGHT

From: Cunningham, James A
Sent: Tuesday, May 30, 2017 5:53 PM
To: Barton, Victoria L
Cc: Macon, Towanda S; Kasper, Maren M; Golrick, Janet M
Subject: FW: Alexander County Housing Authority
Attachments: 17 05 30 Letter to Towanda Macon - HUD.pdf

Victoria,

Please see attached correspondence from the Illinois Attorney General's Office regarding ACHA and lead. We have most of the documents but is this (b)(5) Deliberative Privilege (b)(5) Deliberative Privilege ?

Thanks

Jim

James A. Cunningham

Deputy Regional Administrator

Region V -The Midwest

Chicago Regional Office

312.913.8139

AMERICAN OVERSIGHT

From: Macon, Towanda S
Sent: Tuesday, May 30, 2017 2:29 PM
To: Cunningham, James A <JAMES.A.CUNNINGHAM@hud.gov>
Cc: Brown, Jereon M <Jereon.M.Brown@hud.gov>; Wize, Kimberly <Kimberly.Wize@hud.gov>
Subject: FW: Alexander County Housing Authority

Jim,

I received the attached letter from Illinois Attorney General's Office concerning water testing and lead-based paint. Who should

(b)(5) Deliberative Privilege

?

Thank you,

Towanda S. Macon

Excuetive Administrator

Alexander County Housing Authority

U.S. Department of Housing and Urban Development

618.734.1910

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intended recipients. It may contain information that is attorney-client privileged, attorney work product or otherwise confidential and exempt from disclosure under law. If you are not the intended recipient, you are hereby notified that any dissemination, distribution, printing or copying of this communication is strictly prohibited. If you received this communication in error, please return the original message to the sender and delete the original message and any copies of it from your computer systems. If you have any questions about whether the message may be subject to privilege or may be forwarded, acted upon, or disclosed, please contact the Office of the General Counsel.

From: Lohrenz, Eric [mailto:ELohrenz@atg.state.il.us]
Sent: Tuesday, May 30, 2017 1:36 PM
To: Macon, Towanda S <Towanda.S.Macon@hud.gov <mailto:Towanda.S.Macon@hud.gov> >
Subject: Alexander County Housing Authority

Dear Ms. Macon,

Please see the attached. Let me know if you have any questions or if you need any additional information.

Best regards,

AMERICAN OVERSIGHT

Eric Lohrenz, AAG

Environmental Bureau/Springfield

Illinois Attorney General's Office

500 South Second Street

Springfield, Illinois 62706

phone: 217-557-0586

fax: 217-524-7740

elohrenz@atg.state.il.us <mailto:elohrenz@atg.state.il.us>

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cooperation.

From: Bratt, Rachel G <Rachel.Bratt@tufts.edu>
Sent: Wednesday, May 17, 2017 3:46 PM
To: Lucey, John W; Bratt, Rachel; Golrick, Janet M
Cc: Sullivan, Brian E; Bratt, Rachel
Subject: Re: referred by Wayne Meyer

Thanks very much, John.

Is there a good time, Brian, for us to speak by phone?

I am looking forward to connecting with you.

Rachel Bratt

PS: the following is a link to my website, for further information about me:
http://sites.tufts.edu/rgbratt/

From: "Lucey, John W" <John.W.Lucey@hud.gov>
Date: Wednesday, May 17, 2017 at 1:18 PM
To: "Bratt, Rachel" <Rachel.Bratt@bos.frb.org>, "Golrick, Janet M" <Janet.M.Golrick@hud.gov>
Cc: "Rachel G. Bratt" <Rachel.Bratt@tufts.edu>, "Sullivan, Brian E" <brian.e.sullivan@hud.gov>
Subject: RE: referred by Wayne Meyer

Hi Ms. Bratt:

AMERICAN OVERSIGHT

Thank you for contacting us. I've copied Brian Sullivan from Public Affairs on this reply. If you contact him and work with him, he can coordinate whatever you need from our team and from our contractors, too.

Thank you again!

John

From: Bratt, Rachel [mailto:Rachel.Bratt@bos.frb.org]
Sent: Tuesday, May 16, 2017 10:43 AM
To: Lucey, John W <John.W.Lucey@hud.gov>; Golrick, Janet M <Janet.M.Golrick@hud.gov>
Cc: rachel.bratt@tufts.edu
Subject: referred by Wayne Meyer

Dear Janet and John,

I am a Visiting Scholar at the Federal Reserve Bank of Boston doing a project on HUD's practices related to homeowner default and foreclosure. I would like to arrange a time to talk with you, if possible. As noted above, Wayne Meyer gave me your names.

Also, if you have any suggestions about how to access a person in

AMERICAN OVERSIGHT

the FOIA office, it would be greatly appreciated. The FOIA phone no. (202-708-3866) does not pick up and does return calls.

Thank you very much,

Rachel Bratt

Federal Reserve Bank of Boston, Visiting Scholar

Professor Emerita, Tufts University

Senior Research Fellow, Joint Center for Housing Studies, Harvard University

From: Lucey, John W
Sent: Wednesday, May 17, 2017 1:19 PM
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Cc: rachel.bratt@tufts.edu; Sullivan, Brian E
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Federal Reserve Bank of Boston, Visiting Scholar

Professor Emerita, Tufts University

Senior Research Fellow, Joint Center for Housing Studies, Harvard University

AMERICAN OVERSIGHT

From: Golrick, Janet M
Sent: Thursday, May 04, 2017 7:53 AM
To: Zorc, Bethany A; Kasper, Maren M
Cc: Petty, Timothy J
Subject: RE: FOIA Correction

Thank you.

Janet

From: Zorc, Bethany A
Sent: Wednesday, May 03, 2017 8:22 PM
To: Golrick, Janet M <Janet.M.Golrick@hud.gov>; Kasper, Maren M <Maren.M.Kasper@hud.gov>
Cc: Petty, Timothy J <Timothy.J.Petty@hud.gov>
Subject: Re: FOIA Correction

I concur.

_____

From: Kasper, Maren M
Sent: Wednesday, May 3, 2017 7:18:57 PM
To: Golrick, Janet M; Zorc, Bethany A
Cc: Petty, Timothy J
Subject: RE: FOIA Correction

AMERICAN OVERSIGHT

I concur

From: Golrick, Janet M
Sent: Wednesday, May 03, 2017 1:15 PM
To: Zorc, Bethany A <Bethany.A.Zorc@hud.gov
<mailto:Bethany.A.Zorc@hud.gov> >
Cc: Kasper, Maren M <Maren.M.Kasper@hud.gov
<mailto:Maren.M.Kasper@hud.gov> >; Petty, Timothy J
<Timothy.J.Petty@hud.gov <mailto:Timothy.J.Petty@hud.gov> >
Subject: FW: FOIA Correction
Importance: High

Can you please concur on this correction/publication?

Thank you

Janet

From: Santa Anna, Aaron
Sent: Wednesday, May 03, 2017 12:18 PM
To: Golrick, Janet M <Janet.M.Golrick@hud.gov
<mailto:Janet.M.Golrick@hud.gov> >; Kasper, Maren M
<Maren.M.Kasper@hud.gov <mailto:Maren.M.Kasper@hud.gov> >
Cc: Clemmensen, Craig T <Craig.T.Clemmensen@hud.gov
<mailto:Craig.T.Clemmensen@hud.gov> >; Foster, Helen G
<Helen.G.Foster@hud.gov <mailto:Helen.G.Foster@hud.gov> >; Zorc,

AMERICAN OVERSIGHT

Bethany A <Bethany.A.Zorc@hud.gov <mailto:Bethany.A.Zorc@hud.gov> >; Simpson, Kevin M <Kevin.M.Simpson@hud.gov <mailto:Kevin.M.Simpson@hud.gov> >; Pereira, Ariel <Ariel.Pereira@hud.gov <mailto:Ariel.Pereira@hud.gov> >; Pearson-Moore, Samuel F <Samuel.F.Pearson-Moore@hud.gov <mailto:Samuel.F.Pearson-Moore@hud.gov> >
Subject: FW: FOIA Correction

Janet- As you may recall, on January 12, 2017, we published a final rule amending HUD's Freedom of Information Act (FOIA) regulation. The rule implemented the FOIA Improvement Act of 2016, which enacted a range of procedural changes (e.g., requiring that agencies make available for public inspection in an electronic format records that have been requested 3 or more times; requiring that agencies notify the requester in writing of right to seek dispute resolution services from the Office of Government Information Services if they extend the time limits by more than ten additional working days.).

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As noted below, Helen and her program counsel (Kevin) have signed

AMERICAN OVERSIGHT

off on the correction. Consequently, we'd like your okay to move this document to publication.

Please let me know if you have further questions.

Thank you.

Aaron

From: Simpson, Kevin M
Sent: Wednesday, May 03, 2017 10:23 AM
To: Foster, Helen G <Helen.G.Foster@hud.gov <mailto:Helen.G.Foster@hud.gov> >; Shumway, John B <John.B.Shumway@hud.gov <mailto:John.B.Shumway@hud.gov> >; Santa Anna, Aaron <Aaron.SantaAnna@hud.gov <mailto:Aaron.SantaAnna@hud.gov> >
Cc: Jih, Deena S <Deena.S.Jih@hud.gov <mailto:Deena.S.Jih@hud.gov> >; Foxx, Nacheshia L <Nacheshia.L.Foxx@hud.gov <mailto:Nacheshia.L.Foxx@hud.gov> >; Cheng, Fanilla V <Fanilla.V.Cheng@hud.gov <mailto:Fanilla.V.Cheng@hud.gov> >; Pearson-Moore, Samuel F <Samuel.F.Pearson-Moore@hud.gov <mailto:Samuel.F.Pearson-Moore@hud.gov> >
Subject: RE: FOIA Correction

I agree – its a haiku. Petals on a wet, black bough

AMERICAN OVERSIGHT

From: Foster, Helen G
Sent: Wednesday, May 03, 2017 10:05 AM
To: Simpson, Kevin M <Kevin.M.Simpson@hud.gov
<mailto:Kevin.M.Simpson@hud.gov> >; Shumway, John B
<John.B.Shumway@hud.gov <mailto:John.B.Shumway@hud.gov> >; Santa
Anna, Aaron <Aaron.SantaAnna@hud.gov
<mailto:Aaron.SantaAnna@hud.gov> >
Cc: Jih, Deena S <Deena.S.Jih@hud.gov
<mailto:Deena.S.Jih@hud.gov> >; Foxx, Nacheshia L
<Nacheshia.L.Foxx@hud.gov <mailto:Nacheshia.L.Foxx@hud.gov> >;
Cheng, Fanilla V <Fanilla.V.Cheng@hud.gov
<mailto:Fanilla.V.Cheng@hud.gov> >; Pearson-Moore, Samuel F
<Samuel.F.Pearson-Moore@hud.gov
<mailto:Samuel.F.Pearson-Moore@hud.gov> >
Subject: Re: FOIA Correction

Love it. Like a poem.

Helen Goff Foster
Chief Administrative Officer and Executive Secretary
US Department of Housing and Urban Development
Washington, DC 20410
(202)402-6836

Bee Positive * Bee Candid * Bee Accountable * Bee Persistent *
BELIEVE * BEE THE CHANGE
??????????

_____

AMERICAN OVERSIGHT

From: Santa Anna, Aaron
Sent: Wednesday, May 3, 2017 9:07:29 AM
To: Simpson, Kevin M; Shumway, John B; Foster, Helen G
Cc: Jih, Deena S; Cheng, Fanilla V; Pearson-Moore, Samuel F; Foxx, Nacheshia L
Subject: FOIA Correction

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Sent: Wednesday, May 03, 2017 8:22 PM
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AMERICAN OVERSIGHT

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Importance: High

Can you please concur on this correction/publication?

Thank you

Janet

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Cc: Clemmensen, Craig T <Craig.T.Clemmensen@hud.gov <mailto:Craig.T.Clemmensen@hud.gov> >; Foster, Helen G <Helen.G.Foster@hud.gov <mailto:Helen.G.Foster@hud.gov> >; Zorc, Bethany A <Bethany.A.Zorc@hud.gov <mailto:Bethany.A.Zorc@hud.gov> >; Simpson, Kevin M <Kevin.M.Simpson@hud.gov <mailto:Kevin.M.Simpson@hud.gov> >; Pereira, Ariel <Ariel.Pereira@hud.gov <mailto:Ariel.Pereira@hud.gov> >; Pearson-Moore, Samuel F <Samuel.F.Pearson-Moore@hud.gov <mailto:Samuel.F.Pearson-Moore@hud.gov> >
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Please let me know if you have further questions.

AMERICAN OVERSIGHT

Thank you.

Aaron

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Anna, Aaron <Aaron.SantaAnna@hud.gov
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Cc: Jih, Deena S <Deena.S.Jih@hud.gov
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Anna, Aaron <Aaron.SantaAnna@hud.gov
<mailto:Aaron.SantaAnna@hud.gov> >

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Cc: Jih, Deena S <Deena.S.Jih@hud.gov
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Cc: Jih, Deena S <Deena.S.Jih@hud.gov <mailto:Deena.S.Jih@hud.gov> >; Foxx, Nacheshia L <Nacheshia.L.Foxx@hud.gov <mailto:Nacheshia.L.Foxx@hud.gov> >; Cheng, Fanilla V <Fanilla.V.Cheng@hud.gov <mailto:Fanilla.V.Cheng@hud.gov> >; Pearson-Moore, Samuel F <Samuel.F.Pearson-Moore@hud.gov

AMERICAN OVERSIGHT

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<John.B.Shumway@hud.gov <mailto:John.B.Shumway@hud.gov> >; Santa
Anna, Aaron <Aaron.SantaAnna@hud.gov
<mailto:Aaron.SantaAnna@hud.gov> >
Cc: Jih, Deena S <Deena.S.Jih@hud.gov
<mailto:Deena.S.Jih@hud.gov> >; Foxx, Nacheshia L
<Nacheshia.L.Foxx@hud.gov <mailto:Nacheshia.L.Foxx@hud.gov> >;
Cheng, Fanilla V <Fanilla.V.Cheng@hud.gov
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AMERICAN OVERSIGHT

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Subject: FW: FOIA Correction
Attachments: 5986-C-02 FOIA; Correction 4.27.17.docx

Can you please concur on this correction/publication?

Thank you

Janet

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From: Santa Anna, Aaron
Sent: Wednesday, May 03, 2017 12:18 PM
To: Golrick, Janet M <Janet.M.Golrick@hud.gov>; Kasper, Maren M <Maren.M.Kasper@hud.gov>
Cc: Clemmensen, Craig T <Craig.T.Clemmensen@hud.gov>; Foster, Helen G <Helen.G.Foster@hud.gov>; Zorc, Bethany A <Bethany.A.Zorc@hud.gov>; Simpson, Kevin M <Kevin.M.Simpson@hud.gov>; Pereira, Ariel <Ariel.Pereira@hud.gov>; Pearson-Moore, Samuel F <Samuel.F.Pearson-Moore@hud.gov>
Subject: FW: FOIA Correction

Janet- As you may recall, on January 12, 2017, we published a final rule amending HUD's Freedom of Information Act (FOIA) regulation. The rule implemented the FOIA Improvement Act of 2016, which enacted a range of procedural changes (e.g., requiring that agencies make available for public inspection in an electronic format records that have been requested 3 or more times; requiring that agencies notify the requester in writing of right to seek dispute resolution services from the Office of Government Information Services if they extend the time limits by more than ten additional working days.).

Unfortunately, after publication we discovered that the complexity of the amendatory instructions caused the Federal Register to publish § 15.107 incorrectly. Specifically, § 15.107, entitled "documents generally protected from disclosure" was intended to repeat the nine statutory FOIA disclosure exemptions. Unfortunately, the Federal Register deleted several of the nine statutory FOIA disclosure exemptions and duplicated

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another. This document would correct this error. The document also makes other minor corrections, (e.g., changing “http://www/data/gov” to “http://www.data.gov”).

As noted below, Helen and her program counsel (Kevin) have signed off on the correction. Consequently, we’d like your okay to move this document to publication.

Please let me know if you have further questions.

Thank you.

Aaron

From: Simpson, Kevin M
Sent: Wednesday, May 03, 2017 10:23 AM
To: Foster, Helen G <Helen.G.Foster@hud.gov <mailto:Helen.G.Foster@hud.gov> >; Shumway, John B <John.B.Shumway@hud.gov <mailto:John.B.Shumway@hud.gov> >; Santa Anna, Aaron <Aaron.SantaAnna@hud.gov <mailto:Aaron.SantaAnna@hud.gov> >
Cc: Jih, Deena S <Deena.S.Jih@hud.gov <mailto:Deena.S.Jih@hud.gov> >; Foxx, Nacheshia L <Nacheshia.L.Foxx@hud.gov <mailto:Nacheshia.L.Foxx@hud.gov> >; Cheng, Fanilla V <Fanilla.V.Cheng@hud.gov <mailto:Fanilla.V.Cheng@hud.gov> >; Pearson-Moore, Samuel F <Samuel.F.Pearson-Moore@hud.gov

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Golrick
<mailto:Samuel.F.Pearson-Moore@hud.gov> >
Subject: RE: FOIA Correction

I agree – its a haiku. Petals on a wet, black bough

From: Foster, Helen G
Sent: Wednesday, May 03, 2017 10:05 AM
To: Simpson, Kevin M <Kevin.M.Simpson@hud.gov
<mailto:Kevin.M.Simpson@hud.gov> >; Shumway, John B
<John.B.Shumway@hud.gov <mailto:John.B.Shumway@hud.gov> >; Santa
Anna, Aaron <Aaron.SantaAnna@hud.gov
<mailto:Aaron.SantaAnna@hud.gov> >
Cc: Jih, Deena S <Deena.S.Jih@hud.gov
<mailto:Deena.S.Jih@hud.gov> >; Foxx, Nacheshia L
<Nacheshia.L.Foxx@hud.gov <mailto:Nacheshia.L.Foxx@hud.gov> >;
Cheng, Fanilla V <Fanilla.V.Cheng@hud.gov
<mailto:Fanilla.V.Cheng@hud.gov> >; Pearson-Moore, Samuel F
<Samuel.F.Pearson-Moore@hud.gov
<mailto:Samuel.F.Pearson-Moore@hud.gov> >
Subject: Re: FOIA Correction

Love it. Like a poem.

Helen Goff Foster
Chief Administrative Officer and Executive Secretary
US Department of Housing and Urban Development
Washington, DC 20410
(202)402-6836

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Bee Positive * Bee Candid * Bee Accountable * Bee Persistent * BELIEVE * BEE THE CHANGE
??????????

_____

From: Santa Anna, Aaron
Sent: Wednesday, May 3, 2017 9:07:29 AM
To: Simpson, Kevin M; Shumway, John B; Foster, Helen G
Cc: Jih, Deena S; Cheng, Fanilla V; Pearson-Moore, Samuel F; Foxx, Nacheshia L
Subject: FOIA Correction

Good morning everyone! As I mentioned after our meeting yesterday, attached is the FOIA Correction. Would you review the draft and sign-off electronically? An email confirming concurrence is all I need. Thank you. Aaron

From: All2 See (b)(6)@gmail.com>
Sent: Friday, April 28, 2017 4:53 AM
To: Golrick, Janet M
Subject: Fwd: Our complaint against the Omaha Housing Authority (OHA) for Retaliation and ongoing Discrimination for John & Christine Spanyers
Attachments: Our Compete HUD Complaint.docx

---------- Forwarded message ----------
From: All2 See (b)(6)@gmail.com <mailto(b)(6)@gmail.com> >
Date: Sat, Mar 11, 2017 at 8:58 PM
Subject: Our complaint against the Omaha Housing Authority (OHA) for Retaliation and ongoing Discrimination for John & Christine Spanyers
To: "Patterson, Gordon F" <Gordon.F.Patterson@hud.gov

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<mailto:Gordon.F.Patterson@hud.gov> >, Gayle.E.Bohling@hud.gov
<mailto:Gayle.E.Bohling@hud.gov> , "Betty.Bottiger@hud.gov
<mailto:Betty.Bottiger@hud.gov> " <betty.bottiger@hud.gov
<mailto:betty.bottiger@hud.gov> >, "King, Gregory B"
<Gregory.B.King@hud.gov <mailto:Gregory.B.King@hud.gov> >,
"Amaya, Kathryn A" <Kathryn.A.Amaya@hud.gov
<mailto:Kathryn.A.Amaya@hud.gov> >, "shila.c.hernandez@hud.gov
<mailto:shila.c.hernandez@hud.gov> " <shila.c.hernandez@hud.gov
<mailto:shila.c.hernandez@hud.gov> >, "Radcliff, Connie S"
<Connie.S.Radcliff@hud.gov <mailto:Connie.S.Radcliff@hud.gov> >,
"earl.e.redrick@hud.gov <mailto:earl.e.redrick@hud.gov> "
<earl.e.redrick@hud.gov <mailto:earl.e.redrick@hud.gov> >,
Denise.E.Gipson@hud.gov <mailto:Denise.E.Gipson@hud.gov> ,
"hotline@hudoig.gov <mailto:hotline@hudoig.gov> "
<hotline@hudoig.gov <mailto:hotline@hudoig.gov> >
Cc: "May, Anthony L" <Anthony.L.May@hud.gov
<mailto:Anthony.L.May@hud.gov> >, "Kutty, Nandinee K"
<Nandinee.K.Kutty@hud.gov <mailto:Nandinee.K.Kutty@hud.gov> >

To: Gordon Patterson, Gayle Bohling, Betty Bottiger, Gregory King, Kathryn Amaya, Shila Hernandez, Connie Radcliff, Earl Redrick, Denise Gipson, hotline@hudoig.gov <mailto:hotline@hudoig.gov> , and CC to Anthony May,and Nandinee Kutty

We are sending this complaint written in the email below as well as sending an attachment of this complaint to the above said individuals, since we were unable to file this on line at: https://portal.hud.gov/ <https://portal.hud.gov/FHEO903/Form903/Form903Start.action> FHEO903/Form903/Form903Start.action
Unfortunately this site will not allow us to submit this, so we are sending this to you directly as so we can get this filed in a timely manner.

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John & Christine Spanyers

We are filing a complaint against the Omaha Housing Authority (OHA) for Retaliation and ongoing Discrimination.

After we had rejected a conciliation offer Katherine Amaya, local FHEO HUD, had written up, the OHA forced us to move into an OHA Cherry Tree housing unit over our repeated objections or face eviction even though a more appropriate housing unit was available being the unit offered us by Ms. Amaya in the conciliation offer. The reason(s) why we rejected this offer was:

A “reasonable accommodation” is a change, exception, or adjustment to a rule, policy, practice, or service that may be necessary for a person with a disability to have an equal opportunity to use and enjoy a dwelling, including public and common use spaces. Since rules, policies, practices, and services may have a different effect on persons with disabilities than on other persons, treating persons with disabilities exactly the same as others will sometimes deny them an equal opportunity to use and enjoy a dwelling. The Act makes it unlawful to refuse to make reasonable accommodations to rules, policies, practices, or services when such accommodations may be necessary to afford persons with disabilities an equal opportunity to use and enjoy a dwelling.

A provider has an obligation to provide prompt responses to reasonable accommodation requests. An undue delay in responding to a reasonable accommodation request may be deemed to be a failure to provide a reasonable accommodation.

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The following is from the Housing Authority of the City of Omaha ACOP. These are OHA's Guidelines found at URL:

http://www.ohauthority.org/ <http://www.ohauthority.org/images/stories/pdfs/ACOP2011revised5-24-11.pdf> images/stories/pdfs/ACOP2011revised5-24-11.pdf

Under:

CHAPTER 6: DETERMINATION OF TOTAL TENANT PAYMENT

V. Annual Income

B. Amounts Excluded from Annual Income HUD requires OHA to exclude certain types of income from annual income. The OHA will work to ensure its employees are familiar with excluded income types, and will check periodically to determine whether new HUD directives have been issued. The following amounts are to be excluded from annual income under current HUD regulations:

16. Amounts specifically excluded by any other Federal statute from consideration as income for purposes of determining eligibility or benefits under a category of assistance programs that includes assistance under any program to which the exclusions set forth in 24 CFR 5.609(c) apply.

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The following is the Federal statute 24 CFR 5.609(c), in which the exclusions OHA follows are set forth in:

(16) Amounts specifically excluded by any other federal statute from consideration as income for purposes of determining eligibility or benefits under a category of assistance programs that includes assistance under any program to which the exclusions set forth in 24 CFR 5.609(c) apply. A notice will be published in the Federal Register and distributed to housing owners identifying the benefits that qualify for this exclusion. Updates will be published and distributed when necessary.

(e) Payments or allowances made under the Department of Health and Human Services' Low-Income Home Energy Assistance Program (42 U.S.C. 8624[f]);

The OHA was in direct Violation of their own Policy (ACOP) by counting our payment from the Nebraska Dept. of Health and Human Services' Low-Income Home Energy Assistance Program (LIHEAP) against OHA's portion of a Higher Utility Allowance for our household. This act was a direct Violation of our Fair Housing Rights.

As a part of HUD's FHEO alleged good faith proposed drafted

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conciliation agreement, the FHEO written up by Kathryn A. Amaya in both RELIEF FOR COMPLAINANT as well as RELIEF IN THE PUBLIC INTEREST that we would receive what we were already entitled lawfully under Federal Statues.

Issues not addressed by Kathryn A. Amaya FHEO alleged good faith proposed drafted conciliation agreement were:

1. That we have been displaced three times by the respondents due to no fault of our own from being placed in mold conditions by the respondents.

2. It did not address the unnecessary delays in transfers to remove us from these conditions.

3. It did not address the coercion and the retaliatory acts committed by the respondents.

4. It did not address the pain and suffering that we have endured by the respondent.

5. It did not address the public humiliation that we have been made to suffer by the respondent.

6. It did not address that we were forced to live in bedbugs for nearly nine months due to the respondent refusing to treat our unit for bedbugs without the use of chemicals in accordance with the reasonable accommodations signed by our doctor.

7. It did not address that we had been forced to wrongfully pay rent for substandard living/housing conditions by the

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respondent since February 2011.

8. It did not address in any manner compensation for the above said, (#1 thru #7)

9. There was nothing in the RELIEF FOR COMPLAINANT nor in the RELIEF IN THE PUBLIC INTEREST to safe guard or prevent the respondent from doing this again in the future to ourselves or others in the future.

10. In the RELIEF FOR COMPLAINANT concerning the Federal LIHEAP, the respondent only agreed to allow, what is already MANDATORY UNDER LAW and which is also required by established by law regarding the extra utility allowance concerning LIHEAP and our Reasonable Accommodations.

Why would anyone sign an agreement to receive what we are already fully entitled to under Federal Law and that which HUD under Federal Law should had been enforced by HUD to begin with? Why did the HUD's FHEO refuse to acknowledge our Title VIII of the Civil Rights Act of 1968, as amended by the Fair Housing Amendments Act of 1988 and Section 504 of the Rehabilitation Act of 1973 as well as Title III of the ADA RIGHTS?

The OHA then placed us in a hostile environment when we were relocated to the back to the OHA Cherry Tree housing unit located at 8306 Underwood Ave Apt (b)(6), Omaha, NE 68114. After the OHA forced us to be relocated to the Cherry Tree Units, we notified the OHA of ACOP violations that were occurring at the Cherry Tree Units. We wrote the following complaint to the OHA Management:

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I am contacting you regarding on going conditions being generated by a fellow resident (b)(6) that lives at 8312 Underwood Ave Apt (b)(6) (Cherry Tree Apartments) and her live in boyfriend known as using the name (b)(6) .

This last weekend on June 19th 2016, I witnessed at 11:30pm at night (b)(6) disassemble the east porch railing at 8312 Underwood Ave Apt. (b)(6) . After disassembling the rail I witnessed (b)(6) applying foam on the porch.. When I asked him if he had permission from OHA to make alteration and repairs he was doing he stated that OHA has given him and (b)(6) permission to make any installations or repairs as they deem necessary for both our building as well as the building attached to ours. I then asked (b)(6) if he was a contractor or employee of OHA. He stated that no he was not. I then asked exactly whom with the OHA, gave him and (b)(6) this permission or authority. He stated that it was "on the need to know basis and that it was between him (b)(6) and OHA. It was then that I pointed out that the OHA is obligated to maintain OHA's units and in a safe condition, and to make all necessary repairs to our units such as he was attempting to do in the middle of the night. He then stated "You need to get back in your place and mind your own business or else".

I would also like point out as I shared with you on the phone that this is the same household that claims that OHA designated their house hold to exclusive control over the usage of the outside water faucets. I am concerned with the statements being made by this household. I even pointed out to this household that if what they were saying to all of us was true, it would mean that what they are stating about the OHA is tantamount to saying that the OHA is practicing discriminatory policies against all of

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the other residents here at Cherry Tree in favor of their household and that I would be inquiring about this since it would be discrimination if in fact it was true.

How and why this household is being allowed to use the commons of our community to store their personal belongings in the entrance hall to our front door, the laundry room, the laundry room closet, and everything on the grounds in front from their unit to the end of the adjoining building as seen in the youtube link gives the appearance that what they are saying has merit, even if it's not true. Heaven forbid if a fire broke out in their unit or the adjoining building in front because as you can see everyone would be in danger due to the impediments and obstacles that the emergency service will be forced to encounter because this households personal property. Also as you can see it also prevents the OHA open access to these areas.

Earlier this week I spoke with the Blue Jay Technician when he was here on site to spray for bugs at Cherry Tree, I had asked him if with all these plants being so close to the building whether or not they were contributing factors to the insect infestation, and He said absolutely . I would like to respectfully ask that you speak with him as so you can appreciate and understand what the behavior of this household is generating not only for the residents but also for Blue Jay and OHA.

It is my understanding from Part 1 Terms and Conditions of Lease as well as The Admission and Continued Occupancy Policy (ACOP) that may be located at http://ohauthority.org/ <http://ohauthority.org/public-documents> public-documents that the photo's I am sharing with you are in clear violations of the

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set policy and procedure of the OHA for all of the OHA tenants and is not UNIFORM with the property design, nor is it uniform with the neighborhood.

I would also like to share with you that they are the only household that drives up on the front lawn with an unlicensed vehicle to load and unload their personal property and apparatus's that is being spread out two buildings long.

Please note that our new maintenance team were compelled to throw out some of (b)(6) belongings they were storing in the laundry room. Our new team went ahead and left the contents in the closet as well as their sheet of glass that they have stored next to the wash basin in the laundry room. Our new team did a great job of removing these from our commons.

As you can see from Part 1 Terms and Conditions of Lease as well as The Admission and Continued Occupancy Policy (that the photos and video are in opposition to Part 1 Terms and Conditions Of Lease as well as The Admission and Continued Occupancy Policy. (See Below)

To remove from OHA property any vehicle without valid registration and inspection stickers. To refrain from parking any vehicles in any right-of-way or fire-lane designated and marked by OHA. Any inoperable or unlicensed vehicle as described above will be removed from OHA property at Tenant's expense. Automobile repairs are not permitted on the project site
http://imgur.com/(b)(6) http://imgur.com/(b)(6) ht

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Golrick

<http://imgur.com/(b)(6) tp://imgur.com/(b)(6)

To avoid obstructing sidewalks, areaways, galleries, passages, elevators, or stairs, and to avoid using these for purposes other than going in and out of the dwelling unit. http://imgur.com/ <http://imgur.com/(b)(6) http://imgur.com/(b)(6)

Pets must be maintained within the resident's unit. When outside of the unit (within the building or on the grounds) dogs and cats must be kept on a leash or carried and must be under the control of the resident or other responsible individual at all times.

An area of the development grounds has been designated as the area in which to exercise animals and to permit dogs to relieve themselves of bodily wastes. This area will be identified in pet agreement. Residents may not exercise pets or permit pets to deposit waste on the project premises outside of the areas designated for such purposes.

Pets are not permitted in common areas including lobbies, community rooms and laundry areas except for those common areas which are entrances to and exits from the building. In addition, pets are not permitted in OHA playgrounds, day care centers, management offices, community centers and/or recreation center areas.

Dogs may only be kept in Towers, and/or in designated Scattered Site dwelling units with an enclosed yard space. As with other animals, dogs may not be tethered or chained outside the dwelling

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unit.

No animals may be tethered or chained outside or inside the dwelling unit. http://imgur.com/(b)(6) http://imgur.com/(b)(6)

To refrain from placing signs of any type in or about the dwelling except those allowed under applicable zoning ordinances and then only after having received written permission of OHA. http://imgur.com(b)(6) http://imgur.com/(b)(6)

To use only in a reasonable electrical, manner all sanitary, heating, ventilating, air conditioning, and other facilities and appurtenances including elevators. This includes, but is not limited to, refraining from splicing, stealing, running extension cords or other wiring throughout the property to connections.produce utility

http://imgur.com(b)(6) htt <http://imgur.com/(b)(6)
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imgur.com(b)(6)

To use reasonable care to keep the dwelling unit in such condition as to ensure proper health and sanitation standards for Tenant, household members and neighbors. TENANT SHALL NOTIFY OHA PROMPTLY OF A KNOWN REPAIR NEEDED TO THE DWELLING UNIT, and of known unsafe or unsanitary conditions in the dwelling unit or in common areas and grounds of the project. Tenant's failure to report the need for repairs in a timely manner shall be considered to contribute to damage that occurs

To make no alterations or repairs to the interior of the dwelling unit or to the equipment, nor to install additional equipment or major appliances without written consent of OHA. To make no

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changes to locks or install new locks on exterior doors without OHA's written approval. To use no nails, tacks, screws, brackets, or fasteners on any part of the dwelling unit (with the exception of a reasonable number of picture hangers) without authorization by OHA;

http://imgur.com/(b)(6) htt <http://imgur.com/(b)(6)
p://imgur.com/(b)(6) http:/ <http://imgur.com/(b)(6)
/imgur.com/(b)(6) http:// <http://imgur.com/(b)(6)
imgur.com/(b)(6) http:// <http://imgur.com/(b)(6)
imgur.com/(b)(6)

Yards should be free of debris, trash, and abandoned cars. Exterior walls should be free of graffiti;

Porches (front and rear) should be clean and free of hazards. Any items stored on the porch shall not impede access to the unit
http://imgur.com/(b)(6)

http://imgur.com/(b)(6) htt <http://imgur.com/(b)(6)
p://imgur.com/(b)(6) https: <https://youtu.be/(b)(6)
//youtu.be/(b)(6)

Ms. Gilroy & Ms. Consentino:

We want to point out to the OHA that we were moved to our current OHA rental unit over our objections. As such, the OHA insisted we had to move here or lose our affordable housing. Again, we were moved into an OHA unit in which we have NO PRIVACY and we are being treated differently than other Cherry Tree Apartment tenants.

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The issues going on here involve multiple OHA ACOP Violations being committed by tenants (b)(6) and (b)(6) These individuals are targeting us because we had brought this concern to the OHA. Further, these individuals walk around with a cigarette in their mouths in the apartment building. This is a violation of the lease; however, these violations are continuing without intervention.

All of the issues we have brought up concerning these tenants and the Cherry Tree property have been in the best interest and benefit of the OHA to help protect the property and to assure tenants are following the OHA ACOP and their lease. Further, (b)(6) (b)(6) and (b)(6) have plants on the outside of the Cherry Tree apartment building blocking the windows to apartments. Why is it we aren't allow to block the windows on the inside of the apartment, but Ms. Doyon and Mr. Drummond are being allowed to block the windows on the outside of the apartment buildings? Again, this hinders Emergency Services from getting to tenants. This is being allowed to continue.

Signed,

John & Christine Spanyers

After we notified the OHA of these ACOP violations, the OHA knowing and purposely allowed their tenants to harass us and abuse us relentlessly at the Cherry Tree Apartments for our reporting the OHA 'S ACOP violations and possible housing

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composition fraud by (b)(6) household. The OHA repeatedly ignored our multiple requests asking for intervention to stop the tenants from harassing us and abusing us. We had asked the OHA to transfer us from the Cherry Tree unit due to the abuse, but the OHA ignored our request to be transferred.

Additionally we notified the OHA the following:

Ms. Gilroy & Ms. Consentino:

We have contacted you concerning the tenant, (b)(6) who resides above us at 8312 Underwood Ave Apt (b)(6), Omaha, NE 68114 and who is violating City Code of Ordinances. We have reported to you that (b)(6) is storing trash on her unit porch in which is unsanitary and attracts rodents, pests and vermin. We had previously brought this to your attention; however, it still continues. As such, the following excerpt is found at this link:

* Chapter 18 - NUISANCES <https://www.municode.com/library/#fn_86> [1]

* ARTICLE I. - IN GENERAL <https://www.municode.com/library/#fn_87> [2]

* Sec. 18-1. - Extraterritorial jurisdiction.

The provisions of this chapter shall be applicable to all that property within the city and all property within three miles of the city limits.

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(Code 1980, § 18-1; Ord. No. 37950, § 2, 1-8-08)

* Sec. 18-2. - Definition.

For the purposes of this chapter, a nuisance exists when a person fails to perform a duty or permits any condition or thing to exist, which act, omission, condition or thing either:

(a)

Injures or endangers the comfort, repose, health or safety of others;

(b)

Offends decency;

(c)

Is offensive to the senses;

(d)

Unlawfully interferes with, obstructs or tends to obstruct or renders dangerous for passage any public or private street, alley, highway, sidewalk, stream, ditch or drainage;

(e)

In any way renders other persons insecure in life or the use of property; or

(f)

Essentially interferes with the quiet enjoyment of life and property, or tends to depreciate the value of the property of

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others.

(Code 1980, § 18-2)

Cross reference— Definitions and rules of construction generally, <https://www.municode.com/library/ne/omaha/codes/code_of_ordinances?nodeId=PTIIMUCO_CH1GEPR_S1-2DERUCO&showChanges=true> § 1-2.

* Sec. 18-3. - Illustrative enumeration.

The maintaining, using, placing, depositing, leaving or permitting to be or remain on the public or private property of any of the following items, conditions or actions is hereby declared to be and to constitute a nuisance; however, this enumeration shall not be deemed or construed to be conclusive, limiting or restrictive:

(a)

Any condition which provides harborage for rats, mice, snakes and other vermin.

(b)

Any building or other structure which is in such a dilapidated condition that it is unfit for human habitation, or kept in such an unsanitary condition that it is a menace to the health of people residing in the vicinity thereof, or presents a fire hazard in the vicinity where it is located.

(c)

All unnecessary or unauthorized noises and annoying vibrations, including but not limited to animal noises.

(d)

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All disagreeable or obnoxious gases, odors and/or fumes, as well as the conditions, substances or other causes which give rise to the emission or generation of such gases, odors and/or fumes.

(e)

The dressed or undressed carcasses of fish, animals or fowl, wild game or domestic animals, not disposed of, processed, or removed from the general public view.

(f)

The pollution of any public well or cistern, stream, lake, canal or body of water by sewage, dead animals, creamery or industrial wastes, or other substances.

(g)

Any building, structure or location wherein or upon which any activity which is in violation of local, state or federal law is conducted, performed or maintained.

(h)

Any accumulation of stagnant water permitted or maintained on any lot or property.

(i)

Dense smoke, noxious fumes, gas, soot or cinders, in unreasonable quantities.

(j)

Any method of human excreta disposal which does not conform to the provisions of this chapter, state law or city ordinance, rule or regulation.

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(k)

Leaking or defective water pipes, sewer pipes, hydrants, cisterns, wells, gutters, drains, rain spouts or seepage in or about any structure used for human occupancy or the surrounding earth.

(l)

Any abandoned or open wells, cisterns or cellars.

(m)

The discharge of any filthy or offensive water, swill, liquid or waste from any commercial establishment into or on any street, alley, sidewalk, gutter, vacant lot, stream or river.

(n)

The keeping or maintaining of any hives or boxes used or occupied or for the purpose of housing or occupation by bees within the city limits, except as hereinafter provided. The keeping of bees shall not be prohibited in agricultural zones, provided no box or hive containing bees permitted to fly at large shall be kept within 100 feet of any dwelling except the dwelling of the owner of such bees, or within 50 feet of any exterior boundary within which the box or hive is kept.

(o)

The parking or storage of any vehicle or machine or parts thereof in violation of any municipal code, state statute or federal law.

(p)

Any building or structure, including the ground on which it sits,

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that is used for the unlawful manufacture, cultivation, growth, production, processing, sale, possession, or storage of any controlled substance as defined in R.R.S. 1943, § 28-401 et seq.

(q)

Any gathering of five or more persons after 1:00 a.m. but before 6:00 a.m. which results in criminal activity, excessive noise that is the subject of complaints from others, or creates a result in violation of <https://www.municode.com/library/ne/omaha/codes/code_of_ordinances?nodeId=PTIIMUCO_CH18NU_ARTIINGE_S18-2DE&showChanges=true> section 18-2(f).

(r)

Any open or exposed surface or substrata in any dwelling which is coated with, consists of or contains any lead-based paint or other lead-based coating material is declared to be a hazard and a nuisance if such surface, substrata, or generated debris is accessible or may become accessible to ingestion or inhalation by any person, but particularly children under the age of six, or may become accessible as a result of a remediation, repair, or construction and is flaking, cracking, peeling, scaling, blistered, chipped or loose, and is present on or in any interior or exterior surface, including but not necessarily limited to any porches or their steps, decking, banisters or railing, walls, windows and sills, doors and jambs, ceilings, exterior trim, boarding, or fascia.

(s)

Any building, structure or dwelling which has upholstered or other furniture which is designed or manufactured primarily for indoor use, including but not limited to upholstered chairs, upholstered couches, appliances, and mattresses used or left on unenclosed exterior porches, balconies or in an exposed open area

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including but not limited to decks, patios, roofs, yards, driveways or walkways.

(t)

Every other act or thing done, made, permitted, allowed or continued on any property, whether public or private, detrimental to the health or likely to injure any of the inhabitants of the city or its extraterritorial jurisdiction.

(Code 1980, § 18-3; Ord. No. 38290, § 1, 11-18-08; Ord. No. 38334, § 1, 12-23-08; Ord. No. 39545, § 1, 12-18-12)

* Sec. 18-4. - Prohibited.

It shall be unlawful for any person to cause, permit, maintain or allow the creation of a nuisance.

(Code 1980, § 18-4)

* Sec. 18-5. - Penalty.

In addition to such other sanctions imposed by law, any person who violates the provisions of this chapter shall, upon conviction, be punished as provided in <https://www.municode.com/library/ne/omaha/codes/code_of_ordinances?nodeId=PTIIMUCO_CH1GEPR_S1-10GEPECOVI&showChanges=true> section 1-10 of this Code. Every such person shall be deemed guilty of a separate offense for every day on which such violation shall continue.

(Code 1980, § 18-5)

Further, we are being forced to endure loud noises occurring above us in our rental unit coming from (b)(6) unit in which is disturbing our peace. It sounds like bowling balls falling over our head occurring in spurts throughout the day. This is

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disturbing our peace and enjoyment. We had previously brought this to your attention; however, it still continues.

* We have put the OHA on notice of the ongoing actions of (b)(6) who resides at 8312 Underwood Ave Apt (b)(6), Omaha, NE 68114.

* Signed,

John & Christine Spanyers

We were being harassed by the tenant above us and across the hall from us. As such, the tenant across the hall from us placed cameras on our unit and looking into our unit windows of which these cameras were positioned on the tenant's porch. The tenant's name who resided across the hall from us is (b)(6) who resides at 8306 Underwood Ave., Apt. (b)(6), Omaha, NE 68114. The tenant above us kept jumping up and down above us every day disturbing our peace. The tenant throw trash down in front of our unit on a regular basis and they threw cigar innards on our rental unit porch. We had written Cease & Desist letters to the tenant of which the OHA received copies of. The tenant's name who resided above us is (b)(6) who resides at 8306 Underwood Ave., Apt. (b)(6), Omaha, NE 68114.

The following are the Cease and Desist letters:

AMERICAN OVERSIGHT

July 15, 2016

John & Christine Spanyers

8312 Underwood Ave Apt (b)(6)

Omaha, NE 68114

(b)(6)

8312 Underwood Ave Apt (b)(6)

Omaha, NE 68114

RE: Cease & Desist Letter

(b)(6):

This is a legal demand that you immediately Cease & Desist the causing of loud and disturbing noise and ruckus (i.e. banging, slamming, jumping up and down, music, etc.) your household continuously causes our household to endure. We have attempted to discuss this matter with you to no avail. We had contacted the landlord being the Omaha Housing Authority (OHA) concerning this matter. Further, we had contacted the Omaha Police Department (OPD) in which they had intervened on our behalf to address this matter with you. Even so, you continue to disturb

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our peace which is in violation of Nebraska Statute 28-1322.

Signed,

John Spanyers

Christine Spanyers

Cc: The Omaha Housing Authority Legal Department

July 15, 2016

John & Christine Spanyers

8312 Underwood Ave Apt (b)(6)

Omaha, NE 68114

(b)(6)

8312 Underwood Ave Apt (b)(6)

Omaha, NE 68114

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RE: Cease & Desist Letter

(b)(6) :

This is a legal demand that you immediately Cease & Desist the piling of trash on your outdoor unit porch as this is a rodent, pest and vermin attraction. Further, your regular practice of piling trash on your outdoor unit porch has been releasing a fluid overhead onto our unit porch. We demand that you immediately Cease & Desist throwing cigarette butts down onto our unit porch and the grounds around our unit porch as this is a fire hazard. We demand that you immediately stop throwing your cigar innards onto our unit porch. We had contacted the landlord being the Omaha Housing Authority (OHA) concerning this matter. Your actions constitute the violation of the Omaha, Nebraska City Code of Ordinances under Chapter 18 – Nuisances, Article I. – In General, Sec. 18-3. – Illustrative enumeration.

Signed,

John Spanyers

Christine Spanyers

Cc: The Omaha Housing Authority Legal Department

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Additionally we notified the OHA the following:

Ms. Gilroy & Ms. Consentino:

We have done everything we can to address and STOP the ONGOING loud disturbing noise from the household of (b)(6) who resides above our unit at 8312 Underwood Ave Apt (b)(6), Omaha, NE 68114 to NO AVAIL!!!

The OHA HAS BEEN NOTIFIED of this ONGOING issue via certified mail, emails and conversations yet we are continually being abused by the household of (b)(6) with loud disturbing noises to include Loud Music w/Bass as occurred over our heads yesterday, repeated jumping up and down which is now occurring over our heads, startling Slamming and Banging which is now occurring over our heads. We are at the mercy of (b)(6) household as to when we can sleep or not and whether or not we are going to be startled with Slamming and Banging coming from the household of (b)(6). We are AGAIN informing the OHA that we are being abused with Loud Noises coming from the household of (b)(6) in which is disturbing our peace and Violating State and City Laws. It appears we were made to relocate from an OHA unit in with an undisclosed Death and "Toxc Mold" to a unit in which we are continuously being tortured by OHA tenants as the OHA has NOT stopped this ongoing torture from occurring to us. We can only assume this is meant to occur to us to attempt to run us out of affordable housing!

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Signed,

John & Christine Spanyers

We even attempted to get a protection order from the Court but was denied. After we attempted to get a protection order, the (b)(6) household went and filed for one and the complete transcribed transcripts and evidence allowed for submission may be viewed by your investigators at the Clerk of District Court on the 3rd Floor at the Douglas County Court.

It will be found by the investigator (HUD or DOJ) that the testimony by (b)(6) and (b)(6) was conflictive and that I had not broken rules or guidelines set forth by HUD. It will also be found whom directed (b)(6) and (b)(6) (i.e. the OHA).

Andrea Freeny the Official Court Reporter transcribed and notified me of the following after it was completed.

Mr. Spanyers,

Please be advised the bill of exceptions you have inquired about in re: Doyon v. Spanyers, Douglas County District Court Case No. CI16-5577, was filed 9/30/16 as required. My duties in this

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matter are thus concluded.

Kind regards,

Andrea Freeny, CSR, CRR
Official Court Reporter
Fourth Judicial District
Pottawattamie County Courthouse
227 South 6th Street

On October 12th, 2016 the OHA had us evicted us to the streets through a court decree but allowed us to stay at the unit until midnight in October 31st, 2016. Exactly one week later, unbeknown to us, the OHA rushed and requested on November 7th, 2016 from HUD's Enforcement Center a review to have our complaints dismissed without notifying HUD that they had evicted us. Additionally we did not know if the OHA disclosed that owed us a year of utility reimbursement when they had asked for this review.

It will be clear to the investigators that we were targeted by the OHA for filing HUD Complaints as well for filing a civil lawsuit in District Court.

On August 8th, 2016 Doug Novotny our Legal Counsel filed:

Filed in Douglas District Court

... EFILED.......

Case Number: D01CI160006708 Transaction ID: 0004095700

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IN THE DISTRICT COURT OF DOUGLAS COUNT^MfiSM80^2016 04:01:22 PM CDT

JOHN SPANYERS and CHRISTINE SPANYERS,

Plaintiff,

vs.

OMAHA HOUSING AUTHORITY, a Political Subdivision of the State of Nebraska

Defendants.

COMES NOW, the Plaintiffs, by and through their counsel, Douglas R. Novotny, and for their Complaint against the Defendant, Omaha Housing Authority, alleges and states the following:

1. Plaintiffs are residents of Omaha, Douglas County, Nebraska and have been residents of said state and county for all times relevant to this lawsuit.

2. The Defendant, Omaha Housing Authority (Hereinafter "OHA"), is a political subdivision of the State of Nebraska. That at all times material herein, this Defendant contracts with HUD to provide low and moderate income individuals with housing in the Omaha metro area, including Douglas County, Nebraska.

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3. That pursuant to the Nebraska Political Subdivisions Tort Claims Act, Neb. Rev. Stat. §13-901, et seq., Plaintiffs filed two separate claims with the Defendant. The first claim was submitted to the OHA, via e-mail and Certified Mail on January 14, 2015 (Exhibit A pgs. 1-5). A second claim was submitted to the OHA, via e-mail and Certified Mail, on January 19, 2016. (Ex. B pgs. 1-7). That six months have passed since Plaintiffs filed their claim and no final disposition has been determined. That as a consequence on July 28, 2016, Plaintiffs' counsel sent Defendant a letter withdrawing his tort claim from consideration from the OHA, a copy which is attached hereto and marked as Exhibit "C".

4. That the Plaintiffs have been tenants of the OHA for a number of years and resided at 8306 Underwood Avenue Apartment 205 in August of 2014.

5. The OHA owns the property, including the apartment complex, located at 8306 Underwood Avenue in Omaha, Douglas County Nebraska.

6. That in August of 2014, the OHA retained an exterminator to inspect the apartment complex located at 8306 Underwood Avenue in Omaha, Douglas County Nebraska.

7. During that August 2014 inspection, it is believed the exterminator advised the OHA that he found evidence of bed bugs within the Plaintiffs apartment, located at 8306 Underwood Avenue, Apartment 205.

8. Due to John Spanyers suffering from respiratory issues, including COPD, it is the Plaintiffs belief that the pest inspector advised the OHA to conduct heat treatment to eradicate the bed bugs in the Plaintiffs' apartment located at 8306 Underwood Avenue, Apartment 205.

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9. Subsequently in September of 2015 a second inspector, retained by the OHA, went to the Plaintiffs apartment and found evidence of bed bugs.

10. Without action being taken by the OHA, The Plaintiffs wrote a letter to the OHA, on or about September 19, 2014 requesting their apartment undergo heat treatment to eradicate the bed bugs.

11. On September 22, 2014, Plaintiffs went to their physician to treat for bed bug bites. Pathology reports on September 23, 2014 confirmed bed bugs, and their physician recommended treatment of the apartment.

12. On or about November 3, 2014, Mike Wolski, of Wolski Pest Control, inspected the Plaintiffs apartment, at the Plaintiffs request, and found evidence of bed bugs inside the premises. Mr. Wolski drafted a letter indicating the presence of bed bugs and recommended heat treatment be used to eradicate the bed bugs due to Mr. Spanyers respiratory issues.

13. A request for heat treatment to eradicate the bed bug issue within the Spanyers apartment was made to Clifford Scott, the then director of the OHA, on November 6, 2014. On November 13, 2014, in response to said request, the OHA refused to conduct heat treatment and would only authorize chemical treatments to eradicate the bed bugs inside the Plaintiffs apartment.

14. Further requests were made to the OHA to heat treat the apartment, with the OHA either ignoring or denying the requests.

15. On February 12, 2015, the OHA finally agreed to conduct heat treatment to eradicate the bed bugs within the Spanyers apartment. However, because mold was found in the apartment at around the same time, heat treatment was never conducted. By this time, the Plaintiffs had endured over six months of being exposed to bed bugs, suffering bites and being under a great deal of

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mental distress.

16. During this time between August 2014 through February of 2015, the Spanyers also began noticing allergic and respiratory issues.

17. On February 18, 2015 the OHA retained a company to conduct a Limited Mold Assessment and Testing. The inspection and testing showed fungal/mold growth within the furnace room and on the duct work. The fungus/mold was likely due to water intruding into the building due to a roof leak.

18. Due to Mr. Spanyers respiratory issues and Mrs. Spanyers allergies, the Plaintiffs, on February 19, 2015, requested the OHA transfer them to a new unit.

19. The OHA refused to transfer the Spanyers to a new unit until April of 2015 due to unrelated issues.

20. The OHA never conducted heat treatments of the Plaintiffs apartment located at 8306 Underwood Ave. Apartment 205 to eradicate the bed bugs. Accordingly, the Spanyers were exposed to bed bugs, suffering bites and being under a great deal of distress from August 2014 through April of 2015.

21. Further the OHA did not fix or remediate the mold issue at the apartment located at 8306 Underwood Avenue Apartment 205, first discovered in February of 2015, while the Plaintiffs resided at said Apartment. Accordingly the Plaintiffs suffered from respiratory distress, allergic reactions and mental distress.

22. In April of 2015, the Plaintiffs were transferred to an OHA owned property located at 3712 Frances Street. Plaintiffs became tenants of that property with the OHA being its landlord.

23. Upon moving into the unit located at 3712 Frances Street,

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the Plaintiffs noticed a bulge in the bathroom wall and subsequently a bulge in the wall in the kitchen.

24. The Plaintiffs notified the OHA, via numerous written e-mail, of the bulges in the wall, but no action, other than cosmetic measures were taken to cover up the bulges.

25. After moving into the residence located at 3712 Frances Street in April of 2015 the Plaintiffs noticed respiratory issues, sinus and allergic reactions.

26. The Plaintiffs were concerned of possibly mold in their unit and made numerous written and verbal requests for their unit to be inspected.

27. The OHA did not respond to the Plaintiffs complaints until December of 2015. In the OHA's inspection by its maintenance crew in December of 2015, it found evidence of mold within the unit located at 3712 Frances Street.

28. On December 11, 2015 the Douglas County Health Department conducted a visual inspection of the unit located at 3712 Frances Street and found indications of mold.

29. The Plaintiffs retained a contractor to conduct an inspection of the area on December 17, 2015 and verified mold being within the unit located at 3712 Francis Street, including Stachybrotos and Aspergillus molds.

30. Due to these reports of mold, Plaintiffs physicians urged that the Plaintiffs be removed from the unit located at 3712 Frances Street.

31. The OHA transferred the Plaintiffs to the Cherry Tree Apartment Complex, but not until the end of April, 2016. Accordingly from April 2015 through April of 2016, the Plaintiffs

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were subjected to leaving in a mold infested environment and suffering from respiratory distress, sinus and allergic reactions and mental distress.

32. Due to Plaintiffs financial condition and reliance on the OHA for housing, they could not break their lease with the OHA or find other housing.

33. Due to Plaintiffs financial condition and requirements under their lease agreement with the OHA they were unable to remediate either the bed bug issue or mold/fungus issues on their own.

COUNT I

THE OHA VIOLATED THE LANDLORD TENANT ACT

34. The Plaintiffs incorporate paragraphs 1-33 as if full set forth herein.

35. The OHA owned the properties located at 8306 Underwood Ave, Apt. 205 and 3712 Frances Street at all times material herein;

36. The Plaintiffs were tenants of the OHA at the properties located at 8306 Underwood Ave, Apt. 205 and 3712 Frances Street at all times material herein;

37. Pursuant to Neb. Rev. Stat. §76-1419, a landlord, such as the OHA , has certain duties including but not limited to:

a. Substantially comply, after written or actual notice, with the requirements of the applicable minimum housing codes materially affecting health and safety;

b. Make all repairs and do whatever is necessary, after written or actual notice, to put and keep the premises in a fit and habitable condition; and

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c. Maintain in good and safe working order and condition all sanitary, ventilating and other facilities and appliances.

38. The OHA had both written and actual notice of bed bugs within the premises of 8306 Underwood Avenue, Apartment 205 and never remediated the situation, causing Plaintiffs to suffer from bed bug bites and extreme mental distress. Further the OHA did not transfer the Plaintiffs to a different unit until more than 8 months had passed from the first discovery of bed bugs within the apartment. Nor did the OHA do whatever was necessary to protect the Plaintiffs from being exposed to bed bugs or fixing the situation considering Plaintiffs physical ailments and conditions.

39. The OHA had both written and actual notice of fungus/mold in the units located at 8306 Underwood Avenue Apartment 205 and 3712 Frances Street and either did not remediate the situation or take appropriate measures to do what was necessary to protect the Plaintiffs from being exposed to mold considering Plaintiffs physical ailments and conditions.

40. The Plaintiffs, due to their physical and financial conditions, were/are reliant on housing form the OHA and were unable to move or break its lease with the OHA. Further, due to their physical and financial conditions, Plaintiffs were unable to remediate the bed bugs or mold issues.

41. As a result of the Defendant's non-compliance with Neb. Rev. Stat. §76-1419, Plaintiffs incurred damages as follows:

a. Physical injuries from bed bug bites and respiratory, sinus and allergic conditions due to exposure to fungus/mold and other related injuries;

b. Medical bills related to bed beg bites and respiratory, sinus and allergic reactions and other related physical symptoms

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due to the mold/fungus exposure;

c. Extreme mental strain, distress and stress, anxiety and depression;

d. Out of pocket expenses for testing of mold;

e. Property damage and losses due to exposure to bed bugs and mold, the total amount to be determined at time of trial;

f. They are likely to continue to suffer long term effects, both mentally and physically, due to their exposure to the above conditions.

42. The actions of the OHA were willful in their non-compliance with Neb. Rev. Stat. §76-1419.

43. Further the Plaintiffs are entitled to recovery of attorney fees.

Wherefore, due to the Defendants willful action and in being in noncompliance with Neb.

Rev. Stat. 76-1419, Plaintiffs request their special damages, general damages, to be

determined at trial, along with recovery of reasonable attorney fees and costs.

COUNT 2 NEGLIGENCE

44. The Plaintiff incorporates Paragraphs 1-43 as if fully set forth herein.

45. The Defendants, as landlords of the Plaintiffs at 8306 Underwood Ave. Apartment 205 and 3712 Francis Streets, owed a

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duty to maintain a habitable premises.

46. The OHA breached this duty in the following particulars:

a. Not properly and efficiently remediating or eradicating the bed bug infestation at the Plaintiffs premises located at 8306 Underwood Avenue;

b. Not transferring the Plaintiffs from 8306 Underwood Avenue in a timely fashion and having them reside in a bed bug infested apartment for over 8 months;

c. Not doing whatever was reasonably necessary to accommodate the Plaintiffs and fix the bed bug infestation.

d. Not properly inspecting/treating the property for bed bugs.

e. Not properly and efficiently remediating or fixing the mold/fungus issues at both the properties located at 8306 Underwood Avenue Apartment 205 and 3712 Francis Street.

f. Not properly inspecting/treating the properties for mold/fungus;

g. Not doing whatever was reasonable necessary to accommodate the Plaintiffs and fix the mold/fungus situation at both properties;

h. Not transferring the Plaintiffs from 8306 Underwood Avenue or 3712 Frances Street after notice of the mold situation, thereby subjecting Plaintiffs to physical harm, sickness and mental distress for a long period of time.

47. That as a direct and proximate result of the negligence of the Defendant, Plaintiffs have incurred the following damages:

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a. Physical injuries from bed bug bites and respiratory, sinus and allergic conditions due to exposure to fungus/mold and other related injuries;

b. Medical bills related to bed beg bites and respiratory, sinus and allergic reactions and other related physical symptoms due to the mold/fungus exposure;

c. Extreme mental strain, distress and stress, anxiety and depression;

d. Out of pocket expenses for testing of mold;

e. Property damage and losses due to exposure to bed bugs and mold, the total amount to be determined at time of trial;

f. They are likely to continue to suffer long term effects, both mentally and physically, due to their exposure to the above conditions.

WHEREFORE, Plaintiff, prays for judgment against Defendant, for their special and general damages, together with the costs herein expended.

John & Christine Spanyers, Plaintiffs,

BY: /s/ JDougtlab rR- rPfovoiruj

Douglas R. Novotny #22703 Novotny Law 18025 Oak Street Suite B Omaha, NE. 68130 402-991-7643 <tel:(402)%20991-7643>

<mailto:doug@douglasnovotnylaw.com> doug@douglasnovotnylaw.com

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This info is included for self-evident reasons and it reflects what HUD FHEO refused to investigate, refused to stop, and allowed the OHA to commit against us. It also reflects the retaliation we suffered at the hands of the OHA and their surrogates and was sanctioned by HUD's FHEO in Washington D.C., Kansas City Regional Office, Omaha FHEO Office as well as the Omaha Local HUD Office. Instead of recognizing that we are a protected class of disabled seniors we were asked to stop filing complaints and that HUD does not typically intervene with the general operations of their partners.

What we are informing you of is a Fact. The tenant in unit (b)(6) in our Cherry Tree apartment building had a protection order upheld against her while she has resided here at Cherry Tree. As such, the OHA had elected to NOT EVICT her and instead allow her to continue living in public housing. Further, this tenant is a witness to the fact that (b)(6) has been residing with (b)(6) since she has been living in the unit across the hall from ours. (b)(6) had informed us that she has been living in that unit for 7 years now. (b)(6) also claims she lives alone as she had testified to under oath and had signed as a fact under penalty of perjury in her complaint against myself John Spanyers.

Since the OHA has elected to bypass an eviction process for an upheld protection order against the tenant in unit (b)(6) then we are being treated differently than other tenants and as such, the OHA is applying a double standard against our household which is a discriminatory act. It is important that we inform you of this fact.

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Patrick Cohoon, an Attorney for Legal Aid of Nebraska whom represented us in this eviction matter noticed the clear conflictive testimony by (b)(6) and her Witnesses. He also recognized that I had done nothing that warranted an eviction that would rise to the level for such an eviction and that it is the first time that he had seen such harshness in a case like this. He also noted that we had kept the OHA informed as to why we were recording the violations.

It should be noted for the record that we also reported these activities to HUD's OIG Hotline as well as with Janet Blackman with the State Investigative Unit.

I wrote the following to Ms. Blackman:

Dear Ms. Blackman,

As promised back in June, I would contact you with more information if and when I had more information concerning (b)(6) (b)(6), that both reside at 8312 Underwood Ave. Apt (b)(6) that is known as the 'Cherry Tree Apartments" that is managed by the Omaha Housing Authority.

As you can see by the attached information, we have been attempting to communicate to our landlord our concerns and questions regarding this household. To our knowledge our landlord has not addressed or followed thru on investigating this

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household for housing fraud. We have pointed out according to our understanding, ongoing violations of the admission and continued occupancy policy (ACOP), the Part 1 Terms and Conditions of Our Lease violations, the Violation - City Code Of Ordinances: (which may be located here https://www.municode.com/ <https://www.municode.com/library/ne/omaha/codes/code_of_ordinances?nodeId=PTIIMUCO_CH18NU&showChanges=true> library/ne/omaha/codes/code_of_ordinances?nodeId=PTIIMUCO_CH18NU&showChanges=true), the cameras that they (not OHA), installed, the middle of the night property alterations they so frequently do under the cover of darkness, as well as the fact that that (b)(6) is living there.

Although we have been informed that they have been living together since 2009 we have only been able to establish that (b)(6) (b)(6) (thru public records) has claimed to be residing here at 8312 Underwood Ave. since 2011. The fact that his name is on the mail box here as a resident also reflects this. It might help for you to see what address he is using on his driver's license (which is "(b)(6)"), that is attached with the additional information in this email.

It is our understanding that you will be able to confirm more information thru the IRS (State & Federal), Social Security Administration, the Dept of Labor as well as the many other interface resources, that you have at your disposal, to confirm this individuals residence, employment, and resources.

Our life has been turned into living hell by this household and

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their friend that lives above us since our managers came and directed her to remove her plants from the hall way. We have been harassed, threatened, abused and have had lies stated upon us in a false fictitious (Under the Penalty of Perjury) Affidavit, for bringing to light what they are and have been doing.

As you know, we have been questioning the validity of their statements regarding their living composition and possible unreported income. The first red flag I had was why her caretaker was making in the middle of the night alterations, to the OHA managed property, and why was he driving and parking an unlicensed vehicle since he held a full time job. I think the biggest flag was why (b)(6) had or needed a live-in caretaker in a one room apartment when we were witnessing daily attending to all her flowers and plants without him out there. I have never known anyone that could attend to so many plants that required a live-in care taker.

Prior to us moving back to Cherry Tree this is how it the front of our unit. These are (b)(6) fixtures and plants that she is outraged at me for wanting them removed.

https://youtu.be (b)(6)

https://youtu.be

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https://youtu.be (b)(6)

Why it has not raised flags with anyone as to how she has been able to tend for these plants if she is as she claims she is. Admittedly she does have a green thumb for gardening as you can see from the link below.

https://youtu.be (b)(6)

We are hoping and praying that all the other investigators will coordinate with you to get to the bottom of what should not be occurring.

Again thank you for addressing this.

Respectfully,

John & Christine Spanyers

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For the record as of today March 9th 2017 nothing has changed at the Cherry Tree Apartment's. The (b)(6) Household still has their unlicensed and uninsured 1995 GMC Red Sonoma VIN # (b)(6) and is still parked on the back parking lot to 8312 Underwood Ave. It is apparent that the OHA is allowing these residents to break Omaha City Ordinances, violate the ACOP Rules pointed out in our complaints to the OHA. Rather than enforcing their own ACOP rules, it appears that the OHA's primary focus was to have us evicted and to allow and encourage criminal activity by their resident proxy as a reward for their help in getting us evicted from the OHA Program.

We will be respectfully asking our President, President Trump, our HUD Secretary, Dr. Ben Carson and our U.S. Attorney General, Attorney General Jeff Sessions to please investigate our complaints and to have all emails sent to/from us (b)(6)@gmail.com <mailto:(b)(6)@gmail.com> and (b)(6)@gmail.com <mailto:(b)(6)@gmail.com>) and all emails sent by/ received from the following HUD Officials to our email address including all correspondence mailed to us from HUD's FHEO – Sara Pratt, Gordon Patterson, Gayle Bohling (Washington D.C.), Betty Bottiger, Gregory King, Antony May (Kansas City FHEO Office), Kathryn Amaya, Shila Hernandez, Connie Radcliff (Local Omaha FHEO Office), Earl Redrick, and Denise Gipson (Omaha Field Office), Omaha Field Office, HUD Hotline OIG, HUD online 503 Complaints filed as well as Nandinee Kutty from the HUD Enforcement Center in Washington D.C. recovered and reviewed from the National Archives and Records Administration.

These records will clearly show how discriminately cruel the FHEO

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and Local HUD Employees were toward our household and just how little these employee did for our household other than telling us to stop bothering them with complaints. It will also show that the FHEO singled us out and refused to process our complaints or give us proper due process.

This information will help our Administration and Dr. Carson understand why Betty Bottiger, Gregory King, (Kansas City FHEO Office), Kathryn Amaya, Shila Hernandez, Connie Radcliff (Local Omaha FHEO Office), Earl Redrick, and Denise Gipson (Omaha Field Office), Omaha Field Office should be termed immediately and why this PHA should be debarred and stripped of Federal Grant Monies. Additionally we will be asking that copies be provided to the House Oversight Committee as well as the Senate Appropriations Committee to aid the members in deciding whether funding should be cut or suspended to this PHA organization.

Gregory King and Shila Hernandez both out right lied to us when they told us that this PHA is not allowed to retaliate against us for filing complaints. That is all this PHA has done to us since we filed our complaints. They have slandered and assassinated our character, accused us of committing computer crimes at board meetings forced us to live in substandard housing and to pay for rent this. They were allowed to cause irreparable harm to our mental and emotional health, caused undue hardship in an attempt to compel us to with draw our HUD complaints.

Even now they are requiring that in order to settle our state lawsuit they want us to sign an indemnify clause as so HUD will not come after them for damages and to release them on all State and Federal Tort Action before they will settle our State case. We are left wondering if this is another brain storm or joint operation by Betty Bottiger, Gregory King, (Kansas City FHEO Office), Kathryn Amaya, Shila Hernandez, Connie Radcliff (Local Omaha FHEO Office), Earl Redrick, and Denise Gipson (Omaha Field

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Office), Omaha Field Office and this PHA.

We were directed to stop filing complaints and stop sending email to which we complied. As a result of following these directive it allowed the OHA to have its way with us to put us in a very hostile environment and as so this PHA could use its resident proxies to have us removed from affordable housing and to have us removed from the program and thrown to the streets.

Even now we are fearful of Betty Bottiger, Gregory King, (Kansas City FHEO Office), Kathryn Amaya, Shila Hernandez, Connie Radcliff (Local Omaha FHEO Office), Earl Redrick, and Denise Gipson (Omaha Field Office), Omaha Field Office. These individuals were fully aware of what we were being subjected to by this PHA and they outright refused to take any action to protect us from these abuses such as filing a TRO and relocating us to another PHA. Instead of trying to eliminate housing discrimination these individuals by their actions promoted just the opposite and embolden this PHA to continue abusing us.

Although we both meet and exceed the criteria for a protected class in accordance with Federal Law and HUD'S FHEO standards, we unfortunately have learned that we do not meet the racial criteria with Betty Bottiger, Gregory King, (Kansas City FHEO Office), Kathryn Amaya, Shila Hernandez, Connie Radcliff (Local Omaha FHEO Office), Earl Redrick, and Denise Gipson (Omaha Field Office), Omaha Field Office to be given equal access and equal protection by their FHEO Office and local HUD Office. It should be added that we have emails and other evidentiary in support of this dual complaint.

Since we writing this email to our City Council…

AMERICAN OVERSIGHT

Email written to Omaha City Council Members September 4th, 2012

Dear Distinguished and Honorable Members of the Omaha City Council,

I am writing to ask for your help with ongoing concerns and issues. I am afraid that unless our City Council intervenes, on behalf of ourselves and our City, this is going to continue. I know of no other Department in our City where the Board is ran by insubordinate's nor do I know of any other City that would allow, insubordinate's such as these to remain in a position of Public Trust. These insubordinates are costing our City.

We have, as best as we know how, have attempted to communicate every possible means our Housing Authority Board Member's the seriousness of our situation, and the consequences for ignoring them.

And yet nothing is done on their part. Unlike yourselves, they seem to behave as a puppet Board, rather than exercise the Powers given to them when they received the Privilege and Honor, to be appointment, by our Mayor and the Trust and Confidence of our Omaha Council Members, when they were appointed there to present position.

We want to apologize, for having to bother our City Council Member's, with concerns that should have been addressed long, long time ago. We feel that we are being forced to come to you, in order to stop the abuse and violations occurring at our Housing Authority. The fact that our Commissioners, are allowing these insubordinates to dictate and manipulate our Board Member's infuriates us beyond words. I do not feel our City needs the reputation or the disgrace that is occurring to our City now. You are our, most respected leaders, because we the citizen of Omaha trust you. This is something you have earned. When we the citizens go to the ballot box and cast a vote, we are saying, “You have earned our Trust, our Confidence, and our Knowing, you

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have earned our Vote!”

We the citizens trust your wisdom in all affairs of our City, Our Great and Beautiful City, the City of Omaha Nebraska. We trust that you will protect our City from harm. We trust that you will protect our City's Honor/Reputation. We trust that you will promote tourism, and business growth in our community. We trust that you will conduct and perform your Duties. We Trust You!!!

Without our Council Members, there would be no City. Our Council Members have created our order by passing laws to delegate how to protect and maintain our City from harm, as so we the citizens may have maintained safety from harm. It does not matter from which political party you subscribe. What is important is, that we Trust you and we the citizens have Confidence in your vision for our future. Trust is the seat of all of our commerce and business. In fact Trust is so important to our great nation that we have embedded "In God We Trust" up on our Currency that we use in our commerce and business. Trust is a wonderful thing. With Trust comes Honor, with Honor comes Respect. These three Vestments are, the Crown Jewels of Truth, upon which all Good Things Spring. Truth is what validates the core of our values. Are we not asked when we take a witness stand to make an oath, by swearing to tell the Truth, the whole Truth, and nothing but the Truth?

What happens when our core values, are brutally assaulted by acts of betrayal, cheating, cons, deceiving, double-cross, duping, finesse, flimflamming, hoodwinking, manipulating, play for a sucker, roping in, scamming, stringing along, suckering in, trickery, playing for a chump, baiting, with the beguiled acts, by insubordinates that all the while bait, bewitch, cajole, captivate, charm, come on, enchant, persuade, entrap, lead on, seduce, tempt, prevent, tantalize, coax, decoy, fascinate, entice, hook, threaten, turn on, sweep off feet, win over, and wile, all those that that seek an explanation of their acts , to prevent the truth from being known.

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Does not our trust turn to disbelief, distrust and mistrust? Does not our honor turn to derision, humiliation, and disgrace? Does not our respect turn to scorn, condemnation, dishonor, disrespect, and disobedience? And does not our truth become falsehood, lies, deceitfulness and mendacity when we allow insubordinates to beguile us from our Cities, foundation of Trust, Honor, Respect, and Truth? When Haters and Deceivers take away our Truth; we are allowing them to take away our Respect.

When we allow them to take away our Respect; we are allowing them to take away our Honor. When we allow them to take away our Honor; we are allowing them to take away our Trust. When we allow them take away our Trust; we are allowing them to take away our Faith in Our City Government. So you see Trust Is Very Important, especially when it comes to our City Government, and our City Government Administrative Employees.

Throughout our ordeal we have made every attempt to possible, to be removed from our dilemma and express our concerns about what was occurring, within our Housing Authority, and how we were being treated. When it became apparent that we were getting nowhere, we elected to remain silent and except the hopelessness of our situation, as so often happens with residents within our Housing Authority, because of everything being stacked against us, because of our Housing Authority Administrators and Managers.

You can only imagine how delighted we were when Ben Gray invited us to come to the Omaha Housing Authority to share our concerns. We were especially excited because we were able to share this with our District Councilman so we could get resolve. We actually believed that Ben Gray cared for the Citizens of Omaha, and was working with both Honorable Mayor and our Distinguished City Council Members to make our City of Omaha a Safe and Healthy place for us to raise our families. Knowing Ben Gray had the personal ear of our Honorable Mayor gave us even greater confidence that our dilemma would soon be over, which is why we

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attended our Housing Authority Board meeting, on July 26th 2012. Please we invite each you our Distinguished Council Members to take some time to review this meeting. Here: http://youtu.be/yeqWcTI1Isk

We attended this meeting even though our fellow resident and visitors insisted it, was nothing but a pure waste of our time. They argued that crime rate and violence in District Two is the Highest in our City and if Ben Gray did not care about the African Americans in his own District why would he careabout us. We were asked if we had contributed to his campaign, and were we politically news worthy enough to catapult his political ambitions. If not we were on dream time. When added to the fact fact that we were not African American, certainly guarantees nothing that nothing was going to happen.

Being a believer in our Country's values and the value of our City Government, I staunchly advocated that they were badly mistaken, and they would see that he was not someone whom gave lip service, just for the primary purpose of pandering to the voters, for the sole purpose for to further own selfish political career. What a complete fool I was, and I am ashamed of myself for not listening. It has been nothing less than a humiliating for me to go and sincerely apologize to every person that I spoke so highly too about Ben Gray.

It has been bad enough that we were made a complete laughing stock to everyone in our building since we were purposely placed in a unit that did not have the proper mold remediation and then forced to live in it, and then to have a Housing Board Member, and City Council Board Member tell us that he knew that the mold report was wrong but there is nothing he could do, and but he would look into it, has gave us no other choice but to file a proper complaints, to get to the bottom of what has been happening to us here at the Crown Tower since our move in. Clearly Ben Gray refuses to act individually in his own capacity as a Board Member of the Omaha Housing Authority, or individually

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in his official capacity as a Distinguished Member of our Omaha City Council. It is insulting that he does not understand or even appreciate his own position of Trust that has been bestowed upon him. I admit that I am poor, uneducated and disabled, but at least I do appreciate and have more revere respect to the positions that he is disgracing, a lot more than he understands what his responsibilities are in both these positions to our wonderful City of Omaha Nebraska.

I mean no disrespect to the most Honorable Offices that Ben Gray holds, nor do I want to offend the Officers of these positions, because I have the Highest Respect for these Distinguished and Honorable Office's. But to be frank I cannot respect the man, Ben Gray that holds these such offices, and I am more than confident that the voters, we the citizens, will not forget his actions (or lack thereof,) nor will they forgive his neglect of duties for years to come, concerning what has happened to us, and we are certain that it will inevitable haunt all of his political aspirations for years and years to come. This we are sure of!!! Trust is very important to all of us, we the citizens of our Great City, and more importantly to all of us, we the citizens of our Great State of Nebraska.

On February, 9th 2010,we came back from getting groceries, only to find our beloved family pet and my service pet, was found mutilated by (b)(6). This monster not only killed our beloved pet, he stated he was sorry that he did this out of family love. We informed him that we were going to file charges against him for his actions, and for what he did to our pet. It was then that he ran and grabbed a rifle and started shooting this firearm in the house, yelling obscenities as to how he was going to kill every mother****er, my wife grabbed our pet while he chased after her and our mutilated pet that was in my wife's arms, he then coked the rifle three times and proceeded to aim it directly at her head, and then shot at our car where he thought I was. He kept yelling how a lot of people were going to die and started yelling all sorts of terroristic threats, and threatened

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to kill us. While the Police were on their way, (b)(6) was on the telephone calling his gang member brother, receiving instructions on what to do and what to say when the Police arrived. (b)(6) then proceeded to attempt to hide the weapons used in the commission of his crimes all the while communicating with his older gang member brother. This happened at my wife's father's place of resident. This was the very same home where my wife had grown up in, and was continuously abused. (b)(6) older brother (b)(6) is a lifelong THUG gang member of MBC in south Omaha. He has an arrest record for possession of drugs and was not happy that we were, as they called us "50 Callers" when it came to illegal activities. In fact we had no idea what we were confronting when we were trying stop the illegal activities occurring at her father's home. After the Police standoff, the Omaha Police Department searched and confiscated the firearms that my wife's father continuously allowed (b)(6) to use, so he could go rob our citizens and use the firearms toward the purpose of intimidation to get what he wanted when he wanted, throughout our City in the commission of crimes. Our Brave Omaha Police Department was finally able to arrest this psychopath by taking him into custody, from there he was placed it the adult day care facility for dysfunctional adults, better known as the Douglas County Jail. After learning that we were not killed, (b)(6) A.K.A. (b)(6) (his gang member name) became very upset that his brother was arrested and that our Omaha Police took away all the fire arms, so they were without their"Heat and Glocks" as he was known to call them. It was on my birthday that I found the weapon used to kill our pet Jasper. (please see attached)

Both my wife and I are eternally grateful to Don Klein and his office for putting this monster in prison, where he belongs. Namely it was Nissa Jones that finally put this monster in prison for 8 years and 8 months. To give you an idea of what we had to go through, after our family pet and my service pet was mutilated and murdered by (b)(6), we witnessed my wife's dad intentionally and purposely attempt to cover up his crimes. He

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knowingly and intentionally went out of his way to soak and then wash EVERY knife and screw driver in his house and garage in kerosene to remove any and all traces of blood because, he was unable, to confirm with (b)(6), where he hid them, before the police came the night he committed mutilated our pet. My wife's dad demanded that we let (b)(6) out of Jail because he was only playing with our cat and if we did not, help him to get out of Jail, then we were not a good Christians. He also explained that (b)(6) was only playing around when he aimed the rifle at my wife's head and shot up our car. My wife's father is an enabler in the worst way, he allows these thugs to do drugs and in his home and has allowed these thugs to illegally do construction work in his home without getting proper permits for installs such as his furnace, which by the way we are surprises has not blown up or caused carbon monoxide poisoning. These Thugs are constantly getting money from him for their illegal drugs or selling him stolen items. He has even witnessed (b)(6) rape a girl in his home and refuses to report what he witnessed. He has also witnessed a child being abused by (b)(6) and did nothing to stop what was happening. In fact both my wife and I had to go to the Federal Bureau of Investigation to report activities. Every one of these thugs that my wife's father knows and affiliates with, are nothing more than drug abusers. They come to his home, for the sole purpose just to get money from him so they can purchase and use a white substance called methamphetamines. It is the PARASITE DESTROYER !!! Whenever these THUGS want money for their poison the all go to "Grandpa" as he is known to get their cash. And when these THUGS can't get the cash out of him they turn around and rip off his home. Rather than criminally prosecuting them he instead just plays stupid so he can turn it into his insurance, for a higher price than what he really pays for it. The whole thing was just sickly repulsive. The only reason I could not go to my family for help is because all of my brother and sisters, we were all taken away from my parents for the brutal abuse I and my siblings were made to suffer at the hands of my parent. It was after I had my front teeth knocked out of my mouth and my ear and hearing permanently

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damaged, that anything was, actually done, to stop the abuse. In fact I had was placed in a hospital for the longest time, while the State placed my other siblings in foster homes, for adoption to other families in other States, in order to protect us from being abused. To this day I do not where any of my siblings are or if they are even alive. In fact my mother committed suicide on my brothers birthday when she learned we would never be coming back home. It was because of what my dad had been doing to all of us, and her. It completely devastated her. To this day I am still suffering from effects of what I was made to suffer growing up. You see it was legislatures such as yourself on a State level that made it possible to make changes in laws as so culprits can't run off and not be accountable as my dad was able to do our mom and all of us kids. I share this with you as so you can better understand why I have so much faith in our Rules of Law and those that oversee the creation of them. Hopefully you will understand why we decided to live in our car rather than staying at my wife's fathers place. We came to our Housing Authority to seek refuge and escape abuse, not to be abused in our refuge.

We are no longer interested in more excuses. Nor are we any interested in the irrelevancy of whether it was right or wrong. What we are interested in, is whether or not it has been legal.

I do not know how to ask any clearer, or make it any simpler to our Housing Authority Board Member's, what their Responsibilities are to our City, and for them to fulfill them.

Below are the emails we have sent, and the responses.

Truly this is not good for our - City Omaha Nebraska.

I want to thank you addressing these matters,

Respectfully Your,

John and Christine Spanyers

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5904 Henninger Dr

Apt (b)(6)

Omaha, Nebraska 68104

(b)(6)@gmail.com <mailto:(b)(6)@gmail.com>

(b)(6)

Jaun Perez with the Omaha World Herald reported - “OHA is required to repay $1.1 million in federal Section 8 voucher funds that were improperly used for the agency's operations last year. The agency also moved roughly $1.5 million in restricted money to fund Housing in Omaha.”

http://www.omaha.com/article/
<http://www.omaha.com/article/20110924/NEWS01/709249866>
20110924/NEWS01/709249866

Now look at those involved with our HUD complaints:

OHA CHIEF Former EXECUTIVE OFFICER – (Clifford Scott) An individual that acted insubordinate with his previous employer (back in Youngstown Ohio), and then came here to Omaha and overstated his previous pay. Was this to balloon the salary he was seeking and given?

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http://www.vindy.com/news/
<http://www.vindy.com/news/2011/mar/17/ymha-executive-director-placedon-paid-l/>
2011/mar/17/ymha-executive-director-placedon-paid-l/
http://www.omaha.com/article/
<http://www.omaha.com/article/20110727/NEWS01/707279829/1003#ohachief-overstated-pay-OHA>
20110727/NEWS01/707279829/1003#ohachief-overstated-pay-OHA

After a paternity action was filed in District Court here in Omaha where we learned that prior to running here, Clifford Scott while married, had an extra marital relationship that fathered him a child and only offered a minimal gift card as child support payment to the mother.

http://www.omaha.com/news/
<http://www.omaha.com/news/metro/head-of-omaha-housing-authorityresigns/article_6dcd876a-0602-524a-bb6d-6d325bd20731.html>
metro/head-of-omaha-housing-authorityresigns/article_6dcd876a-0602-524a-bb6d-6d325bd20731.html

OHA Former Legal Counsel and now OHA Board Commissioner - (George B. Achola) and now present OHA Board Member:

http://www.noethics.net/News/
<http://www.noethics.net/News/index.php?option=com_content&view=article%20&id=2777%3Aatto%20rney-george-b-achola-of-omaha-thief-%20&catid=159%3Anebraska-attorney-misfits&Itemid=100%20OHA>
index.php?option=com_content&view=article%20&id=2777%3Aatto%20rney-george-b-achola-of-omaha-thief-%20&catid=159%3Anebraska-attorney-misfits&Itemid=100%20OHA

Former Commissioner and City Council Member (Ben Gray) Last known is an individual that that owed the I.R.S. $49,000.00 in back taxes.

http://thehall.omaha.com/2013/

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<http://thehall.omaha.com/2013/01/10/ben-freddie-gray-owe-49k-in-backtaxes%20/> 01/10/ben-freddie-gray-owe-49k-in-backtaxes /

OHA Commissioner Chairman (Fred Conley) Was in fact both Freddie Gray's (Ben Gray's wife), and former Nebraska State Senator Brenda Council's campaign manager. Fred Conley, was once fine fined for misusing campaign funds for his own use.

http://www.omaha.com/article/
<http://www.omaha.com/article/20130122/NEWS/701239896>
20130122/NEWS/701239896 http://www.kmtv.com/news/
<http://www.kmtv.com/news/local/170442876.html>
local/170442876.html Former OHA Commissioner Chairman (Fred Conley) http://watchdog.org/213438/
<http://watchdog.org/213438/hud/> hud/

Resolution Removing Fred Conley as Chair of the Board of Governors:

https://www.mccneb.edu/
<https://www.mccneb.edu/getattachment/About-MCC-Nebraska/AboutMCC/Board-of-Governors/BOG-Meetings-on-Audio/Agendas-for-BoardMeetings/Board-Packet-08-02-16.pdf.aspx>
getattachment/About-MCC-Nebraska/AboutMCC/Board-of-Governors/BOG-Meetings-on-Audio/Agendas-for-BoardMeetings/Board-Packet-08-02-16.pdf.aspx

Board of Governors unanimously accepts Fred Conley's resignation:
http://www.omaha.com/news/
<http://www.omaha.com/news/metro/board-of-governors-unanimouslyaccepts-fred-conley-s-resignation/article_77501980-5be2-11e6-8834-%20f7a1a1508c24.html>
metro/board-of-governors-unanimouslyaccepts-fred-conley-s-resignation/article_77501980-5be2-11e6-8834- f7a1a1508c24.html

As well as this is what we sent to: reportfraudinhud@hudoig.gov
<mailto:reportfraudinhud@hudoig.gov> From: All2 See Date: Thu,

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Sep 20, 2012 at 5:04 AM Subject: 54383 operator 81 To: reportfraudinhud@hudoig.gov <mailto:reportfraudinhud@hudoig.gov>

This was reported by: Liz Dorland, ldorland@action3news.com <mailto:ldorland@action3news.com> . This is what our Honorable Nebraska State Senator Ernie Chambers has said about Two of our Housing Authority Board Members. I already have shared what I believe concerning, George B. Achola, Clifford Scott and Ben Gray with our other City Council Member of the Omaha Housing Authority. You will note that Fred Conley is the Chairman of the Omaha Housing Authority. These are four key individuals involved with our complaints and living conditions that our Omaha HUD Office has and have been working with concerning our issues. You may want to go look for yourself.

http://www.kmtv.com/news/ <http://www.kmtv.com/news/local/170442876.html> local/170442876.html

Omaha, NE -- Ernie Chambers is taking no prisoners. The former Nebraska State Senator not only went after his opponent Senator Brenda Council, but anyone who's publicly supported her. Chambers used his weekly show to slam his District 11 opponent Brenda Council on the same day she admitted in court, to using her campaign funds at casinos. With just 48- days until voters head to the polls, State Senator Ernie Chambers is taking-off the gloves. He's not only going after Council, but her associates as well. Nebraska State Senator Brenda Council's guilty plea made national headlines in the Washington Post and The Huffington Post. While she isn't talking about how her conviction is impacting her campaign for re-election, Ernie Chambers wasted no time getting right to the point, on his weekly show on Cox CTI 22. "She is a self-confessed convicted criminal, and we have people saying that this community believes that we can be properly represented by a criminal," said State Senator Ermitus. Chambers didn't stop there. He also fired-off at Nebraska

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Attorney General John Bruning, claiming Council's crimes are felonies. He stated,"The Attorney General did not charge her with any violation of the campaign laws which she in-fact violated. That is how white men can orchestrate something to let a person off the hook when they want to." He also called out Council's supporters: Omaha City Councilman Ben Gray, OPS Board President Freddie Gray, County Commissioner Chris Rogers and Campaign Manager Fred Conley. Chambers sternly stated on his show, "They came to the defense of Freddie Gray who is established as a liar", "Ben Gray is a liar" and "Douglas County Commissioner Chris Rogers, who has done nothing for this community people have no idea who he is." Chambers also pointed out in 1992, Senator Council's campaign manager, Fred Conley, was fined big bucks for misusing campaign funds. Conley who is traveling to Washington D.C said, "I really think Chambers is beating a dead horse ... as far as the election, she (Council) wants to move forward on what she can do for the district, and I think Chambers needs to do the same." Fred Conley didn't argue the claim of misusing campaign money. He also said Senator Council is removing her name from the list of people who are able to sign campaign checks. KMTV contacted Attorney General John Bruning, and Commissioner Chris Rogers, but haven't heard back. We also asked to talk with Senator Council, but was told "she's not talking about it anymore". Reported By: Liz Dorland, ldorland@action3news.com <mailto:ldorland@action3news.com> Respectfully, John and Christine Spanyers Lastly Former U.S. Department of Housing and Urban Development Deputy Assistant Secretary for Enforcement and Programs (Sara K.Pratt).

http://www.dallasobserver.com/ <http://www.dallasobserver.com/news/email-hints-at-hud-infighting-overdallas-desegregation-case-7606288> news/email-hints-at-hud-infighting-overdallas-desegregation-case-7606288

https://www.tdhca.state.tx.us/ <https://www.tdhca.state.tx.us/board/docs/books/130912-supplement

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-%20130909.pdf> board/docs/books/130912-supplement- 130909.pdf

http://watchdog.org/series/
<http://watchdog.org/series/ashford-hud-audit/>
ashford-hud-audit/

http://ladylibertysnews.com/
<http://ladylibertysnews.com/audit-hud-discovers-billions-bookkeeping-discrepancies/>
audit-hud-discovers-billions-bookkeeping-discrepancies/

Lastly I shared this with Ms. Kutty with HUD'S Enforcement Center in an email titled "Unanswered and unresolved outstanding issues!!!" on January 23rd 2017.

The only time we ever met any investigator's was when Sheila Hernández and Gregory King came to the Crown Towers the second week of August 2013. In fact I sent you an email showing the molds spores witnessed growing by FHEO's Investigators Sheila Hernandez and Gregory King when they came and interviewed us the second week of August 2013.

This again was the ONLY time that any that the FHEO ever came in person to investigate. The whole time that we were being Tormented and Tortured with Bedbugs and mold including TOXIC MOLD the FHEO REFUSED to come witness and investigate the intolerable conditions we were being made to live in and forced to pay rent without investigating in person regarding the intolerable conditions we were being made to live in.

Rather than investigating and stopping the ongoing retaliatory acts of the OHA, the FHEO instead sent us three separate emails stating "As a matter of practice, HUD does not typically intervene with the general operations of our partners," and refused to relocate us from the abuse and abusers and did absolutely nothing about what HUD CLEARLY knew was outright lies that we had crashed local HUD computers. Instead HUD allowed

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their partner to repeatedly retaliate on us and allowed their partner the free reign to torture us with bedbugs while they mocked and laughed openly in September of 2015 Board Meeting while they knew we were in mold conditions, dangerously high carbon dioxide air levels, while being eaten alive mercilessly by bedbugs.

If this hell wasn't bad enough, HUD's partner Susan Gilroy moved us into a unit where the previous tenant of (b)(6) had died in the front room on the carpet that was not replaced after his death and neither Susan Gilroy nor her site manager had the courtesy to inform us of this. This nondisclosure was both sick and cruel.

The unit we were placed by HUD's partner the OHA is where they refused for months to maintenance, properly and where we were forced to have a non-working faulty (13 year old) hot water heater that had to be replaced due to its malfunction and its age. In fact when we did our walk thru we pointed out the bulge in the walls and the leaking drain gutters. As a result after months of refusing and ignoring the issues we had to send the copy emails to Susan Gilroy, Jennifer Dexter and copied HUD and Senator Fischer's Office.

find me < <mailto:(b)(6)@gmail.com> (b)(6)@gmail.com>

10/21/15

to jdexter, Susan, Kathryn, Brianne_Faulkn., bcc: me

Ms. Dexter & Ms. Gilroy:

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We have repair issues that need to be addressed. Repair orders have previously been called into the OHA repair line. HUD is copied on this email due to the nature of these maintenance concerns.

1) One of the most pressing repair issues is the fact that the tempered glass on the front door of the oven keeps falling down / falling open and is in danger of falling off the stove / oven and possibly shattering. One could easily walk into the sharp edges of this large glass piece and seriously get hurt and as such, the OHA has been put on notice of this danger and possible injury. This matter should be addressed as an Emergency. The HEAVY glass oven door piece is taped on at this time in an attempt to keep the glass on the oven door. Due to this condition, the oven is unusable. Shawn with the OHA Maintenance Dept. had replaced the oven door gasket and it appears that the door wasn't properly reassembled. This occurrence with the door glass piece started last evening when we were cooking in the oven and was called into the OHA repair line this morning.

2) Another issue again is the gutter and drain pipe on the back side of our rental unit at Frances Court Apartments as whenever it rains, it causes LOUD SOUNDS off of the defective drain pipe and gutter which is close to our unit bedroom window and as such, it keeps us up and unable to properly sleep when we sleep in our unit bedroom affecting our tenant rights as is our understanding. We had called this repair order in a while back as you had instructed us to do after OHA Maintenance had failed to fix the problem in the first place from your work order and to date, the OHA has not fixed this problem. We had even previously discussed

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this matter with you via phone and also via email. Was awoken again this morning with the LOUD SOUND of the rain hitting the drain pipe and interrupting our right to sleep. The weather forecast includes daily rain for multiple days except this Saturday and Sunday. Does this mean that we will need to suffer ongoing without proper sleep for multiple days when trying to sleep in our bed due to "no fault of our own"? This is another recorded attempt to address this maintenance need with the OHA.

3) There appears to be significant bulging occurring that is causing a large crack and paint peeling at the upper wall / ceiling area over the kitchen cabinetry. This was previously discussed a while back with Shawn with OHA Maintenance and as such, Shawn was going to have a painter address this matter; however, to date, this has not been done. We had even made a work order request a while back concerning this matter; however, to date this has not been addressed. The concern is that Christine is allergic to mold and this could be a symptom of housing mold and as such, we are again attempting to get this concern addressed by the OHA. This attempt becomes a matter of record.

4) The gutter above our unit front door is NOT PROPERLY SEALED. Rain is coming through and drips on whoever is underneath the gutter in this area when it rains. Shawn with OHA Maintenance had replaced the front gutter, but it wasn't properly sealed and as such, this should be addressed. This work order request was called into the OHA. If this repair need isn't addressed prior to winter, then we are in danger of an ice build-up in front of our unit door and as such, the OHA has been put on notice of this danger and cause of possible injury. This concern was previously discussed with Shawn; however, he feels that he had properly sealed the gutter. We are being dripped on underneath the front

AMERICAN OVERSIGHT

door gutter and it is dripping through the front door gutter when it rains and as such, we pray that the OHA will fix this repair need.

5) We had made a work order a while back for weather stripping for the screen door and the front door as there doesn't appear to be any weather stripping under the screen door and the weather stripping under the front door is tearing off. This work order was called in a while back after discussing this issue with Shawn with OHA Maintenance as he had instructed us to call in a work order for weather stripping for the screen door and the front door of our rental unit. To date, this has not been fixed. Please note that we have asked the OHA for an extra utility allowance due to medical and weather stripping helps with utilities and protection against weather elements. When it is storming and raining out with a strong wind, the wind pulls the screen door wide open as it doesn't latch well and there doesn't appear to be any weather stripping under the screen door to help keep the door sealed. This is an old door. We were sent an application via mail for weatherization assistance for our rental unit and as such, it appears that this weatherization assistance application was sent to us by the State of Nebraska which is our understanding falls under the Federal LIHEAP energy program. We are in the process of sending this application in to SENCA for weatherization help. This will involve an evaluation of weatherization needs for our rental unit. It is our understanding that SENCA will also have the efficiency of our unit appliances checked to include the furnace and hot water heater. It is good that the OHA had elected to replace the inefficient hot water heater that was in our rental unit when we were first moved here. This was done after we had made multiple requests that the OHA fix the hot water heater problem.

AMERICAN OVERSIGHT

We don't understand why our repair needs aren't being properly addressed. This is an attempt to have our repair needs properly addressed and fixed. We pray that our repair needs are addressed and fixed by the OHA.

Sincerely,

John & Christine Spanyers

It took until December 3rd, 2015 (seven months) before HUD's partner Susan Gilroy and her Site Manager came to our unit to address the bulge in the walls. When it was discovered toxic mold coming thru both sides of the wall (Bathroom & Kitchen) due to no fault of our own. Attached is the hand delivered ultimatum that Susan Gilroy hand delivered personally by hand the following day.

As you can see from the first email I sent you, the OHA refused to repair the gutters or the ice buildup that was occurring at our front door all because we did not want the OHA to do toxic mold remediation (with our belongings in the unit), or be placed back at the Cherry Tree Apartments. It was then that the OHA legal Counsel approximately a month later Mr. Hansen sent the attached email to our State case legal counsel offering a suitable unit for us, PROVIDED we release the OHA from our discrimination complaints. We filed our complaints because of the

AMERICAN OVERSIGHT

never ending ongoing discriminative retaliatory actions and abuse that we had been made to suffer by the OHA all the while HUD was copied on and stood by thru out this abuse and did absolutely NOTHING to remove us from the harsh conditions that was being imposed on us. There is no doubt what so ever that this was being done to us, ALL because of our HUD Discrimination complaints that we had filed, on HUD's partner the OHA.

It's a fact that the OHA continued with the ongoing retaliation by NOT repairing the gutters or keeping the ice from our front door but rather singled us out and made sure everyone else (including their own on-sight office), was cleared of all ice and snow but repeatedly refused to do a single thing concerning our unit or our household to remove the ongoing sheets of ice in front of our unit in order to cause or create personal harm or injury.

As you can clearly see beyond any doubt that we did all that we could in order not to be placed back at the OHA Cherry Tree Apartment. Even though HUD had full knowledge that we were being forced to go there or the streets rather than 3716 Frances Street which would have adequately met all of our reasonable accommodations, HUD instead presented us with FHEO alleged good faith proposed drafted conciliation agreement, that offered to give us Rights that HUD should have been enforcing unconditionally to begin with since it is the LAW. This with FHEO alleged good faith proposed drafted conciliation agreement drawn up by Kathryn A. Amaya was nothing less than insultingly shameful if not disgraceful. To HUD's credit it made abundantly apparent that HUD's part had been way more than complacent if not conjunctive in the ongoing abuse that we were made to suffer at the hands of HUD's partner the Omaha Housing Authority, which explains to us why HUD has never so much as did one a single

AMERICAN OVERSIGHT

thing to protect us, protect our class and our protected Rights given under Title VIII of the Civil Rights Act of 1968, as amended by the Fair Housing Amendments Act of 1988 and Section 504 of the Rehabilitation Act of 1973 as well as Title III of the ADA RIGHTS. But these violations were also in violation of our Equal Protection Rights as U.S. citizens, our U.S. Constitutional Bill of Rights, namely being our 8th and 14thAmendment.

We were directed by both HUD and its partner the OHA to stop filing complaints and to stop emailing, which we did accordingly. We have no misgivings that HUD was in fact instrumental in our placement back at the OHA Cherry Tree Apartments rather than placing us at (b)(6) because we would not with draw our complaints.

Ms. Kutty, we want you to know that we have EVERY email both sent and received, every document, every video, and every audio as well as every photo preserved and recorded since this started. Back when we were living at the towers one of the Managers stated that it wasn't personal against us, it was politics. We know that with our New Administration and our new Cabinet picks that it won't politics, it will be personal. Needless to say we very, very are anxiously waiting for our Administration's Cabinet to be sworn in as so we can go forward and be made whole again.

We have been punished repeatedly for whistle blowing and reporting those that are committing fraud and reporting it to HUD and HUD's partner the OHA concerning those tenant's that were committing these fraudulent acts as well as the violators of the OHA ACOPS Rules as is encouraged by the OHA. The only one made afflicted by this has been us all the while those committing

AMERICAN OVERSIGHT

fraud are rewarded with affordable housing while HUD’s Partner Susan Gilroy looks the other way.

We have no doubt what so ever that we were placed back at the OHA Cherry Tree Apartments as so we could be further abused for refusing to drop our discrimination complaints and thrown out the program as so HUD’s partner the OHA could have all of our complaints dismissed. The HUD's FHEO alleged good faith proposed drafted conciliation agreement drawn up by Kathryn A. Amaya removes all doubt on this.

Lastly both my wife and myself have and had reasonable accommodation’s stating that we cannot tolerate mold and that we were to avoid mold and yet we were placed in mold at EVERY location. This was a repeated and REPEATED over and over, even though it was in complete violation of our reasonable accommodations by HUD’s Partner the OHA. A question we intend to get answered is why this happened and why did the Department allow this, but more importantly why did the Department omit these violations in our complaints even though we provided proof that this was occurring. Hopefully we will learn WHY the Department refused to aggravate this repeated offense. And what the Department’s part was in this ongoing abuse.

Before we go we went ahead and already forwarded pertinent emails to you prior to this email

AMERICAN OVERSIGHT

John & Christine Spanyers

(b)(6) <tel: (b)(6) >

(b)(6) @gmail.com <mailto: (b)(6) @gmail.com>

(b)(6) @gmail.com <mailto: (b)(6) @gmail.com>

We have absolutely zero faith in the Washington D.C. FHEO Office, Kansas City, Kansas FHEO Office, as well as the Omaha Nebraska FHEO Field Office which is why we are now allowing the reporters copies of all of our emails, audio recordings, video recordings, and photographs as well as other evidentiary that we have retained.

I believe it will help the public understand why we feel that it is imperative that the Administration immediately cut funding's to those PHA Organization that steal from the America Tax Payers and the Government entity that oversees and protects these thieving Organizations and allows them to retaliate, discriminate and abuse disabled families like ours when reporting abuse and discriminatory practices.

Through the FOIA Act these reporters will also be able to find out what FHEO's part is as a contributor to coving up these acts as well what and how much the FHEO has contributed to or is responsible for some of the billions of dollars in discrepancies now being reported since they do not like to interfere with the operations of their partners by allowing and facilitating crimes against the most vulnerable that are disabled by their partners such as in our cases.

AMERICAN OVERSIGHT

From: Bregon, Nelson R
Sent: Thursday, April 27, 2017 2:47 PM
To: Golrick, Janet M
Subject: Fwd: Melissa Jones

FYI

Sent from my iPhone

Begin forwarded message:

From: "Foster, Helen G" <Helen.G.Foster@hud.gov
<mailto:Helen.G.Foster@hud.gov> >
Date: April 27, 2017 at 2:23:53 PM EDT
To: "Arch, Barbara A" <Barbara.A.Arch@hud.gov
<mailto:Barbara.A.Arch@hud.gov> >, "Sauseda, Wayne E"
<Wayne.E.Sauseda@hud.gov <mailto:Wayne.E.Sauseda@hud.gov> >,
"Pascual, Myrna B" <Myrna.B.Pascual@hud.gov
<mailto:Myrna.B.Pascual@hud.gov> >, "Brewer, Ray W"
<Ray.W.Brewer@hud.gov <mailto:Ray.W.Brewer@hud.gov> >
Cc: "Bregon, Nelson R" <Nelson.R.Bregon@hud.gov
<mailto:Nelson.R.Bregon@hud.gov> >, "Snowden, Deborah R"
<Deborah.R.Snowden@hud.gov <mailto:Deborah.R.Snowden@hud.gov> >,
"Smallwood, Marcus R" <Marcus.R.Smallwood@hud.gov
<mailto:Marcus.R.Smallwood@hud.gov> >
Subject: Melissa Jones

Hello Region 9 Fans of FOIA!

AMERICAN OVERSIGHT

I am responding back to inquiries I have received from Barbara and Myrna regarding the status of several FOIAs that were reassigned to HQ from the Region 9 queue. I understand that there is some concern regarding the status of processing on those items. To review:

* The HQ FOIA team took on those FOIAs because they were lengthy and seemed to be stuck, given a lack of resources at the regional level

* We have made similar offers in other Regions, for large complex cases—as part of our effort to move all FOIA processing into HQ over the next few years

* Once a FOIA is assigned back to the HQ queue, it goes through our processes here, in the order in which it was assigned and received, including OGC review

Due to the volume of documents, we are still working on all of these cases. We have what we need—and we are working on them as fast as possible. Please understand—I have staffing shortages causes by the hiring freeze and budget uncertainty—just like you do. Nothing is moving fast enough for me in FOIA. But I am confident that these cases are being handled expeditiously. In addition, now that they are back in our queue, they will go out under my signature—so if there are questions or concerns about the delay—I will be fully responsible for that.

I appreciate your concern and interest in FOIA! Please let me know if you have any questions.

AMERICAN OVERSIGHT

Golrick

Helen

<http://portal.hud.gov/hudportal/HUD?src=/about/principal_staff/Helen_Foster> Helen Goff Foster

Chief Administrative Officer and Executive Secretary

U.S. Department of Housing and Urban Development

Washington, DC 20410

(202) 402-6836

Bee Positive * Bee Candid * Bee Yourself * Bee Persistent * Bee Accountable * BEELIEVE

BEE THE CHANGE!

Subject: Review of FOIA Process
Location: Conference Room 10106

Start: Wed 4/5/2017 10:00 AM
End: Wed 4/5/2017 11:00 AM
Show Time As: Tentative

Recurrence: (none)

AMERICAN OVERSIGHT

Meeting Status: Not yet responded

Organizer: Clemmensen, Craig T
Required Attendees: Golrick, Janet M; Foster, Helen G; Cruciani, Linda M; Bryon, Jemine A
Optional Attendees: Washburn, Tenille E; Aten, Nina R.; Simpson, Kevin M; Shumway, John B; Jih, Deena S

Please invite appropriate staff.

Subject: Canceled: TO BE RESCHEDULED: Review of FOIA Process
Location: Conf Room 10106

Start: Mon 3/27/2017 1:00 PM
End: Mon 3/27/2017 2:00 PM
Show Time As: Free

Recurrence: (none)

Meeting Status: Not yet responded

Organizer: Clemmensen, Craig T
Required Attendees: Golrick, Janet M; Foster, Helen G; Cruciani, Linda M; Brown, Jereon M
Optional Attendees: Washburn, Tenille E; Aten, Nina R.; Simpson, Kevin M; Shumway, John B; Jih, Deena S

Please invite appropriate staff.

From: Brown, Jereon M
Sent: Thursday, March 23, 2017 8:05 AM

AMERICAN OVERSIGHT

Golrick

To: Golrick, Janet M
Subject: FW: FOIA response 17-00633 and 00634

From: Foster, Helen G
Sent: Monday, March 20, 2017 6:06 PM
To: Brown, Jereon M <Jereon.M.Brown@hud.gov>
Subject: Re: FOIA response 17-00633 and 00634

You are a sweetie. thank you for the encouragement.

Helen Goff Foster
Exec Sec/Office of Administration
US Department of Housing and Urban Development
Washington DC 20415
(b)(6) iPhone
helen.g.foster@hud.gov <mailto:helen.g.foster@hud.gov>

Radical Candor * Ruthless Prioritization * Constant Reevaluation * Consistent Accountability

_____

From: Brown, Jereon M
Sent: Monday, March 20, 2017 4:51:00 PM
To: Foster, Helen G
Subject: RE: FOIA response 17-00633 and 00634

AMERICAN OVERSIGHT

Helen, the things you get done are admirable. People sometimes question the size of your hammer. There's a reason they make different size hammers:) What you do is very important to everyone within HUD. The fact that you've motivated some people who haven't done anything in years hasn't gone unnoticed. Fear is a motivator and so is honey.

From: Foster, Helen G
Sent: Monday, March 20, 2017 4:38 PM
To: Brown, Jereon M <Jereon.M.Brown@hud.gov
<mailto:Jereon.M.Brown@hud.gov> >
Subject: Re: FOIA response 17-00633 and 00634

At HUD? No way. Getting things done will just get you in trouble! You are the only one who thinks what I do is at all important. True, you feel that way because you HATE FOIA and Privacy--but it is start. Even HATE is better than indifference!

Helen Goff Foster
Exec Sec/Office of Administration
US Department of Housing and Urban Development
Washington DC 20415
(b)(6) iPhone
helen.g.foster@hud.gov <mailto:helen.g.foster@hud.gov>

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_____

From: Brown, Jereon M

AMERICAN OVERSIGHT

Golrick
Sent: Monday, March 20, 2017 4:35:33 PM
To: Foster, Helen G
Subject: RE: FOIA response 17-00633 and 00634

You're so wrong. I am not alone in my admiration of your ability to get things done.

From: Foster, Helen G
Sent: Monday, March 20, 2017 4:33 PM
To: Brown, Jereon M <Jereon.M.Brown@hud.gov <mailto:Jereon.M.Brown@hud.gov> >
Subject: Re: FOIA response 17-00633 and 00634

I live to serve you my friend. My only friend.

Helen Goff Foster
Exec Sec/Office of Administration
US Department of Housing and Urban Development
Washington DC 20415
(b)(6) iPhone
helen.g.foster@hud.gov <mailto:helen.g.foster@hud.gov>

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_____

From: Brown, Jereon M
Sent: Monday, March 20, 2017 4:30:20 PM

AMERICAN OVERSIGHT

Golrick
To: Foster, Helen G
Subject: RE: FOIA response 17-00633 and 00634

Thank you!

From: Foster, Helen G
Sent: Monday, March 20, 2017 4:25 PM
To: Petty, Timothy J <Timothy.J.Petty@hud.gov
<mailto:Timothy.J.Petty@hud.gov> >; Clemmensen, Craig T
<Craig.T.Clemmensen@hud.gov <mailto:Craig.T.Clemmensen@hud.gov>
>; Kasper, Maren M <Maren.M.Kasper@hud.gov
<mailto:Maren.M.Kasper@hud.gov> >; Brown, Jereon M
<Jereon.M.Brown@hud.gov <mailto:Jereon.M.Brown@hud.gov> >;
Golrick, Janet M <Janet.M.Golrick@hud.gov
<mailto:Janet.M.Golrick@hud.gov> >
Cc: Snowden, Deborah R <Deborah.R.Snowden@hud.gov
<mailto:Deborah.R.Snowden@hud.gov> >; Smallwood, Marcus R
<Marcus.R.Smallwood@hud.gov <mailto:Marcus.R.Smallwood@hud.gov>
>; Wright, Sandra J <Sandra.J.Wright@hud.gov
<mailto:Sandra.J.Wright@hud.gov> >; Jih, Deena S
<Deena.S.Jih@hud.gov <mailto:Deena.S.Jih@hud.gov> >
Subject: FOIA response 17-00633 and 00634

Update on status: OGC and supervisor review has raised questions about (b)(5) Deliberative Privilege As result, (b)(5) Deliberative Privilege I will give a further status update once we have confirmed (b)(5) Deliberative Privilege (b)(5) Deliberative Privi Sorry for false start--stay tuned.

AMERICAN OVERSIGHT

Helen Goff Foster
Exec Sec/Office of Administration
US Department of Housing and Urban Development
Washington DC 20415
(b)(6) iPhone
helen.g.foster@hud.gov <mailto:helen.g.foster@hud.gov>

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_____

From: Foster, Helen G <helen.g.foster@hud.gov <mailto:helen.g.foster@hud.gov> >
Sent: Monday, March 20, 2017 9:35 AM
Subject: Fwd: Assignment Notification - FOIA #17-FI-HQ-00877
To: Kasper, Maren M <maren.m.kasper@hud.gov <mailto:maren.m.kasper@hud.gov> >, Petty, Timothy J <timothy.j.petty@hud.gov <mailto:timothy.j.petty@hud.gov> >

For your awareness. These have just reached my queue for final review. Deena Jih is reviewing for OGC. Jerry Brown has also been looped in, as per our standard practice. Please let me know if you have any questions. I would anticipate release tomorrow, unless OGC raises a legal or coordination concern.

Helen.

Get Outlook for iOS <https://aka.ms/o0ukef>

_____

AMERICAN OVERSIGHT

From: Wright, Sandra J
Sent: Monday, March 20, 2017 9:29:28 AM
To: Foster, Helen G
Cc: Brown, Jereon M
Subject: RE: Assignment Notification - FOIA #17-FI-HQ-00877

Hi Helen,

I prepared the final response for 17-00633 and 17-00634 and consolidated both requests under one letter. See attached.

The documents are scan in FMS2; I sent Deena Jih an email this morning for her review of the response and documents.

Thanks,

Sandra J. Wright

Team Leader, FOIA Branch

Office of the Executive Secretariat

(202) 402-5510

AMERICAN OVERSIGHT

From: Foster, Helen G
Sent: Monday, March 20, 2017 9:25 AM
To: Wright, Sandra J <Sandra.J.Wright@hud.gov
<mailto:Sandra.J.Wright@hud.gov> >; Snowden, Deborah R
<Deborah.R.Snowden@hud.gov <mailto:Deborah.R.Snowden@hud.gov> >
Subject: Re: Assignment Notification - FOIA #17-FI-HQ-00877

Thank you Sandy. This is pretty routine do I don't think it needs to be flagged for my review. Am sending on to Jerry for his awareness. Jerry-- I believe we will have two from my list by COB today for final review. Sandy will send to us simultaneously.

Get Outlook for iOS <https://aka.ms/o0ukef>

_____

From: Wright, Sandra <Sandra.J.Wright@hud.gov
<mailto:Sandra.J.Wright@hud.gov> >
Sent: Monday, March 20, 2017 9:12:37 AM
To: Snowden, Deborah R; Foster, Helen G
Subject: Assignment Notification - FOIA #17-FI-HQ-00877

Request Details:

Request ID: 17-FI-HQ-00877
Request Type : FOIA

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Requester Name : Sara Creighton
Request Description: Records sufficient to identify all employees who entered into a position at the agency as “political appointees” since January 20, 2017, and the title or position of each employee (to the extent that such individuals have held multiple titles or positions since January 20, 2017, identify each title or position). For purposes of this request, please consider any employee in a PAS position, a presidentially-appointed position, a non-career SES position, or a Schedule C position a “political appointee.” Records sufficient to identify all career employees who have been detailed into a leadership office or component front office since January 20, 2017; the title or position of each employee while on detail (to the extent that such individuals have held multiple titles or positions since January 20, 2017, identify each title or position); and each employee’s originating agency or component, and title. Records sufficient to identify the members of the “beachhead teams” who joined he agency at the beginning of the Trump administration, and the title or position of each employee (to the extent that such individuals have held multiple titles or positions since January 20, 2017, identify each title or position). For each individual identified in response to requests 1 to 3: a. The resume provided by the individual to the agency in connection with determining the appropriate salary for the individual, or, if that is not available, a recent resume contained within the agency’s records. We have no objection to the redaction of contact information (addresses, telephone numbers, e-mail addresses) for the employee or references, or to the redaction of past salary information. Employment, education, and professional association information is not exempt and we object to any redactions of such information; b. Any conflicts or ethics waivers or authorizations issued for the individual, including authorizations pursuant to 5 C.F.R. § 2635.502. Records sufficient to identify the members of the “landing teams” or “transition teams” who were embedded with the agency for transition purposes by the Trump transition organization between the November 2016 election and the Trump administration.

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Golrick
Program Office Due Date: [CUSTOMFIELD26]
Request Owner: Foster, Helen
Request Primary User: Helen Foster

Notes :
Good morning, New FOIA request. Will assign to OCHCO and Aida Rodriguez. Thanks, Sandi

From: Iber, Robert G
Sent: Monday, March 06, 2017 3:06 PM
To: Brown, Jereon M; Nichols, Delton; Golrick, Janet M; Larson, Jennifer L
Subject: RE: WJXT FOIA question

I think we do need to [redacted] (b)(5) Deliberative Privilege

Delton and I agreed it is: [redacted] (b)(5) Deliberative Privilege

We are informing the property management of the upcoming REAC inspection on March 21, 22, 23.

From: Brown, Jereon M
Sent: Monday, March 06, 2017 2:38 PM
To: Nichols, Delton <Delton.Nichols@hud.gov>; Golrick, Janet M <Janet.M.Golrick@hud.gov>; Iber, Robert G

AMERICAN OVERSIGHT

<robert.g.iber@hud.gov>; Larson, Jennifer L
<Jennifer.L.Larson@hud.gov>
Subject: FW: WJXT FOIA question

FYI – I am not responding.

From: Gardner, Lynnsey [mailto:lgardner@wjxt.com]
Sent: Monday, March 06, 2017 2:01 PM
To: Brown, Jereon M <Jereon.M.Brown@hud.gov
<mailto:Jereon.M.Brown@hud.gov> >
Subject: WJXT FOIA question

Jerry!

Hello there, stranger!

I was checking in to see if the preliminary inspection score was in for Eureka Gardens and if I could have it?

Thanks so much!

Lynnsey

AMERICAN OVERSIGHT

<http://www.news4jax.com/>

Lynnsey Gardner | ITEAM Investigative Reporter

WJXT Channel 4

4 Broadcast Place | Jacksonville, FL 32207

ITEAM: 904.479.NEWS

M: (b)(6)

E: lgardner@wjxt.com <mailto:lgardner@wjxt.com>

THE LOCAL STATION | NEWS4JAX.COM | THISTV JACKSONVILLE

From: Brown, Jereon M
Sent: Monday, March 06, 2017 2:38 PM
To: Nichols, Delton; Golrick, Janet M; Iber, Robert G; Larson, Jennifer L
Subject: FW: WJXT FOIA question

FYI – I am not responding.

AMERICAN OVERSIGHT

From: Gardner, Lynnsey [mailto:lgardner@wjxt.com]
Sent: Monday, March 06, 2017 2:01 PM
To: Brown, Jereon M <Jereon.M.Brown@hud.gov>
Subject: WJXT FOIA question

Jerry!

Hello there, stranger!

I was checking in to see if the preliminary inspection score was in for Eureka Gardens and if I could have it?

Thanks so much!

Lynnsey

<http://www.news4jax.com/>

Lynnsey Gardner | ITEAM Investigative Reporter

AMERICAN OVERSIGHT

Golrick
WJXT Channel 4

4 Broadcast Place | Jacksonville, FL 32207

ITEAM: 904.479.NEWS

M: (b)(6)

E: lgardner@wjxt.com <mailto:lgardner@wjxt.com>

THE LOCAL STATION | NEWS4JAX.COM | THISTV JACKSONVILLE

From: Yorkshire, Dorthera
Sent: Friday, March 03, 2017 11:19 AM
To: Hensley, Henry; Kasper, Maren M; Gant, Jon L; Miller, Michelle M; Lyberg, Sarah A; Ashley, Peter J
Cc: Golrick, Janet M; LaMois, Loyd; Hopkins, Julie D
Subject: RE: Healthy Homes and Lead Technical Studies NOFA
Attachments: HH Technical Studies NOFA.pdf

Good morning

Per our meeting, attached is a copy of the FY 2017 Healthy Homes and Lead Technical Studies Program NOFA for your review.

Thank you

AMERICAN OVERSIGHT

Rita

Dorthera M. Yorkshire (Rita)

Senior Program Analyst

Office of Strategic Planning and Management (OSPM)

Grants Management and Oversight Division (GMO)

451 7th Street, SW – Room 3156

Washington, DC 20410

202-402-4336 (direct dial)

202-708-0531 facsimile

<mailto:Dorthera.yorkshire@hud.gov> Dorthera.yorkshire@hud.gov

-----Original Appointment-----
From: Hensley, Henry
Sent: Monday, February 27, 2017 5:32 PM
To: Hensley, Henry; Kasper, Maren M; Gant, Jon L; Miller, Michelle M; Lyberg, Sarah A; Hopkins, Julie D
Cc: Golrick, Janet M; LaMois, Loyd; Yorkshire, Dorthera
Subject: Healthy Homes and Lead Technical Studies NOFA
When: Friday, March 03, 2017 10:45 AM-11:15 AM (UTC-05:00) Eastern Time (US & Canada).

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Golrick
Where: HHQ OSPM Conference Room 10160

OMB has requested beach head team sign off before any further reviews of our Notices of Funding Availability (NOFA). We would like to brief you on the Healthy Homes and Lead Technical Studies NOFA. Let me know if this time works for you all.

Henry

From: Einbinder, Kenneth A
Sent: Thursday, March 02, 2017 1:28 PM
To: Golrick, Janet M; Richardson, Ginger S; Surplus, Lisa; Sauseda, Wayne E; Mitchell, Sernorma L; Polsinelli, Michael L; Sheftel, Susan M; McDargh, Elizabeth; Alcantar, Larry; Howard, John J; Williams LaTwana
Cc: Thompson, Robin C; Treskunoff, Sharron; Lopez, Janie O; Hairston, Patricia M; Craven, James Michael; Cool, Debra M; Butler, Rose M
Subject: RE: March 2 LMF meeting agenda & minutes--today @ 3:30pm EST
Attachments: LMF NFFE Updated Members 03-02-2017-rev. 1.docx

Please see attached with revisions to NFFE LMF roster.

From: Einbinder, Kenneth A
Sent: Thursday, March 02, 2017 8:42 AM
To: Golrick, Janet M <Janet.M.Golrick@hud.gov>; Richardson, Ginger S <Ginger.S.Richardson@hud.gov>; Surplus, Lisa <Lisa.Surplus@hud.gov>; Sauseda, Wayne E

AMERICAN OVERSIGHT

Golrick
<Wayne.E.Sauseda@hud.gov>; Mitchell, Sernorma L
<Sernorma.L.Mitchell@hud.gov>; Polsinelli, Michael L
<Michael.L.Polsinelli@hud.gov>; Sheftel, Susan M
<Susan.M.Sheftel@hud.gov>; McDargh, Elizabeth
<elizabeth.mcdargh@hud.gov>; Alcantar, Larry
<LARRY.ALCANTAR@hud.gov>; Howard, John J <john.j.howard@hud.gov>;
'Williams LaTwana' <lwilliams@fmcs.gov>
Cc: Thompson, Robin C <Robin.C.Thompson@hud.gov>; Treskunoff,
Sharron <sharron.treskunoff@hud.gov>
Subject: RE: March 2 LMF meeting agenda & minutes--today @ 3:30pm
EST

Please note that FMCS Commissioner Williams will not be attending today's meeting. Minutes and survey questionnaire were sent out yesterday.

Labor Management Forum

Meeting Date: March 2, 2017

3:30 p.m. – 5:00 p.m., EST (special time)

1. Meeting Called to Order

2. Charter Member Roll Call

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3. Approval of Minutes -October-December, 2016 meetings

4. Posting of Minutes

5. Achieved Action Items

Old Business:

6. LMF EVS Subcommittee Appointment of Management Representative

7. Survey Questionnaire for Assessing Labor Management Relationship (LMF Charter Appendix 3)

New Business:

8. Status of FOIA Guidance (moved to April agenda)

9. Briefing of New Administration regarding LMF Charter, Past Accomplishments, & Go Forward LMF Strategy

AMERICAN OVERSIGHT

10. Management Staffing of LMF in New Administration

11. Open Discussion Closing

12. Next Meeting–April 6, 2017 @ 3:30pm EST

From: Einbinder, Kenneth A
Sent: Wednesday, March 01, 2017 3:09 PM
To: Golrick, Janet M <Janet.M.Golrick@hud.gov
<mailto:Janet.M.Golrick@hud.gov> >; Richardson, Ginger S
<Ginger.S.Richardson@hud.gov <mailto:Ginger.S.Richardson@hud.gov>
>; Surplus, Lisa <Lisa.Surplus@hud.gov
<mailto:Lisa.Surplus@hud.gov> >; Sauseda, Wayne E
<Wayne.E.Sauseda@hud.gov <mailto:Wayne.E.Sauseda@hud.gov> >;
Mitchell, Sernorma L <Sernorma.L.Mitchell@hud.gov
<mailto:Sernorma.L.Mitchell@hud.gov> >; Polsinelli, Michael L
<Michael.L.Polsinelli@hud.gov
<mailto:Michael.L.Polsinelli@hud.gov> >; Sheftel, Susan M
<Susan.M.Sheftel@hud.gov <mailto:Susan.M.Sheftel@hud.gov> >;
McDargh, Elizabeth <elizabeth.mcdargh@hud.gov
<mailto:elizabeth.mcdargh@hud.gov> >; Alcantar, Larry
<LARRY.ALCANTAR@hud.gov <mailto:LARRY.ALCANTAR@hud.gov> >;
Howard, John J <john.j.howard@hud.gov
<mailto:john.j.howard@hud.gov> >; 'Williams LaTwana'
<lwilliams@fmcs.gov <mailto:lwilliams@fmcs.gov> >
Cc: Thompson, Robin C <Robin.C.Thompson@hud.gov
<mailto:Robin.C.Thompson@hud.gov> >; Treskunoff, Sharron
<sharron.treskunoff@hud.gov <mailto:sharron.treskunoff@hud.gov> >

AMERICAN OVERSIGHT

Golrick

Subject: March 2 LMF meeting agenda & minutes

Attached is meeting agenda for tomorrow's LMF meeting, as well as minutes for Oct.-Dec. 2016. For agenda item # 8, Survey Questionnaire for Assessing Labor Management Relationship, please see attached survey questionnaire from Appendix 3 in the LMF charter.

See you tomorrow @ 3:30pm EST on the VTC.

Kenneth Einbinder, Vice President & LMF Co-Chair

NFFE Local 1450

One N. Central Ave., Suite 600

Phoenix, AZ 85004

602-379-7259 (Union Office)

From: Williams LaTwana <lwilliams@fmcs.gov>
Sent: Thursday, March 02, 2017 12:34 PM
To: Einbinder, Kenneth A; Golrick, Janet M; Richardson, Ginger S; Surplus, Lisa; Sauseda, Wayne E; Mitchell, Sernorma L; Polsinelli, Michael L; Sheftel, Susan M; McDargh, Elizabeth; Alcantar, Larry; Howard, John J
Cc: Thompson, Robin C; Treskunoff, Sharron

AMERICAN OVERSIGHT

Golrick

Subject: RE: March 2 LMF meeting agenda & minutes--today @ 3:30pm EST

Good afternoon,

Congratulations on completing your metrics. Please do not hesitate to contact me if you would like me to facilitate any future meetings.

Best regards,

LaTwana Williams

Commissioner

Federal Mediation and Conciliation Service

One Independence Square

250 E Street SW, 7th Floor

Washington, DC 20427

(202) 606-9140 (Direct)

(b)(6) (cell)

(202) 606-5103 (fax)

<mailto:lwilliams@fmcs.gov> lwilliams@fmcs.gov

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Connect with FMCS:

<https://twitter.com/FMCS_USA>
<https://www.facebook.com/fmcs.usa>
<https://www.youtube.com/user/FMCSInfo>

From: Einbinder, Kenneth A [mailto:kenneth.a.einbinder@hud.gov]
Sent: Thursday, March 02, 2017 10:42 AM
To: Golrick, Janet M; Richardson, Ginger S; Surplus, Lisa; Sauseda, Wayne E; Mitchell, Sernorma L; Polsinelli, Michael L; Sheftel, Susan M; McDargh, Elizabeth; Alcantar, Larry; Howard, John J; Williams LaTwana
Cc: Thompson, Robin C; Treskunoff, Sharron
Subject: RE: March 2 LMF meeting agenda & minutes--today @ 3:30pm EST

Please note that FMCS Commissioner Williams will not be attending today's meeting. Minutes and survey questionnaire were sent out yesterday.

Labor Management Forum

Meeting Date: March 2, 2017

AMERICAN OVERSIGHT

3:30 p.m. – 5:00 p.m., EST (special time)

1. Meeting Called to Order

2. Charter Member Roll Call

3. Approval of Minutes -October-December, 2016 meetings

4. Posting of Minutes

5. Achieved Action Items

Old Business:

6. LMF EVS Subcommittee Appointment of Management Representative

7. Survey Questionnaire for Assessing Labor Management Relationship (LMF Charter Appendix 3)

AMERICAN OVERSIGHT

New Business:

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AMERICAN OVERSIGHT

<Michael.L.Polsinelli@hud.gov
<mailto:Michael.L.Polsinelli@hud.gov> >; Sheftel, Susan M
<Susan.M.Sheftel@hud.gov <mailto:Susan.M.Sheftel@hud.gov> >;
McDargh, Elizabeth <elizabeth.mcdargh@hud.gov
<mailto:elizabeth.mcdargh@hud.gov> >; Alcantar, Larry
<LARRY.ALCANTAR@hud.gov <mailto:LARRY.ALCANTAR@hud.gov> >;
Howard, John J <john.j.howard@hud.gov
<mailto:john.j.howard@hud.gov> >; 'Williams LaTwana'
<lwilliams@fmcs.gov <mailto:lwilliams@fmcs.gov> >
Cc: Thompson, Robin C <Robin.C.Thompson@hud.gov
<mailto:Robin.C.Thompson@hud.gov> >; Treskunoff, Sharron
<sharron.treskunoff@hud.gov <mailto:sharron.treskunoff@hud.gov> >
Subject: March 2 LMF meeting agenda & minutes

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Kenneth Einbinder, Vice President & LMF Co-Chair

NFFE Local 1450

One N. Central Ave., Suite 600

Phoenix, AZ 85004

AMERICAN OVERSIGHT

602-379-7259 (Union Office)

From: Einbinder, Kenneth A
Sent: Thursday, March 02, 2017 10:42 AM
To: Golrick, Janet M; Richardson, Ginger S; Surplus, Lisa; Sauseda, Wayne E; Mitchell, Sernorma L; Polsinelli, Michael L; Sheftel, Susan M; McDargh, Elizabeth; Alcantar, Larry; Howard, John J; Williams LaTwana
Cc: Thompson, Robin C; Treskunoff, Sharron
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Labor Management Forum

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AMERICAN OVERSIGHT

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Sent: Wednesday, March 01, 2017 3:09 PM
To: Golrick, Janet M <Janet.M.Golrick@hud.gov>; Richardson, Ginger S <Ginger.S.Richardson@hud.gov>; Surplus, Lisa <Lisa.Surplus@hud.gov>; Sauseda, Wayne E <Wayne.E.Sauseda@hud.gov>; Mitchell, Sernorma L <Sernorma.L.Mitchell@hud.gov>; Polsinelli, Michael L <Michael.L.Polsinelli@hud.gov>; Sheftel, Susan M <Susan.M.Sheftel@hud.gov>; McDargh, Elizabeth <elizabeth.mcdargh@hud.gov>; Alcantar, Larry <LARRY.ALCANTAR@hud.gov>; Howard, John J <john.j.howard@hud.gov>; 'Williams LaTwana' <lwilliams@fmcs.gov>
Cc: Thompson, Robin C <Robin.C.Thompson@hud.gov>; Treskunoff, Sharron <sharron.treskunoff@hud.gov>
Subject: March 2 LMF meeting agenda & minutes

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See you tomorrow @ 3:30pm EST on the VTC.

Kenneth Einbinder, Vice President & LMF Co-Chair

NFFE Local 1450

One N. Central Ave., Suite 600

Phoenix, AZ 85004

602-379-7259 (Union Office)

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Greenwood Responsive

From: Brown, Christina M
Sent: Monday, October 16, 2017 4:03 PM
To: Political Appointees
Subject: Ethics Presentation Materials

Hello All,

OGC is posting the materials from the monthly ethics briefings on the hud@work site for your reference. The previous materials on 1) the new officials briefing, 2) the Hatch Act, 3) FOIA, and 4) Procurement are live and all future materials will also be posted on the site.

The materials can be found here:
http://hudatwork.hud.gov/HUD/gc/po/c/training

Sincerely,

Christina

Christina Brown

Senior Counsel

Office of General Counsel

U.S. Department of Housing and Urban Development

AMERICAN OVERSIGHT

(202) 402-7108

christina.m.brown@hud.gov

From: Hunter, Jerry <jmhunter@BryanCave.com>
Sent: Friday, October 13, 2017 6:01 PM
To: Greenwood, Sheila M
Subject: HUD Staff Failure to Respond to Freedom of Information Act Request Submitted on July 28, 2017 Concerning Missouri Senate Substitute No. 2 for Senate Committee Substitute for Senate Bill 43, Also Known as Senate Bill 43
Attachments: Letter to Sheila M. Greenwood.PDF; Exhibit A.PDF; Exhibit B.PDF; Exhibit C.PDF; Exhibit D.PDF; Exhibit E.PDF

Ms. Greenwood,

Please find attached hereto a letter and the relevant correspondence which relates to the HUD Staff failure and refusal to respond to a Freedom of Information Act Request which was served on HUD on July 28, 2017. After you have had the opportunity to review the attached documents, please give me a call if you have any questions or need additional information.

Jerry

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Jerry M. Hunter
Partner
<mailto:jmhunter@bryancave.com> jmhunter@bryancave.com T: +1 314 259 2772 M: (b)(6)

This electronic message is from a law firm. It may contain confidential or privileged information. If you received this transmission in error, please reply to the sender to advise of the error and delete this transmission and any attachments. bcllp2017

From: Nichols, Delton
Sent: Friday, October 13, 2017 1:34 PM
To: Greenwood, Sheila M; Cruciani, Linda M; Hughes, Andrew; Eagles, David T
Cc: Blom, Dominique G; Lavoy, Donald J; Christopher, Nancy D; Patton, Geoffrey L; Brown, Jereon M
Subject: FW: OGC Involvement in REACs NIS Policy

Mr. Vanderbeek copied you, so I offer following pertinent fact so that you will have background as well as context:

* Mr. Hank Vanderbeek was decertified as a REAC contract inspector June 5, 2009 for not conducting REAC inspections to standard/not following inspection protocol.
* He acquired an attorney to attempt to not be decertified.
* After Mr. Vanderbeek was decertified several months later he sent a morbid email to the PIH Assistant Secretary, GDAS, REAC

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DAS, and me that included a poem about death. I forwarded the email to OCG and OGC advised me that it could be considered a death threat and advised me to forward it to OIG and for OIG to forward it to the New England area US Marshalls for investigation. We alerted building security and Mr. Vanberbeek would not be allowed in the building if he showed up.

* Mr. Vanderbeek has used HUD's name, REAC, as part of his consulting company's name. Another physical inspection consultant company who had done the same thing brought it to my attention and I contacted OGC for advisement. I was advised to write Mr. Vanderbeek a letter informing him that he was forbidden to use the HUD name as part of his company name. He responded by having his attorney write me a letter lecturing me, which accused me of retaliation.

* Mr. Vanderbeek markets his company by disparaging REAC and by promising property owners that he can show them how to pass a REAC inspections with very minimum cash expenditure. His approach is through advocating "short cut" non-industry standard repairs in assisted and insured properties, which is a threat to HUD tenant's standard of living (decent, safe, sanitary and in good repair).

* REAC issued the Industry Standards inspection guidance as a result of this practice by Mr. Vanderbeek and several other physical inspection consultants. Our QA inspectors had reported a growing prevalence of unacceptable "patch work" at HUD properties such as caulking in electrical boxes, a plywood plank screwed onto a sheetrock wall in order to hide a hole in the wall, which is an inspection deficiency;, truckloads of mulch spread on the property site in order to hide erosion, tripping hazards, etc. There was a growing tendency to hide serious deficiencies cheaply instead of repairing them properly. For example some physical inspection consultants advised GMF to apply masking tape over rusted through holes on metal exterior stairwells and paint the tape black, the same color of the metal stairs, in order to hide the rusted through hole deficiencies from our inspectors. For these reasons we indicated that repairs to HUD properties that did not meet established and sound

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industry standards would be recorded as a deficiency because they merely were an attempt to hide deficiencies, not correct them. The guiding principle is, why should HUD tenants be subjected to a lower standard of living simply because inspection consultants and some property owners were deciding not to maintain their HUD assisted and insured properties to standard. If we would not accept such inferior repairs in our homes, why should tenants be forced to accept it?

* Mr. Vanderbeek and some other inspection consultants appear to be displeased because they can no longer market themselves and their businesses on the promise of passing a REAC inspection with minimum cash expenditure. The goal of Mr. Vanderbeek and similar consultants is simply to get a bad/poorly maintained property to score right on the 60 point mark or a few points higher merely to say that they passed the REAC inspection even though the property still needs a lot more improvement.

* Mr. Vanderbeek mentioned smoke detectors. Smoke detectors are an EH&S (life-threatening) deficiency under our Uniform Physical Condition Standard (UPCS) protocol; however, there is no point deduction for the deficiency even though it must be corrected immediately (within 24 hours). Immediately after REAC's inception there was a point deduction for smoke detectors; however, property owners and PHA executive directors clearly illustrated to HUD that as soon as they would place new batteries in smoke detectors the tenants would take them out and place them in their children's toys. Owners and PHA executive directors argued that they should not be penalized for the resulting inoperable smoke detectors when they had met their responsibility to place fresh batteries in the detectors. As a result REAC removed the point penalty, but kept the EH&S (life-threatening) abatement requirement in place in which owners and PHA executive directors must certify that they abated the smoke detector deficiency.

* REAC inspectors, contrary to Mr. Vanderbeek's claim, test GFCIs. However, we test them by hand, not by a GFCI plug-in. GFCIs have a red and black button on the face of them. If a GFCI is working properly if you press the black button the interrupt

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feature will activate. If it does not a deficiency is recorded. If it does a deficiency is not recorded. The rationale behind hand-testing it is property owners and tenants can test them this way with no specialized equipment. That is why GFCIs are designed the way that they are so that any homeowner or tenant can easily test them and know whether they are operating properly as designed. Mr. Vanderbeek's statement is false and misleading.

* Mr. Vanderbeek's examples of the electrical hazard and the trip hazards are false. Deficiencies are recorded for each instance of occurrence. If there are 10 electrical hazards all 10 are recorded and points are deducted up until a point-loss cap; however each electrical hazard is cited with its exact location. Property managers are required to abate each of them. We also project the occurrence of the same deficiency throughout the property and property managers are required to check the entire property for the that particular deficiency and abate each occurrence. Mr. Vanderbeek's example is an illustration why he was not inspecting to UPCS standard prior to his decertification. He does not understand the inspection protocol and refused to follow it when he was a contract inspector. A property with 10 electrical hazards and a property with one would not receive the same some. Scoring is a highly complicated process that is done inside out IT system. Inspectors do not score. They merely record deficiencies. There are many variable to include property size, number of buildings, etc. that determine how scoring is appropriately weighted.

* The Compilation Bulletin does go into detail to clarify the definition of a building because it is imperative that a contract inspector arrives at the correct building count as well as the accurate unit count. If a building or unit count is off by one and the inspection is conducted using an inaccurate building and unit count the inspection will have to be declared out of standard and the inspection will have to be redone. Our effort to clarify building count and enhance the clarification by now include pictures as examples is prudent and necessary because some of our inspectors do not arrive at an accurate building count.

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Finally Mr. Vanderbeek objectively appears to be disgruntled. He has written me numerous emails requesting that internal email correspondence between HUD employees in REAC for specific years and dates be sent to him. Those employees are no longer with HUD. He does not say why he wants the information concerning internal HUD email conversations. He often tries to avoid the FOIA process. Of course I have not sent him any internal email information as he has requested. He has also made several attempts/requests for me to share my Linkedin profile with him. I have not responded to his requests. My interaction with him when he contacts me is strictly business. On every instance that Mr. Vanderbeek contacts me, I seek OGC advisement as to whether to respond and how to respond including my response below, which my boos instructed me to respond to Mr. Vanderbeek on his behalf.

I trust that this helps you to put Mr. Vanderbeek's email below in context.

Delton

Director, REAC

From: HankBeek [mailto:(b)(6) @aol.com]
Sent: Friday, October 13, 2017 9:15 AM
To: Lavoy, Donald J <Donald.J.Lavoy@hud.gov>
Cc: Greenwood, Sheila M <Sheila.M.Greenwood1@hud.gov>; Hotline,

AMERICAN OVERSIGHT

OIG <Hotline@hudoig.gov>; Nichols, Delton
<Delton.Nichols@hud.gov>; Holcombe, Terry
<terry.holcombe@hud.gov>; Cruciani, Linda M
<Linda.M.Cruciani@hud.gov>; Hughes, Andrew
<Andrew.Hughes@hud.gov>; Eagles, David T <David.Eagles@hud.gov>;
Tuffour, Samuel X <Samuel.x.Tuffour@hud.gov>; Velazquez, Vida
<VIDA.VELAZQUEZ@hud.gov>; Brian.N.Ruth@hud.gov
Subject: Re: OGC Involvement in REACs NIS Policy

Mr. Donald LaVoy:

Mr. Delton Nichols, with your concurrence, states below, in answer to my question, that OGC reviewed and concurred on the Industry Notice IAW HUD's issuance-clearance procedures. OGC says it did not review the procedures. I asked Mr. Nichols for the person(s) names in OGC involved in the review and none was provided. Thank you for confirming that OGC was not involved in the process.

Furthermore, the NIS and October 2, 2017 Compilation Bulletin inspection changes have not been published in the Federal Register and issued for public comment, again! Nor, have FR's under which REAC bases its physical property inspection protocol ever been codified in the CFR, yet REAC correspondence liberally quotes the CFRs. REAC's inspection protocol is giving residents a false sense of security thus putting lives safety in jeopardy which could be prevented if the public were afforded the chance to comment thus alerting REAC to its inspection protocol deficiencies. Allow me just one or two of the more egregious examples of the many, below.

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The REAC inspection protocol does not require checking outlets (receptacles) for grounding and correct wiring. In fact, the new Compilation Bulletin says REAC inspectors are forbidden from using GFCI testers which would indicate a faulty outlet. If I as a Licensed Home Inspector (two States) did not check outlets I would quickly lose my License. Ungrounded and miswired outlets are industry accepted health and safety defects, yet REAC has NEVER checked outlets. Had you followed the Public Comment protocol you'd quickly learn of your shortsightedness. Not to mention that REAC allowed foreign material such as caulking, etc in electrical panels until just last year, putting lives at risk because of a flawed inspection protocol. Rather than address the important health and safety issues you tell REAC inspectors to inspect to cite a defect for paint and floor tile colors must match! (page 66 of the new CB)

In addition to giving HUD renters a false sense of security your inspection scoring algorithm does not adequately identify deplorable properties. Example: Property A has 10 trip hazards and 10 electrical exigent health and safety defects while property B has 1 trip hazard and 1 electrical EH&S. Assuming all else remains equal; both properties would score the same on the REAC inspection. Consequently, Congress is lead to believe that properties with the same score are in virtually the same condition, yet Property A's residents' health are decidedly more at risk than Property B's residents.

Additionally, one of REACs primary responsibilities is to count. Count the number of building and units in its portfolio. Now we learn more brightly that REACs building count is incorrect. The new CB goes on for several pages clarifying how to count

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buildings. With that amount of clarification required it's obvious that REAC is having a great deal of difficulty imparting to its inspectors a seemingly simple task of counting buildings. So, Congress and the public has not received correct information it relies on to budget and fund REAC programs! Not only that, but once the public is apprised of the clarifications and changes to the count method, it will submit cogent and sound comments, provided REAC is planning on informing the public of the count change method. As of today the new CB is NOT on the HUD website. It is, however, on mine and many other industry websites!

Also, quickly, REAC was recently charged by Congress to develop one physical inspection program for both the voucher program (UPCS) and non-voucher programs (UPCS-V). It did not develop one. It developed two! So now two are used when REAC has not been able to employ one skillfully, AND the UPCS non-voucher inspection protocol is inordinately more penal and onerous than the UPCS-V voucher protocol.

Oh! and my clients are always flabbergasted when I ask if they know how many points are deducted in a REAC inspection for a trip hazard (outside) versus a defective smoke detector. REAC's scoring structure has deemphasized arguably the most important exigent health and safety protection in the REAC and any inspection protocol.

The above is only the iceberg tip for describing how poorly the inspection protocol is designed and implemented. The REAC physical inspection program has and continues to be grossly mismanaged putting lives at risk and saddling the already strapped housing industry with ever increasing picayune

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regulations and unnecessary cost. The culture at REAC can be characterized as secretive, reprisal seeking, bullying, wasteful, mismanaged, and vindictive. For years other consultants and industry leaders have tried to talk sense to REAC with no real change except more senseless inspection rules and a bigger staff. It's time for serious change at REAC! Someone who understands the housing inspection industry needs to take over the reins.

Mr. Nichols has taken reprisal actions multiple times against me, and REAC Inspectors who have spoken out. Any reprisals for these and other disclosures are unlawful. The VA's whistleblowers were squelched and ignored for years, but that has all changed. As a veteran and former VA OIG employee I am glad.

Please note: This information is protected against reprisal: "The Whistleblower Protection Program was established to ensure that employees and applicants who disclose allegations of serious wrongdoing or gross mismanagement are free from fear of reprisal for their disclosures. Protected Disclosures by current and former Federal employees and applicants of the following types of wrongdoing are covered by the Whistleblower Protection Act of 1989: a violation of any law, rule, or regulation, mismanagement, a gross waste of funds, an abuse of authority, or a substantial and specific danger to public health or safety."

Sincerely,

Hank Vanderbeek, MPA, CMI

President and CEO

www.RedDogHomeInspections.com
<http://www.RedDogHomeInspections.com>
www.REAC1.com <http://www.reac1.com/>

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http://www.linkedin.com/in/hankvanderbeek

Bedford, NH

603-472-5059 o

(b)(6) c

-----Original Message-----
From: Nichols, Delton <Delton.Nichols@hud.gov
<mailto:Delton.Nichols@hud.gov> >
To: hankbeek <(b)(6)@aol.com <mailto:(b)(6)@aol.com> >
Cc: Greenwood, Sheila M <Sheila.M.Greenwood1@hud.gov
<mailto:Sheila.M.Greenwood1@hud.gov> >; Hotline, OIG
<Hotline@hudoig.gov <mailto:Hotline@hudoig.gov> >
Sent: Thu, Oct 12, 2017 2:37 pm
Subject: FW: OGC Involvement in REACs NIS Policy

Mr. Vanderbeek,

OGC reviewed and concurred on the Industry Standard notice in accordance with HUD's issuance-clearance procedures.

Sincerely,

Delton Nichols

Director

From: "HankBeek" <(b)(6)@aol.com <mailto:(b)(6)@aol.com> >
To: "Lavoy, Donald J" <Donald.J.Lavoy@hud.gov
<mailto:Donald.J.Lavoy@hud.gov> >
Cc: "Hotline, OIG" <Hotline@hudoig.gov

AMERICAN OVERSIGHT

<mailto:Hotline@hudoig.gov> >, "Greenwood, Sheila M"
<Sheila.M.Greenwood@hud.gov <mailto:Sheila.M.Greenwood@hud.gov> >
Subject: OGC Involvement in REACs NIS Policy

Mr. LaVoy:

My email of 2/22/17 inquired about REACs NIS policy: "was the Office of General Counsel involved with the "updated" interpretation of 24 CFR 200.929 as it is now being applied by REAC?"

Mr. Holcombe's response was: "Yes. OGC is and has been involved with the Industry Standard Notice and fully supports its implementation."

OGC's response (attachment): "OGC did not render a final opinion regarding REAC's interpretation of 24 CFR 200.929."

Before disseminating this information I respectfully request an explanation for the Mr. Holcombe's and Mr. Nichol's concurrence (Mr. Nichols was copied on Mr. Holcombe's email to me). Please respond before October 17th.

If by then no response, I'll conclude Messieurs Holcombe and Nichols were untruthful in their response. I am conducting another industrywide training session about NIS and other REAC topics this month. if your info was incorrect please provide the

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name and contact info for the OGC person(s) involved in and who "fully support" your NIS policy.

Please note: This information is protected against reprisal: "The Whistleblower Protection Program was established to ensure that employees and applicants who disclose allegations of serious wrongdoing or gross mismanagement are free from fear of reprisal for their disclosures. Protected Disclosures Disclosure by current and former Federal employees and applicants of the following types of wrongdoing are covered by the Whistleblower Protection Act of 1989: a violation of any law, rule, or regulation, mismanagement, a gross waste of funds, an abuse of authority, or a substantial and specific danger to public health or safety."

CC HUD OIG

Thanks,

Hank Vanderbeek, MPA, CMI

President and CEO

www.RedDogHomeInspections.com
<http://www.RedDogHomeInspections.com>
www.REAC1.com <http://www.reac1.com/>

http://www.linkedin.com/in/hankvanderbeek

Bedford, NH

AMERICAN OVERSIGHT

Greenwood Responsive

603-472-5059 o

(b)(6) c

Subject: FOIA meeting
Location: Sheila's office

Start: Thu 10/12/2017 5:00 PM
End: Thu 10/12/2017 5:30 PM
Show Time As: Tentative

Recurrence: (none)

Meeting Status: Not yet responded

Organizer: Brown, Christina M
Required Attendees: Greenwood, Sheila M; Thompson, Amy C; Brown, Jereon M

From: Greenwood, Sheila M
Sent: Wednesday, October 11, 2017 4:24 PM
To: Brown, Christina M
Subject: Accepted: FOIA meeting

Subject: FOIA meeting
Location: Sheila's office

Start: Thu 10/12/2017 4:30 PM
End: Thu 10/12/2017 5:00 PM
Show Time As: Tentative

Recurrence: (none)

Meeting Status: Not yet responded

AMERICAN OVERSIGHT

Greenwood Responsive
Organizer: Brown, Christina M
Required Attendees: Greenwood, Sheila M; Thompson, Amy C; Brown, Jereon M

From: Petty, Timothy J
Sent: Wednesday, October 11, 2017 2:31 PM
To: Greenwood, Sheila M; Zorc, Bethany A
Subject: RE: EEO & Harassing Conduct Policies

Yes, the document may be shared with DOL. And it is subject to FOIA.

From: Greenwood, Sheila M
Sent: Wednesday, October 11, 2017 2:26 PM
To: Petty, Timothy J <Timothy.J.Petty@hud.gov>; Zorc, Bethany A <Bethany.A.Zorc@hud.gov>
Subject: Re: EEO & Harassing Conduct Policies

And I can share with DOL?

Get Outlook for iOS <https://aka.ms/o0ukef>

From: Petty, Timothy J
Sent: Wednesday, October 11, 2017 2:22:58 PM
To: Greenwood, Sheila M; Zorc, Bethany A
Subject: RE: EEO & Harassing Conduct Policies

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Sheila,

I attached the policies to this email.

Tim

From: Greenwood, Sheila M
Sent: Wednesday, October 11, 2017 2:19 PM
To: Zorc, Bethany A <Bethany.A.Zorc@hud.gov
<mailto:Bethany.A.Zorc@hud.gov> >; Petty, Timothy J
<Timothy.J.Petty@hud.gov <mailto:Timothy.J.Petty@hud.gov> >
Subject: FW: EEO & Harassing Conduct Policies
Importance: High

Can either of you help with this request?

From: Geale, Nicholas C. - SOL [mailto:Geale.Nicholas.C@DOL.gov]
Sent: Wednesday, October 11, 2017 2:09 PM
To: Burr, Geoffrey G - OSEC <Burr.Geoffrey.G@DOL.gov
<mailto:Burr.Geoffrey.G@DOL.gov> >; wteramoto@doc.gov
<mailto:wteramoto@doc.gov> ; Greenwood, Sheila M
<Sheila.M.Greenwood1@hud.gov <mailto:Sheila.M.Greenwood1@hud.gov>
>
Subject: EEO & Harassing Conduct Policies

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Can you folks send me whatever your boss issued with regard to these two requirements? We're trying to finalize ours and want to check what others did.

Secretaries must issue within 180 days of confirmation I believe.

From: Greenwood, Sheila M
Sent: Wednesday, October 11, 2017 1:35 PM
To: Brown, Christina M
Subject: Accepted: FOIA meeting

Subject: FOIA meeting
Location: Sheila's office

Start: Thu 10/12/2017 3:30 PM
End: Thu 10/12/2017 4:00 PM
Show Time As: Tentative

Recurrence: (none)

Meeting Status: Not yet responded

Organizer: Brown, Christina M
Required Attendees: Greenwood, Sheila M; Thompson, Amy C; Brown, Jereon M

From: Alexander, Mason
Sent: Friday, October 06, 2017 1:43 PM
To: Greenwood, Sheila M
Subject: FW: FOIA 17-01826
Attachments: Request 17-01826.pdf

AMERICAN OVERSIGHT

Kindest Regards,

Mason

Mason Alexander

Senior Advisor to the Chief Administrative Officer | Office of Administration

U.S. Department of Housing and Urban Development, HQ

451 7th Street, SW, Suite 6100

Washington, DC 20410

T: (202) 402-5968

From: Bodell, Ethan G
Sent: Friday, October 06, 2017 1:16 PM
To: Alexander, Mason <Mason.Alexander@hud.gov>
Subject: FOIA 17-01826

AMERICAN OVERSIGHT

Greenwood Responsive

Good afternoon Mason,

We spoke previously about several FOIA requests related to the Secretary's travel and scheduling, and you referred me to the Chief of Staff, who then referred me to Jacie Coressel. I have worked with her to get a lot of what we've needed thus far. There is one request, though, for which I believe you may be the best person to work with. The request (attached) is related to the Secretary's trip to Baltimore, which several folks have indicated you were a part of (both in planning and in attending – if I'm not mistaken, you are also referenced in the news story which is the likely impetus for this request). I'm sure you would have some records related to this, so it is necessary that I re-send for your review.

Specifically, I am looking for anything related to item #1:

1. Records related to plans or schedules for Secretary Carson's July 2017 trip to Baltimore,

including itineraries or draft itineraries for Ben "B.J." Carson, Jr. or any employee of

Interprise Partners, LLC attending events included in that trip.

Please address each portion of this, even if only to confirm that we do not have any responsive records.

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Let me know if you have any questions.

Best,

Ethan G. Bodell, Esq.

Government Information Specialist

U.S. Department of Housing and Urban Development

Office of the Executive Secretariat

FOIA Branch, Room 10139

(202) 402-3450 | ethan.g.bodell@hud.gov
<mailto:ethan.g.bodell@hud.gov>

From: Alexander, Mason
Sent: Wednesday, October 04, 2017 10:06 AM
To: Greenwood, Sheila M
Subject: Fwd: Request 17-FI-HQ-01559: Questions Regarding Searches Conducted
Attachments: 2017-HUD-0234 (Candy Carson) 1559.pdf; 2017_09_25_15_57_22 1559.pdf

AMERICAN OVERSIGHT

Kindest Regards,
Mason Alexander

US Department of Housing and Urban Development
451 7th Street, SW
Washington, DC 20410
(202) 402-5968

* This email was sent by a mobile device. Please excuse any grammar or misspellings.

_____

From: Alexander, Mason
Sent: Tuesday, October 3, 2017 11:06:26 PM
To: Greenwood, Sheila M
Subject: Fwd: Request 17-FI-HQ-01559: Questions Regarding Searches Conducted

Kindest Regards,
Mason Alexander

US Department of Housing and Urban Development
451 7th Street, SW
Washington, DC 20410
(202) 402-5968

* This email was sent by a mobile device. Please excuse any grammar or misspellings.

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From: McGirt, Eugene A
Sent: Tuesday, October 3, 2017 2:47:46 PM
To: Alexander, Mason
Cc: Wright, Sandra J
Subject: FW: Request 17-FI-HQ-01559: Questions Regarding Searches Conducted

Hi Mason,

Any suggestions on responding to questions below presented by American Oversight?

From: Brown, Jereon M
Sent: Tuesday, October 03, 2017 1:57 PM
To: McGirt, Eugene A <Eugene.A.McGirt@hud.gov>; Wright, Sandra J <Sandra.J.Wright@hud.gov>
Subject: RE: Request 17-FI-HQ-01559: Questions Regarding Searches Conducted

I think you may have to send it to Mason Alexander, who previously served as the Advance person to respond.

From: McGirt, Eugene A
Sent: Tuesday, October 03, 2017 1:21 PM
To: Brown, Jereon M <Jereon.M.Brown@hud.gov <mailto:Jereon.M.Brown@hud.gov> >; Wright, Sandra J

AMERICAN OVERSIGHT

Greenwood Responsive
<Sandra.J.Wright@hud.gov <mailto:Sandra.J.Wright@hud.gov> >
Subject: Request 17-FI-HQ-01559: Questions Regarding Searches Conducted

Jerry,

American Oversight has a few questions regarding HUD's response to its request for Candy Carson information.

How do you think (b)(5) Deliberative Privilege ?

From: American Oversight FOIA [mailto:foia@americanoversight.org]

Sent: Tuesday, October 03, 2017 1:01 PM
To: McGirt, Eugene A <Eugene.A.McGirt@hud.gov
<mailto:Eugene.A.McGirt@hud.gov> >
Subject: Request 17-FI-HQ-01559: Questions Regarding Searches Conducted

Hi Eugene,

Thanks for taking the time for our call this morning. As you've requested, I've written up American Oversight's follow up questions with regard to HUD's 9/19/2017 response letter to request 17-FI-HQ-01559 below. I've attached both the request and

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the response letter for convenience.

* The 9/19 response letter indicates that "a search of Headquarters' records by knowledgeable staff failed to locate any documents that would be responsive to your request."

* We would like to know what custodians (by name or by title) and offices were searched and what search methods/terms were applied in reaching this conclusion, for each item of the request

* In particular, the substance of the final response letter explains that Mrs. Carson has booked and paid for her own travel, which clarifies why there may be few or no records responsive to the travel-oriented parts of the request. The substance of the letter does not address whether Mrs. Carson has participated in agency meetings, been given access to agency documents, or been given use of agency email addresses, telephones, or desk/office space. We would like to know what specific searches were conducted to determine that HUD does not have records responsive to Items 4-7 of our request, which relate to these issues.

* The 9/19 response letter indicates that HUD may have "inform[ed] or let Mrs. Carson know which flight the Secretary would be on when she travelled with him." Records of those communications are responsive to Item 2 of our request, which includes any communication regarding travel arrangements between Mrs. Carson (or any representative of Mrs. Carson) and HUD employees within the Office of the Secretary or any office responsible for HUD employee travel, even if they do not entail requests for HUD to arrange, pay for, or reimburse Mrs. Carson's travel.

* We would like to know whether HUD identified records of such communications and, if so, whether it will produce those records.

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* If HUD did not identify such records, we would like to know what searches were run (custodians, offices, terms used) to attempt to locate such records.

Thanks for your help with these requests. Please let me know if I can clarify our questions. You can reach me by email or by phone at 202.897.2465.

Best,

Beth

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Greenwood Responsive

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From: Coressel, Jacie
Sent: Thursday, September 28, 2017 2:09 PM
To: Mills, Allison F; Greenwood, Sheila M
Subject: Fwd: FOIA Request

FYI

Get Outlook for iOS <https://aka.ms/o0ukef>

From: Free, Kenneth E
Sent: Thursday, September 28, 2017 1:57:22 PM
To: McGirt, Eugene A; McClure, Laura L; Wright, Sandra J
Cc: Lincoln, Paula A; Coressel, Jade
Subject: RE: FOIA Request

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Thanks everyone,

I am adding Jacie Coressel. She is Secretary Carson's scheduler and is the owner of his daily schedule.

Ken

Kenneth E. Free

Director / Special Agent in Charge

U.S. Department of Housing and Urban Development

Protective Services Division

451 7th Street SW (Room 10251)

Washington DC 20410

Email: <mailto:Kenneth.e.free@hud.gov> Kenneth.e.free@hud.gov

Secure Email: <mailto:Kenneth.free@dhs.sgov.gov> Kenneth.free@dhs.sgov.gov

Office: 202-402-3909

Cell: (b)(6)

From: McGirt, Eugene A

AMERICAN OVERSIGHT

Sent: Thursday, September 28, 2017 1:33 PM
To: McClure, Laura L <Laura.L.McClure@hud.gov>; Free, Kenneth E <Kenneth.E.Free@hud.gov>; Wright, Sandra J <Sandra.J.Wright@hud.gov>
Cc: Lincoln, Paula A <Paula.A.Lincoln@hud.gov>
Subject: RE: FOIA Request

Okay, but I'm sure you are correct about this going to scheduling.

Who is the contact person for Secretary Carson's scheduling?

From: McClure, Laura L
Sent: Thursday, September 28, 2017 1:27 PM
To: McGirt, Eugene A <Eugene.A.McGirt@hud.gov <mailto:Eugene.A.McGirt@hud.gov> >; Free, Kenneth E <Kenneth.E.Free@hud.gov <mailto:Kenneth.E.Free@hud.gov> >; Wright, Sandra J <Sandra.J.Wright@hud.gov <mailto:Sandra.J.Wright@hud.gov> >
Cc: Lincoln, Paula A <Paula.A.Lincoln@hud.gov <mailto:Paula.A.Lincoln@hud.gov> >
Subject: RE: FOIA Request

Thanks Eugene,

I think this type of request typically goes to scheduling, but I want to check with Ken and the front office first.

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Thanks so much,

Laura

From: McGirt, Eugene A
Sent: Thursday, September 28, 2017 11:41 AM
To: McClure, Laura L <Laura.L.McClure@hud.gov <mailto:Laura.L.McClure@hud.gov> >; Ulloa, Alfredo <Alfredo.Ulloa@hud.gov <mailto:Alfredo.Ulloa@hud.gov> >; Wilson, Marion L <Marion.L.Wilson@hud.gov <mailto:Marion.L.Wilson@hud.gov> >; Gray, Mark A <Mark.A.Gray@hud.gov <mailto:Mark.A.Gray@hud.gov> >; Free, Kenneth E <Kenneth.E.Free@hud.gov <mailto:Kenneth.E.Free@hud.gov> >; Wright, Sandra J <Sandra.J.Wright@hud.gov <mailto:Sandra.J.Wright@hud.gov> >
Subject: RE: FOIA Request

Hello,

I’m teleworking from home today but will be in the office tomorrow.

What’s needed for this request is a copy of Secretary Ben Carson's travel schedule, which should include type of travel, date and location, from January 1, 2017, through September 26, 2017.

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From: McClure, Laura L
Sent: Thursday, September 28, 2017 11:34 AM
To: McGirt, Eugene A <Eugene.A.McGirt@hud.gov
<mailto:Eugene.A.McGirt@hud.gov> >; Ulloa, Alfredo
<Alfredo.Ulloa@hud.gov <mailto:Alfredo.Ulloa@hud.gov> >; Wilson,
Marion L <Marion.L.Wilson@hud.gov
<mailto:Marion.L.Wilson@hud.gov> >; Gray, Mark A
<Mark.A.Gray@hud.gov <mailto:Mark.A.Gray@hud.gov> >; Denton,
Karenneil <karenneil.denton@hud.gov
<mailto:karenneil.denton@hud.gov> >; Free, Kenneth E
<Kenneth.E.Free@hud.gov <mailto:Kenneth.E.Free@hud.gov> >;
Wright, Sandra J <Sandra.J.Wright@hud.gov
<mailto:Sandra.J.Wright@hud.gov> >
Subject: RE: FOIA Request

Hi Eugene,

I think this would come to Paula. We'll set up time today to check in and see what you need.

Thanks,

Laura

From: McGirt, Eugene A
Sent: Thursday, September 28, 2017 11:02 AM

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Greenwood Responsive

To: Ulloa, Alfredo <Alfredo.Ulloa@hud.gov <mailto:Alfredo.Ulloa@hud.gov> >; Wilson, Marion L <Marion.L.Wilson@hud.gov <mailto:Marion.L.Wilson@hud.gov> >; Gray, Mark A <Mark.A.Gray@hud.gov <mailto:Mark.A.Gray@hud.gov> >; Denton, Karenneil <karenneil.denton@hud.gov <mailto:karenneil.denton@hud.gov> >; Free, Kenneth E <Kenneth.E.Free@hud.gov <mailto:Kenneth.E.Free@hud.gov> >; McClure, Laura L <Laura.L.McClure@hud.gov <mailto:Laura.L.McClure@hud.gov> >; Wright, Sandra J <Sandra.J.Wright@hud.gov <mailto:Sandra.J.Wright@hud.gov> >
Subject: FOIA Request

Alfredo,

Attached is a FOIA request from The Huffington Post asking for:

1. All schedules showing Alphonso Jackson meeting with a member of HUD staff, including Secretary Ben Carson

2. All communications between Alphonso Jackson and Secretary Ben Carson, and/or Sheila Greenwood, and/or Deana Bass including emails, phone transcripts, text messages, letters and other documents.

3. All documents showing Secretary Ben Carson's travel schedule, which should include type of travel, date and location (for example, if it was by train, list Acela Express, if it was by plane, list air carrier.) To better help locate these records, they may include the name of the cover agent (Jasmine Johnson) and DC staff lead (Stacie Weber.)

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Would your office have Secretary Carson's schedule information?

From: Brown, Jereon M
Sent: Thursday, September 28, 2017 10:41 AM
To: McGirt, Eugene A <Eugene.A.McGirt@hud.gov
<mailto:Eugene.A.McGirt@hud.gov> >
Subject: RE: FOIA Request

Eugene, the Secretary's scheduler keeps his schedules. You can check with Admin, Laura McClure, but I believe keeping phone transcripts is not something the agency does. Aida would not be involved at all.

From: McGirt, Eugene A
Sent: Thursday, September 28, 2017 9:53 AM
To: Brown, Jereon M <Jereon.M.Brown@hud.gov
<mailto:Jereon.M.Brown@hud.gov> >
Subject: FOIA Request

Jerry,

Attached is a FOIA request from The Huffington Post asking for:

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Greenwood Responsive

1. All schedules showing Alphonso Jackson meeting with a member of HUD staff, including Secretary Ben Carson

2. All communications between Alphonso Jackson and Secretary Ben Carson, and/or Sheila Greenwood, and/or Deana Bass including emails, phone transcripts, text messages, letters and other documents.

3. All documents showing Secretary Ben Carson's travel schedule, which should include type of travel, date and location (for example, if it was by train, list Acela Express, if it was by plane, list air carrier.) To better help locate these records, they may include the name of the cover agent (Jasmine Johnson) and DC staff lead (Stacie Weber.)

Would Aida have information for items 1 and 3?

Would CIO provide the phone transcripts and text messages for item 2?

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From: Shumway, John B
Sent: Thursday, September 21, 2017 11:29 AM
To: Greenwood, Sheila M
Cc: Simpson, Kevin M
Subject: Text Message FOIA
Attachments: Request 17-02079.pdf

Hi Sheila. My name is John Shumway. I'm the Assistant General Counsel for Administrative Law here at HUD. We handle FOIA for OGC. Christopher Bourne wanted me to make sure that you were aware of the attached FOIA request, since the FOIA involves the Secretary. The FOIA is being handled through the normal protocol by the Office of Exec Sec and OCIO. Thanks.

John

From: Greenwood, Sheila M
Sent: Wednesday, September 20, 2017 6:24 PM
To: Bourne, Christopher M
Cc: Hughes, Andrew
Subject: RE: Text Message FOIA

Thanks.

From: Bourne, Christopher M
Sent: Wednesday, September 20, 2017 6:12 PM
To: Greenwood, Sheila M <Sheila.M.Greenwood1@hud.gov>
Cc: Hughes, Andrew <Andrew.Hughes@hud.gov>
Subject: Fwd: Text Message FOIA

Sheila,

AMERICAN OVERSIGHT

Greenwood Responsive

Wanted to ensure you were aware of this.

Chris

Christopher Bourne

Senior Policy Advisor

Office of Policy Development and Research

U.S. Department of Housing and Urban Development

(202) 402-5147 <tel:(202)%20402-5147> (office)

(b)(6) tel:(b)(6) > (mobile)

Begin forwarded message:

From: "Shumway, John B" <John.B.Shumway@hud.gov
<mailto:John.B.Shumway@hud.gov> >
To: "Bourne, Christopher M" <Christopher.M.Bourne@hud.gov
<mailto:Christopher.M.Bourne@hud.gov> >
Subject: Text Message FOIA

Here's the FOIA Request. Still digging on the process.

John

From: Kelley, Michael J
Sent: Wednesday, September 06, 2017 5:22 PM
To: Richardson, Todd M; Gimont, Stanley
Cc: Appleton, Seth D; Dendas, Michael W; Greenwood, Sheila M
Subject: RE: CBO Inquiry: CDBG Contact

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Awesome. No need for a call then.

Thanks guys!

From: Richardson, Todd M
Sent: Wednesday, September 06, 2017 5:20 PM
To: Kelley, Michael J <Michael.J.Kelley@hud.gov>; Gimont, Stanley <Stanley.Gimont@hud.gov>
Cc: Appleton, Seth D <Seth.D.Appleton@hud.gov>; Dendas, Michael W <Michael.W.Dendas@hud.gov>; Greenwood, Sheila M <Sheila.M.Greenwood1@hud.gov>
Subject: RE: CBO Inquiry: CDBG Contact

Happy to do a call. Answers below:

1. How much does the CDF have in unobligated disaster/emergency funding that is eligible to spend on 2017 disasters?

Answer: $57.8 million

2. Of those funds has any already been allocated to Harvey relief?

Answer: $0

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3. Finally, do you have annual information (obligations and outlays) on the funds that were provided to the CDF after Sandy that you could share?

Answer: Allocations are available here: https://www.hudexchange.info/programs/cdbg-dr/

For information on individual grants, we have a public facing portal: https://drgr.hud.gov/public/

For example, this report on Sandy grants: https://drgr.hud.gov/public/downloads/reports/Cumulative%20Financial%20Summary%20(P.L.%20113-2).pdf

From: Kelley, Michael J
Sent: Wednesday, September 06, 2017 4:46 PM
To: Gimont, Stanley <Stanley.Gimont@hud.gov <mailto:Stanley.Gimont@hud.gov> >; Richardson, Todd M <Todd.M.Richardson@hud.gov <mailto:Todd.M.Richardson@hud.gov> >
Cc: Appleton, Seth D <Seth.D.Appleton@hud.gov <mailto:Seth.D.Appleton@hud.gov> >; Dendas, Michael W <Michael.W.Dendas@hud.gov <mailto:Michael.W.Dendas@hud.gov> >; Greenwood, Sheila M <Sheila.M.Greenwood1@hud.gov <mailto:Sheila.M.Greenwood1@hud.gov> >
Subject: FW: CBO Inquiry: CDBG Contact

Stan/Todd-

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Please see email below CIR received from CBO. It seems like these are questions that are easily answered.

Would you be able to hop on a call?

Thanks,

Mike

From: Dunn, Tracey
Sent: Wednesday, September 06, 2017 4:03 PM
To: Robert Reese <Robert.Reese@cbo.gov
<mailto:Robert.Reese@cbo.gov> >
Cc: Dendas, Michael W <Michael.W.Dendas@hud.gov
<mailto:Michael.W.Dendas@hud.gov> >; Kelley, Michael J
<Michael.J.Kelley@hud.gov <mailto:Michael.J.Kelley@hud.gov> >
Subject: Re: CBO Inquiry: CDBG Contact

Adding our Deputy Assistant Secretary, Michael Kelley and removing Aaron who no longer works in CIR.

On Sep 6, 2017, at 3:58 PM, Robert Reese <Robert.Reese@cbo.gov
<mailto:Robert.Reese@cbo.gov> > wrote:

Hi all,

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Greenwood Responsive

In anticipation of possible proposals for additional CDBG disaster funding I'm wondering if you all can provide me with some information about the fund's current balances and spending on prior disasters. In particular my questions are:

1. How much does the CDF have in unobligated disaster/emergency funding that is eligible to spend on 2017 disasters?
2. Of those funds has any already been allocated to Harvey relief?
3. Finally, do you have annual information (obligations and outlays) on the funds that were provided to the CDF after Sandy that you could share?

Any information you could provide as soon as possible would be appreciated. You can also reach me by phone at my direct line 226.2871 if you'd like to discuss or need any clarifications on my questions.

Thanks,

Robert

Robert Reese

Congressional Budget Office

AMERICAN OVERSIGHT

Greenwood Responsive
Robert.Reese@cbo.gov <mailto:Robert.Reese@cbo.gov> |
202.226.2860 (main)

Please be aware that the information in this email may be confidential, privileged, or both. This email and related documents (including documents created or compiled in response to this email) are Congressional records, remain under Congressional control, and are not “agency records” subject to the Freedom of Information Act (FOIA) or other law. You should segregate this email and related documents from your agency’s records, and you should not share or otherwise disclose this email or related documents without first discussing the matter with the Congressional Budget Office.

From: Dunn, Tracey [mailto:Tracey.Dunn@hud.gov]
Sent: Monday, June 05, 2017 8:55 AM
To: Robert Reese
Cc: Dendas, Michael W; Santa Anna, Aaron
Subject: RE: CBO Inquiry: CDBG Contact

Hi Robert,

Thank you for your email below. I also received your telephone message. I was on leave last week but back in the office now. Our Policy Advisor, Michael Dendas, and our Acting General Deputy Assistant Secretary, Aaron Santa Anna, are both copied in this email. Please let us know if you are still seeking the guidance on the CDBG program as noted in your email below.

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Greenwood Responsive

Tracey Dunn

Congressional Liaison

Office of Congressional

And Intergovernmental Relations

US Department of Housing and Urban Development

Main: (202) 708-0005 | Fax: (202) 708-3707

Direct: (202) 402-2403 | Mobile: (b)(6)

From: Robert Reese [mailto:Robert.Reese@cbo.gov]
Sent: Tuesday, May 30, 2017 11:33 AM
To: Dunn, Tracey <Tracey.Dunn@hud.gov
<mailto:Tracey.Dunn@hud.gov> >
Subject: CDBG Contact

Hi Tracey,

I'm the CBO analyst that covers the Community Development Block Grants program. I'm hoping to speak with someone about the current status of the program's funds and the effect of the President's proposal to eliminate funding for the program. Would you know who the best person would be for me to speak with?

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Thanks,

Robert

Robert Reese

Congressional Budget Office

Robert.Reese@cbo.gov <mailto:Robert.Reese@cbo.gov> |
202.226.2871

From: Coressel, Jacie
Sent: Monday, August 28, 2017 3:57 PM
To: Golrick, Janet M
Cc: Greenwood, Sheila M
Subject: FW: FOIA Inquiries

Another request. Please advise. Thank you!

Jacie Coressel

Director of Scheduling | Office of the Secretary

U.S. Department of Housing and Urban Development, HQ, Suite 10218

T: (202)-402-3823 |C: (b)(6) | E:
<mailto:Jacie.coressel@hud.gov> Jacie.coressel@hud.gov

AMERICAN OVERSIGHT

From: Bodell, Ethan G
Sent: Monday, August 28, 2017 3:54 PM
To: Coressel, Jacie <Victoria.J.Coressel@hud.gov>
Subject: RE: FOIA Inquiries

Jacie,

My apologies for filling your inbox. I have one item to add to #1 in my email below. That request had multiple items, two of which were schedule-based. It's only one entry, so it shouldn't be too much trouble.

Date wherein OMB and Secretary Carson met for the purposes of discussing item 2(e)per Executive Order titled "Comprehensive Plan for Reorganizing the Executive Branch"

From: Coressel, Jacie
Sent: Monday, August 28, 2017 2:45 PM
To: Bodell, Ethan G <Ethan.G.Bodell@hud.gov <mailto:Ethan.G.Bodell@hud.gov> >
Cc: Demarzo, Benjamin E <Benjamin.E.Demarzo@hud.gov <mailto:Benjamin.E.Demarzo@hud.gov> >
Subject: RE: FOIA Inquiries

I am glad you followed up as well! I'm sorry that you didn't have

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these sooner. I will try to get all of this to you before the end of the week.

I'm looping in Ben Demarzo who handles the Secretary's travel.

Thanks!

Jacie Coressel

Director of Scheduling | Office of the Secretary

U.S. Department of Housing and Urban Development, HQ, Suite 10218

T: (202)-402-3823 |C: (b)(6) | E: <mailto:Jacie.coressel@hud.gov> Jacie.coressel@hud.gov

From: Bodell, Ethan G
Sent: Monday, August 28, 2017 2:41 PM
To: Coressel, Jacie <Victoria.J.Coressel@hud.gov <mailto:Victoria.J.Coressel@hud.gov> >
Subject: RE: FOIA Inquiries

Jacie,

AMERICAN OVERSIGHT

I'm so glad I followed up. I sent the first two to Mason on July 10! He told me this morning that he had been sending them to Sheila, who was getting them to the appropriate person. Clearly, there is some miscommunication. All that said, I really appreciate the help.

Quick question: is there a specific person who handles the Secretary's travel? I have a couple of requests for travel records as well.

Thanks,

Ethan

From: Coressel, Jacie
Sent: Monday, August 28, 2017 2:37 PM
To: Bodell, Ethan G <Ethan.G.Bodell@hud.gov
<mailto:Ethan.G.Bodell@hud.gov> >
Subject: RE: FOIA Inquiries

Hi Ethan,

AMERICAN OVERSIGHT

Thanks so much. This is the first I've seen of these requests. I will get that information to you ASAP.

Thanks!

Jacie Coressel

Director of Scheduling | Office of the Secretary

U.S. Department of Housing and Urban Development, HQ, Suite 10218

T: (202)-402-3823 |C: (b)(6) | E: <mailto:Jacie.coressel@hud.gov> Jacie.coressel@hud.gov

From: Bodell, Ethan G
Sent: Monday, August 28, 2017 2:18 PM
To: Coressel, Jacie <Victoria.J.Coressel@hud.gov <mailto:Victoria.J.Coressel@hud.gov> >
Subject: FOIA Inquiries

Good afternoon Jacie,

I spoke with Mason Alexander this morning, and he let me know that he is no longer the point-person for the Secretary's schedule. I had been assigning schedule-related FOIA requests to

AMERICAN OVERSIGHT

him, but after speaking with him and Sheila, he told me that he had sent all of these to her, and she let me know that you are the go-to for scheduling now. I wanted to check to make sure that these requests had been sent to you, and if possible I'd like to get an update on the status. Finally, I have a new request today that I will be assigning as well.

These are the current requests which you should have been assigned:

1. FOIA 17-FI-HQ-01124

* HUD Daily Public Schedules (including appointments) for the Secretary of HUD, the Deputy Secretary and Assistant Secretaries, for the time period March 2, 2017, thru April 26, 2017.
* As we did not have a DepSec, we are just seeking the schedules for Secretary Carson during that timeframe.

2. FOIA 17-FI-HQ-01509

* Secretary Ben Carson's full schedule of meetings for the time period starting on April 1 2017 and ending on June 30 2017, including the names of all people Sec. Carson met with during that period.

3. FOIA 17-FI-HQ-01686

* We understand that Secretary Carson is a sponsor of bible

AMERICAN OVERSIGHT

studies put on by Capitol Ministries (CM), a 501(c)(3) nonprofit organization whose vision is "to evangelize elected officials and lead them toward maturity in Christ."1 According to CM's website, Secretary Carson and eight other Cabinet officials are listed as White House Cabinet Sponsors of the organization's bible studies.2 Pursuant to the Freedom of Information Act (5 U.S.C. § 552), I request a copy of the following:

* Any of Secretary Carson's daily schedules that include the Cabinet bible study between January 1, 2017 and August 7, 2017

4. Access to and copies of all records concerning HUD Secretary Ben Carson's schedule and travel vouchers from March 2, 2017 to the present. Please include all records that document Secretary Carson's schedule, including but not limited to agenda sheets, appointments, day calendars, itineraries, Google calendars, Outlook calendars, programs, text messages and timetables. From 03/02/2017 To 08/15/2017.

* Assigning for the scheduling portion only

Any information on the status of these 4 cases would be appreciated.

Also, the following request is new as of Friday:

AMERICAN OVERSIGHT

Greenwood Responsive

1. Records related to plans or schedules for Secretary Carson's July 2017 trip to Baltimore, including itineraries or draft itineraries for Ben "B.J." Carson, Jr. or any employee ofInterprise Partners, LLC attending events included in that trip. From 03/02/17 to 08/25/17.

Ethan G. Bodell, Esq.

Government Information Specialist

U.S. Department of Housing and Urban Development

Office of the Executive Secretariat

FOIA Branch, Room 10139

(202) 402-3450 | ethan.g.bodell@hud.gov
<mailto:ethan.g.bodell@hud.gov>

From: Coressel, Jacie
Sent: Monday, August 28, 2017 2:23 PM
To: Greenwood, Sheila M; Thompson, Amy C
Subject: FW: FOIA Inquiries

Please advise.

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Thanks!

Jacie Coressel

Director of Scheduling | Office of the Secretary

U.S. Department of Housing and Urban Development, HQ, Suite 10218

T: (202)-402-3823 |C: (b)(6) | E:
<mailto:Jacie.coressel@hud.gov> Jacie.coressel@hud.gov

From: Bodell, Ethan G
Sent: Monday, August 28, 2017 2:18 PM
To: Coressel, Jacie <Victoria.J.Coressel@hud.gov>
Subject: FOIA Inquiries

Good afternoon Jacie,

I spoke with Mason Alexander this morning, and he let me know that he is no longer the point-person for the Secretary's schedule. I had been assigning schedule-related FOIA requests to him, but after speaking with him and Sheila, he told me that he had sent all of these to her, and she let me know that you are the go-to for scheduling now. I wanted to check to make sure that these requests had been sent to you, and if possible I'd like to get an update on the status. Finally, I have a new

AMERICAN OVERSIGHT

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* We understand that Secretary Carson is a sponsor of bible studies put on by Capitol Ministries (CM), a 501(c)(3) nonprofit organization whose vision is “to evangelize elected officials and lead them toward maturity in Christ.”1 According to CM’s website, Secretary Carson and eight other Cabinet officials are listed as White House Cabinet Sponsors of the organization’s bible

AMERICAN OVERSIGHT

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* Assigning for the scheduling portion only

Any information on the status of these 4 cases would be appreciated.

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1. Records related to plans or schedules for Secretary Carson’s July 2017 trip to Baltimore, including itineraries or draft itineraries for Ben “B.J.” Carson, Jr. or any employee ofInterprise Partners, LLC attending events included in that trip. From 03/02/17 to 08/25/17.

AMERICAN OVERSIGHT

Ethan G. Bodell, Esq.

Government Information Specialist

U.S. Department of Housing and Urban Development

Office of the Executive Secretariat

FOIA Branch, Room 10139

(202) 402-3450 | ethan.g.bodell@hud.gov
<mailto:ethan.g.bodell@hud.gov>

Subject: Monthly Ethics Briefing
Location: Deputy Secretary's Conference Room

Start: Wed 8/23/2017 10:00 AM
End: Wed 8/23/2017 10:30 AM
Show Time As: Tentative

Recurrence: (none)

Meeting Status: Not yet responded

Organizer: Zorc, Bethany A
Required Attendees: Hughes, Andrew; Coffey, Alexander;

AMERICAN OVERSIGHT

Barton, Victoria L; Bass, Deana; Beckles, Angela L; Bowes, Robert B; Byrd, David J; Fitzpatrick, Nora S; Greenwood, Sheila M; Gruson, Barbara; Holderfield, Stephanie A; Kasper, Maren M; McCall, Drew A; Patton, Lynne M; Petty, Timothy J; Youngblood, Richard A; Williams, Raphael L; Browning, Austin G; Gribbin, William J; Dendas, Michael W; DeFelice, Joseph J; Thompson, Amy C; Demarzo, Benjamin E; Delahoyde, Abigail M; Coressel, Jacie; Bacon, James A; Marzol, Adolfo F; Kurtz, R. Hunter; Burley, Michael N; Eagles, David T; Shosky, John E; Alexander, Mason; Gibbs, John; Gormley, Joseph M; Bourne, Christopher M; Joy, Johnson P; Hobbs, Benjamin R; Gaines, Ralph H; Mills, Allison F; Woll Jr, David C; Appleton, Seth D; Bright, Michael R; Ludlow, Ashley; Kelley, Michael J; Wade, Dana T; Brown, Christina M; Hunter, Matthew F; Roget, Gisele G

We will discuss FOIA, the Privacy Act, the Trade Secrets Act and other related confidentiality rules.

From: Bodell, Ethan G
Sent: Tuesday, August 22, 2017 1:32 PM
To: Greenwood, Sheila M
Subject: FOIA Follow-up

Ms. Greenwood,

Thanks for helping us out with this review. I've completed the review of the phone and we are good to go.

If you saw my email regarding your personal phone, we can clear that as well with a written confirmation from you that no HUD business is contained therein. We won't need to collect it for

AMERICAN OVERSIGHT

review if you can verify this in an email. And with that, we will be all done with the phone portion (and thus done with the portions in which you need to actively participate). When you get a chance, please let me know.

Thanks again,

Ethan

Ethan G. Bodell, Esq.

Government Information Specialist

U.S. Department of Housing and Urban Development

Office of the Executive Secretariat

FOIA Branch, Room 10139

(202) 402-3450 | ethan.g.bodell@hud.gov

From: Reed, Peter J
Sent: Tuesday, August 22, 2017 11:12 AM

AMERICAN OVERSIGHT

Greenwood Responsive

To: Bodell, Ethan G
Cc: Greenwood, Sheila M; Dawkins, Eunice D
Subject: RE: FOIA request

I have very few text messages from Ms. Greenwood mobile device. Who will come and pickup the data?

Thanks Shelia and Eunice for your help getting this FOIA request completed in a timely manner.

r/s

Pete

From: Greenwood, Sheila M
Sent: Monday, August 21, 2017 10:25 AM
To: Reed, Peter J <Peter.J.Reed@hud.gov>; Dawkins, Eunice D <Eunice.D.Dawkins@hud.gov>
Cc: Bodell, Ethan G <Ethan.G.Bodell@hud.gov>
Subject: RE: FOIA request

You can come up at any time today. Lemme know and it will be on my desk if I'm not around. Thanks!

From: Reed, Peter J
Sent: Monday, August 21, 2017 10:03 AM
To: Dawkins, Eunice D <Eunice.D.Dawkins@hud.gov

AMERICAN OVERSIGHT

<mailto:Eunice.D.Dawkins@hud.gov> >
Cc: Greenwood, Sheila M <Sheila.M.Greenwood1@hud.gov
<mailto:Sheila.M.Greenwood1@hud.gov> >; Bodell, Ethan G
<Ethan.G.Bodell@hud.gov <mailto:Ethan.G.Bodell@hud.gov> >
Subject: RE: FOIA request

Let me know a good time to pickup mobile device.

From: Dawkins, Eunice D
Sent: Monday, August 21, 2017 10:02 AM
To: Bodell, Ethan G <Ethan.G.Bodell@hud.gov
<mailto:Ethan.G.Bodell@hud.gov> >
Cc: Greenwood, Sheila M <Sheila.M.Greenwood1@hud.gov
<mailto:Sheila.M.Greenwood1@hud.gov> >; Reed, Peter J
<Peter.J.Reed@hud.gov <mailto:Peter.J.Reed@hud.gov> >
Subject: RE: FOIA request

Ethan – today is Sheila's first day back in the office. I told Pete that Sheila would return today and he could get the phone then.

Eunice

From: Bodell, Ethan G
Sent: Monday, August 21, 2017 9:57 AM
To: Greenwood, Sheila M <Sheila.M.Greenwood1@hud.gov
<mailto:Sheila.M.Greenwood1@hud.gov> >
Cc: Dawkins, Eunice D <Eunice.D.Dawkins@hud.gov
<mailto:Eunice.D.Dawkins@hud.gov> >

AMERICAN OVERSIGHT

Subject: RE: FOIA request

Good morning Sheila and Eunice,

I didn't hear back last week about a phone call. If possible, can we set up a time this week to pick up the phone and have the copying done? I can be reached at extension 3450.

Best,

Ethan

From: Greenwood, Sheila M
Sent: Tuesday, August 15, 2017 12:02 PM
To: Reed, Peter J <Peter.J.Reed@hud.gov <mailto:Peter.J.Reed@hud.gov> >; Bodell, Ethan G <Ethan.G.Bodell@hud.gov <mailto:Ethan.G.Bodell@hud.gov> >
Cc: Dawkins, Eunice D <Eunice.D.Dawkins@hud.gov <mailto:Eunice.D.Dawkins@hud.gov> >
Subject: Re: FOIA request

Good morning. I'm traveling with SOHUD right now but can we talk by phone tomorrow afternoon ? I've CC'd Eunice so that she can

AMERICAN OVERSIGHT

hook us together.

As FYI, I'm on CST for rest of the week and have meetings on Wednesday morning but open in afternoon. I do almost zero HUD business by text, so I think I have less than 10 texts *total* on my cell phone --- but you're welcome to them!

SMG

Get Outlook for iOS <https://aka.ms/o0ukef>

_____

From: Reed, Peter J
Sent: Tuesday, August 15, 2017 10:04:11 AM
To: Bodell, Ethan G
Cc: Greenwood, Sheila M
Subject: RE: FOIA request

Once you make arrangements, we will pickup mobile device and copy the text messages.

r/s

Pete

AMERICAN OVERSIGHT

From: Bodell, Ethan G
Sent: Tuesday, August 15, 2017 10:56 AM
To: Reed, Peter J <Peter.J.Reed@hud.gov
<mailto:Peter.J.Reed@hud.gov> >
Cc: Greenwood, Sheila M <Sheila.M.Greenwood1@hud.gov
<mailto:Sheila.M.Greenwood1@hud.gov> >
Subject: FOIA request

Mr. Reed,

The FOIA office is currently processing a request related to Ms. Sheila Greenwood's records. The requester is seeking email, correspondence, and text message records. We have methods of retrieving the first two items, and after speaking with Deena Jih from OGC, she informed me that we can also retrieve number 3 with help from OCIO. Ms. Jih has handled these requests in the past, and I'm now taking over that responsibility. From what I understand, we will collect Ms. Greenwood's HUD-issued phone and copy the contents onto a second "dummy phone" that we will use for our records search. Ms. Jih informed me that she has worked with you in the past to help facilitate this.

Mr. Reed - I've attached the FOIA request in question, and have copied Ms. Greenwood on this email so that we can arrange to have this process completed. Let me know if there are any additional steps that need to be taken prior to collection of the phone.

AMERICAN OVERSIGHT

Ms. Greenwood – I see that you are out until 8/21/17. At your earliest convenience, would you please reply to both myself and Mr. Reed to see about getting this taken care of?

For reference, this is the pertinent portion of this request:

All text messages exchanged between Sheila Greenwood (Chief of Staff) and any

representative of First Data Corporation and/or Prudential Financial.

Ethan G. Bodell, Esq.

Government Information Specialist

U.S. Department of Housing and Urban Development

Office of the Executive Secretariat

FOIA Branch, Room 10139

(202) 402-3450 | ethan.g.bodell@hud.gov
<mailto:ethan.g.bodell@hud.gov>

From: ServiceDesk <Do-Not-Reply-HUD-ServiceDesk@hpe.com>

AMERICAN OVERSIGHT

Greenwood Responsive
Sent: Tuesday, August 22, 2017 6:50 AM
To: Greenwood, Sheila M
Subject: Survey for Request R2304569

We invite you to provide feedback on the services provided to you by the HITS National Helpdesk for Request R2304569.

Request R2304569 was closed on 08/22/2017 06:49:58.
Ticket Summary: FOIA: Customer is requesting for all text messages sent or received by Sheila Greenwood using a HUD issued phone.

Click on the URL below to complete the survey. Please note, you must be on the HUD network to reach this site.
Thank you for your time and input.

If you need assistance with this survey, please contact the HITS Help Desk at 888-297-8689

http://HWVANAP1058/CAisd/pdmweb.exe?OP=DO_SURVEY+SID=0+SVY_ID=400115+CNT_ID=21214CE03F746B46A06A0437FC43DA3C+CNTXT_PERSID=cr:2704624
From: ServiceDesk <Do-Not-Reply-HUD-ServiceDesk@hpe.com>
Sent: Tuesday, August 22, 2017 6:50 AM
To: Greenwood, Sheila M
Subject: Request R2304569 Closed

Dear GREENWOOD, Sheila M ,

Thank you for contacting our HelpDesk.
Your request has been assigned record number R2304569 .
Below you will find the details of your request:

AMERICAN OVERSIGHT

Greenwood Responsive

Please Do Not Reply to this E-mail as this account is not regularly monitored. If you need further assistance, please call the HITS National Help Desk at 1-888-297-8689.

Ticket R2304569 Close Notification

Backed up the iPhone and restored it on the following iphone 5c device and provided to Mr. Reed as requested.
AT&T iphone 5c
IMEI: 013896004126153

Summary
FOIA: Customer is requesting for all text messages sent or received by Sheila Greenwood using a HUD issued phone.

Requester

Affected End User

Reed, Peter J.

GREENWOOD, Sheila M

Request Area

Status

AMERICAN OVERSIGHT

Wireless.Phone.Support

Closed

Reported By

Assignee	Group	
Teshome, Melaku X.	Teshome, Melaku X.	IT - WIRELESS COMM

Request Description
FOIA: Customer is requesting for all text messages sent or received by Sheila Greenwood using a HUD issued phone.

Notes:
Backed up the iPhone and restored it on the following iphone 5c device and provided to Mr. Reed as requested. AT&T iphone 5c IMEI: 013896004126153

To view the status of all your tickets or to view your contact information click on the link below.

AMERICAN OVERSIGHT

Greenwood Responsive
<http://servicedesk.hud.gov/> Http://servicedesk.hud.gov

Please note, you must be on the HUD network to reach this site.

Log in with your "H" or "C" number and password that you log into your computer with.

If you need further assistance in regards to the above reference ticket, please call the appropriate Help Desk (e.g., HITS National Help Desk at 1-888-297-8689 or Multi Family Systems Help Desk at 1-800-767-7588) and have your ticket number on hand.

If you need your ticket reopened, please call the appropriate Help Desk.

From: Alexander, Mason
Sent: Monday, August 21, 2017 4:41 PM
To: Greenwood, Sheila M
Subject: FW: FOIA Assignment
Attachments: Request 17-01752.pdf

Kindest Regards,

Mason

AMERICAN OVERSIGHT

Mason Alexander

Senior Advisor to the Chief Administrative Officer | Office of Administration

U.S. Department of Housing and Urban Development, HQ

451 7th Street, SW, Suite 6100

Washington, DC 20410

T: (202) 402-5968

From: Bodell, Ethan G
Sent: Monday, August 21, 2017 4:19 PM
To: Alexander, Mason <Mason.Alexander@hud.gov>
Subject: FOIA Assignment

Mason,

Please see the attached request. This requester is asking for:

Access to and copies of all records concerning HUD Secretary Ben Carson's

schedule and travel vouchers from March 2, 2017 to the present. Please include

AMERICAN OVERSIGHT

all records that document Secretary Carson's schedule, including but not limited

to agenda sheets, appointments, day calendars, itineraries, Google calendars,

Outlook calendars, programs, text messages and timetables.

Date Range for Record

Search

From 03/02/2017 To 08/15/2017

Also, please provide an update of the other FOIA assignments as soon as possible. To date, I have received no information back.

Best,

Ethan

AMERICAN OVERSIGHT

Greenwood Responsive

Ethan G. Bodell, Esq.

Government Information Specialist

U.S. Department of Housing and Urban Development

Office of the Executive Secretariat

FOIA Branch, Room 10139

(202) 402-3450 | ethan.g.bodell@hud.gov
<mailto:ethan.g.bodell@hud.gov>

From: ServiceDesk <Do-Not-Reply-HUD-ServiceDesk@hpe.com>
Sent: Monday, August 21, 2017 11:23 AM
To: Greenwood, Sheila M
Subject: Record R2304569 Initial

Dear GREENWOOD, Sheila M ,

Thank you for contacting our HelpDesk.
Your request has been assigned record number R2304569 .
Below you will find the details of your request:

Please Do Not Reply to this E-mail as this account is not regularly monitored. If you need further assistance, please call the HITS National Help Desk at 1-888-297-8689.

Ticket R2304569 Initial Notification

create request/incident/problem/change

AMERICAN OVERSIGHT

Greenwood Responsive

Summary
FOIA: Customer is requesting for all text messages sent or received by Sheila Greenwood using a HUD issued phone.

Requester

Affected End User

Reed, Peter J.

GREENWOOD, Sheila M

Request Area

Status

Wireless.Phone.Support

Fix in Progress

Reported By

AMERICAN OVERSIGHT

Assignee	Group	
Teshome, Melaku X.	Teshome, Melaku X.	IT - WIRELESS COMM

Request Description
FOIA: Customer is requesting for all text messages sent or received by Sheila Greenwood using a HUD issued phone.

Notes:
create request/incident/problem/change

To view the status of all your tickets or to view your contact information click on the link below.

Click on the following URL to view Request:
http://HWVANAP1058/CAisd/pdmweb.exe?OP=SEARCH+FACTORY=cr+SKIPLIST=1+QBE.EQ.id=2704624

Please note, you must be on the HUD network to reach this site.

If you need further assistance in regards to the above reference ticket, please call the appropriate Help Desk (e.g., HITS National Help Desk at 1-888-297-8689 or Multi Family Systems Help Desk at 1-800-767-7588) and have your ticket number on hand.

If you need your ticket reopened, please call the appropriate Help Desk.

Subject: Canceled: Monthly Ethics Briefing
Location: Deputy Secretary Conference Room

AMERICAN OVERSIGHT

Greenwood Responsive

Start: Wed 8/16/2017 10:00 AM
End: Wed 8/16/2017 10:30 AM
Show Time As: Free

Recurrence: (none)

Meeting Status: Not yet responded

Organizer: Zorc, Bethany A
Required Attendees: Hughes, Andrew; McCall, Drew A; Simpson, Kevin M
Optional Attendees: Alexander, Mason; Appleton, Seth D; Bacon, James A; Barton, Victoria L; Bass, Deana; Beckles, Angela L; Bourne, Christopher M; Bowes, Robert B; Brown, Christina M; Browning, Austin G; Burley, Michael N; Byrd, David J; Coffey, Alexander; Coressel, Jacie; Delahoyde, Abigail M; Demarzo, Benjamin E; Dendas, Michael W; Eagles, David T; Gaines, Ralph H; Gibbs, John; Gormley, Joseph M; Greenwood, Sheila M; Gribbin, William J; Hobbs, Benjamin R; Holderfield, Stephanie A; Hunter, Matthew F; Joy, Johnson P; Kasper, Maren M; Kelley, Michael J; Kurtz, R. Hunter; Marzol, Adolfo F; Mills, Allison F; Petty, Timothy J; Roget, Gisele G; Shosky, John E; Thompson, Amy C; Thompson, Caitlin H; Wade, Dana T; Williams, Raphael L; Woll Jr, David C; Youngblood, Richard A; Bright, Michael R; Ludlow, Ashley; Haller, Julia Z

We will discuss FOIA, the Privacy Act, the Trade Secrets Act and other related confidentiality rules.

From: Reed, Peter J
Sent: Tuesday, August 15, 2017 12:04 PM
To: Greenwood, Sheila M; Bodell, Ethan G
Cc: Dawkins, Eunice D
Subject: RE: FOIA request

Thanks. We will need to gather them for this FOIA request.

AMERICAN OVERSIGHT

r/s

Pete

From: Greenwood, Sheila M
Sent: Tuesday, August 15, 2017 12:02 PM
To: Reed, Peter J <Peter.J.Reed@hud.gov>; Bodell, Ethan G <Ethan.G.Bodell@hud.gov>
Cc: Dawkins, Eunice D <Eunice.D.Dawkins@hud.gov>
Subject: Re: FOIA request

Good morning. I'm traveling with SOHUD right now but can we talk by phone tomorrow afternoon ? I've CC'd Eunice so that she can hook us together.

As FYI, I'm on CST for rest of the week and have meetings on Wednesday morning but open in afternoon. I do almost zero HUD business by text, so I think I have less than 10 texts *total* on my cell phone --- but you're welcome to them!

SMG

Get Outlook for iOS <https://aka.ms/o0ukef>

AMERICAN OVERSIGHT

_____

From: Reed, Peter J
Sent: Tuesday, August 15, 2017 10:04:11 AM
To: Bodell, Ethan G
Cc: Greenwood, Sheila M
Subject: RE: FOIA request

Once you make arrangements, we will pickup mobile device and copy the text messages.

r/s

Pete

From: Bodell, Ethan G
Sent: Tuesday, August 15, 2017 10:56 AM
To: Reed, Peter J <Peter.J.Reed@hud.gov
<mailto:Peter.J.Reed@hud.gov> >
Cc: Greenwood, Sheila M <Sheila.M.Greenwood1@hud.gov
<mailto:Sheila.M.Greenwood1@hud.gov> >
Subject: FOIA request

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AMERICAN OVERSIGHT

Sheila Greenwood's records. The requester is seeking email, correspondence, and text message records. We have methods of retrieving the first two items, and after speaking with Deena Jih from OGC, she informed me that we can also retrieve number 3 with help from OCIO. Ms. Jih has handled these requests in the past, and I'm now taking over that responsibility. From what I understand, we will collect Ms. Greenwood's HUD-issued phone and copy the contents onto a second "dummy phone" that we will use for our records search. Ms. Jih informed me that she has worked with you in the past to help facilitate this.

Mr. Reed - I've attached the FOIA request in question, and have copied Ms. Greenwood on this email so that we can arrange to have this process completed. Let me know if there are any additional steps that need to be taken prior to collection of the phone.

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representative of First Data Corporation and/or Prudential Financial.

AMERICAN OVERSIGHT

Ethan G. Bodell, Esq.

Government Information Specialist

U.S. Department of Housing and Urban Development

Office of the Executive Secretariat

FOIA Branch, Room 10139

(202) 402-3450 | ethan.g.bodell@hud.gov
<mailto:ethan.g.bodell@hud.gov>

From: Greenwood, Sheila M
Sent: Tuesday, August 15, 2017 11:57 AM
To: Cruciani, Linda M
Subject: Fwd: Cell Phone Use

Are these guys in your department?

Get Outlook for iOS <https://aka.ms/o0ukef>

From: Bodell, Ethan G
Sent: Tuesday, August 15, 2017 10:03:01 AM
To: Greenwood, Sheila M
Subject: Cell Phone Use

Ms. Greenwood,

AMERICAN OVERSIGHT

Greenwood Responsive

I sent an email a few minutes ago regarding a FOIA for your emails, faxes, and texts. While we will collect your HUD-issued phone to search for records, we will also need to confirm that you have nothing responsive on any personal phone. After speaking with an attorney in OGC, I've been informed that a written response (email) will suffice to cover this. So, if you can simply write back and let me know if you have any responsive records on any personal device, that would be all we'd need. If you do, we will need to go through a process to collect those records (since they would be responsive to the FOIA). If you do not, we will place your written confirmation of such into the record and proceed with the government phone only.

Best,

Ethan

Ethan G. Bodell, Esq.

Government Information Specialist

U.S. Department of Housing and Urban Development

Office of the Executive Secretariat

FOIA Branch, Room 10139

(202) 402-3450 | ethan.g.bodell@hud.gov

AMERICAN OVERSIGHT

From: Thompson, Amy C
Sent: Tuesday, August 08, 2017 12:24 PM
To: Greenwood, Sheila M
Subject: FW: FOIA 17-01686
Attachments: Request 17-01686.pdf; ATT00001.htm

Not that we would get any serious flack in the press for SOHUD attending bible study, but just want to make you aware of this group's interest. See attached FOIA request.

From: Brown, Jereon M
Sent: Monday, August 07, 2017 4:26 PM
To: Thompson, Amy C <Amy.C.Thompson@hud.gov>
Cc: Williams, Raphael L <Raphael.L.Williams@hud.gov>
Subject: Fwd: FOIA 17-01686

FYI

Sent from my iPhone

Begin forwarded message:

From: "Bodell, Ethan G" <Ethan.G.Bodell@hud.gov
<mailto:Ethan.G.Bodell@hud.gov> >
Date: August 7, 2017 at 2:55:28 PM CDT
To: "Brown, Jereon M" <Jereon.M.Brown@hud.gov
<mailto:Jereon.M.Brown@hud.gov> >
Subject: FOIA 17-01686

AMERICAN OVERSIGHT

Greenwood Responsive

Jerry,

We have a new FOIA in today, and Deborah asked that I send it to you in addition to the normal assignments.

I sent this to Mason Alexander for item 3, and will run an e-discovery search for items 1 and 2. If you'd advise of any other course of action, please let me know.

Thanks,

Ethan

Ethan G. Bodell, Esq.

Government Information Specialist

U.S. Department of Housing and Urban Development

AMERICAN OVERSIGHT

Greenwood Responsive
Office of the Executive Secretariat

FOIA Branch, Room 10139

(202) 402-3450 | ethan.g.bodell@hud.gov
<mailto:ethan.g.bodell@hud.gov>

From: Alexander, Mason
Sent: Tuesday, August 08, 2017 8:20 AM
To: Greenwood, Sheila M
Subject: Fwd: FOIA 17-01124

Kindest Regards,

Mason Alexander

US Department of Housing and Urban Development
451 7th Street, SW
Washington, DC 20410
(202) 402-5968

* This email was sent by a mobile device. Please excuse any grammar or misspellings.

From: Bodell, Ethan G
Sent: Monday, August 7, 2017 3:50:56 PM
To: Alexander, Mason
Subject: RE: FOIA 17-01124

AMERICAN OVERSIGHT

Greenwood Responsive

Good afternoon Mason,

I just wanted to check in on the status of these two requests that I emailed about on July 10. Please provide a timeframe for completion at your earliest convenience.

Best,

Ethan G. Bodell, Esq.

Government Information Specialist

U.S. Department of Housing and Urban Development

Office of the Executive Secretariat

FOIA Branch, Room 10139

(202) 402-3450 | ethan.g.bodell@hud.gov

From: Bodell, Ethan G

AMERICAN OVERSIGHT

Greenwood Responsive
Sent: Monday, July 10, 2017 3:36 PM
To: Alexander, Mason <Mason.Alexander@hud.gov>
Subject: FOIA 17-01124

Good afternoon Mason,

I am working on a couple of FOIA requests, and I was directed to you by Aida Rodriguez from the Secretary's office. We have open requests for the following (the italicized text is my own, not part of the request):

1. FOIA 17-FI-HQ-01124

* HUD Daily Public Schedules (including appointments) for the Secretary of HUD, the Deputy Secretary and Assistant Secretaries, for the time period March 2, 2017, thru April 26, 2017.
* As we did not have a DepSec, we are just seeking the schedules for Secretary Carson during that timeframe.

2. FOIA 17-FI-HQ-01509

* Secretary Ben Carson's full schedule of meetings for the time period starting on April 1 2017 and ending on June 30 2017, including the names of all people Sec. Carson met with during that period.

AMERICAN OVERSIGHT

Are you the appropriate person with whom to coordinate collection of Secretary Carson's schedules? If not, any information about who manages this would be greatly appreciated.

Best,

Ethan G. Bodell, Esq.

Government Information Specialist

Presidential Management Fellow

U.S. Department of Housing and Urban Development

Office of the Executive Secretariat

FOIA Branch, Room 10139

(202) 402-3450 | ethan.g.bodell@hud.gov
<mailto:ethan.g.bodell@hud.gov>

From: Greenwood, Sheila M
Sent: Thursday, July 27, 2017 6:37 AM

AMERICAN OVERSIGHT

Greenwood Responsive

To: Zorc, Bethany A
Subject: Remind me

To talk to you about a FOIA request.

Get Outlook for iOS <https://aka.ms/o0ukef>
From: Office of Public Affairs
Sent: Tuesday, July 25, 2017 4:53 PM
Subject: HUD Further Aligns Mission and Operational Priorities

HUD Further Aligns Mission and Operational Priorities

Any organization that strives for excellence is continually looking within to make certain the right people are in the right jobs. It's a dynamic process that seeks to ensure that senior leaders serve in roles that are matched with their skill. Toward that end, the Department is reassigning several of our Senior Executive Service (SES) members to improve delivery of HUD programs and to empower new individuals to lead our change efforts over the next few years.

Effective today:

* Paula Lincoln becomes our Deputy Chief Administrative Officer
* Jean Lin Pao will direct the Office of Small and Disadvantaged Business Utilization
* Todd Richardson will serve as the Deputy Assistant

AMERICAN OVERSIGHT

Secretary for Policy Development, and also becomes the Acting General Deputy Assistant Secretary for the Office of Policy Development and Research

* Dominique Blom will serve as the General Deputy Assistant Secretary for the Office of Public and Indian Housing
* Matt Ammon will serve as Director of the Office of Healthy Homes and Lead Hazard Control
* Helen Goff Foster becomes the Senior Agency Official for Privacy and the Chief FOIA Officer
* Nancy Corsiglia joins OCHCO as the Deputy Assistant Secretary for the Office of the Chief Management Officer
* Jon Gant will serve as senior advisor to the Office of Healthy Homes and Lead Hazard Control
* Jemine Byron will serve as the Deputy Assistant Secretary for the Office of Special Needs Assistance Programs

Instituting a coherent talent strategy which addresses HUD's current challenges is a critical linchpin to stability and the agency's operational success. Over the last few years, the results of HUD's Employee Viewpoint Survey consistently identified the need to strengthen senior leadership. The agency's goal is to create a senior staffing plan that builds on the talents of our SES members, matches those talents with the needs of today's HUD, and empowers them to be successful with HUD's priorities going forward.

Please join us in welcoming our senior leaders to their new roles.

AMERICAN OVERSIGHT

Sincerely,

Janet Golrick

Acting Deputy Secretary

From: Alexander, Mason
Sent: Tuesday, July 18, 2017 4:08 PM
To: Greenwood, Sheila M
Subject: FW: Assignment Notification - FOIA #17-FI-HQ-01559

Kindest Regards,

Mason

Mason Alexander

Director of Scheduling & Operations | Office of Administration

U.S. Department of Housing and Urban Development, HQ

451 7th Street, SW, Suite 10218

AMERICAN OVERSIGHT

Washington, DC 20410

T: (202) 402-5968

From: Holder, Gloria J
Sent: Tuesday, July 18, 2017 12:39 PM
To: Alexander, Mason <Mason.Alexander@hud.gov>
Subject: FW: Assignment Notification - FOIA #17-FI-HQ-01559

Greetings Mason,

Your name was given to me and if possible, I'd like to discuss the FIOA request in this email below.

Respectfully,

G. Holder Jr.

Management Analyst

AMERICAN OVERSIGHT

Office of the Chief Information Officer

Administrative Services Staff

202 402-8308

From: Brown, Jereon M
Sent: Tuesday, July 18, 2017 12:10 PM
To: Holder, Gloria J <Gloria.J.Holder@hud.gov
<mailto:Gloria.J.Holder@hud.gov> >
Subject: RE: Assignment Notification - FOIA #17-FI-HQ-01559

Ms. Carson pays for her own travel. If anyone here could assist you on the remaining questions, it may be Mason Alexander, the head of Scheduling.

From: Holder, Gloria J
Sent: Tuesday, July 18, 2017 12:08 PM
To: Brown, Jereon M <Jereon.M.Brown@hud.gov
<mailto:Jereon.M.Brown@hud.gov> >
Subject: FW: Assignment Notification - FOIA #17-FI-HQ-01559
Importance: High

AMERICAN OVERSIGHT

Greenwood Responsive

Greetings Jereon,

Please assist with this FIOA.

G. Holder Jr.

Management Analyst

Office of the Chief Information Officer

Administrative Services Staff

202 402-8308

Request Details:

Request ID: 17-FI-HQ-01559

AMERICAN OVERSIGHT

Greenwood Responsive

Request Type : FOIA
Requester Name : Austin R Evers
Request Description: American Oversight requests that HUD produce the following within twenty business days: 1. All records reflecting travel arrangements or travel expenses requested, made, or incurred by or on behalf of Lacena (Candy) Carson. Responsive records include, but are not limited to, requests for travel arrangements to be made; confirmations of travel bookings or other arrangements; requests for approval to incur travel expenses; records reflecting or seeking reimbursement from Mrs. Carson for travel expenses incurred on her behalf; requests for agency reimbursement to Mrs. Carson for travel expenses or for agency payment of travel expenses incurred on her behalf; and evidence of actual payment or reimbursement of travel expenses, such as payment confirmations or receipts. For the purpose of this request, travel arrangements and expenses include, but are not limited to, arrangements or charges for hotels or similar accommodations; airfare; use of government aircraft or other government transportation; train tickets; taxis, rideshares, or other car services; transit tickets or passes; per diem allowances; or expenses for food, beverages, or incidentals during travel. 2 HUD-17-0234 The search for responsive records should include all individuals and locations where records are likely to exist, including the Office of the Secretary and all HUD offices involved in making travel arrangements or receiving, approving, paying, reimbursing, or auditing travel expenses. 2. All communications regarding travel arrangements or expenses between (a) Lacena (Candy) Carson or any person acting on her behalf and (b) any employee in the Office of the Secretary or any HUD office or other entity involved in making travel arrangements or receiving, approving, paying, reimbursing, or auditing travel expenses for HUD employees. 3. All communications regarding travel arrangements or expenses requested, made, or incurred by or on behalf of Lacena (Candy) Carson between (a) any employee in the Office of the Secretary and (b) any HUD office or other entity involved in making travel arrangements or receiving, approving, paying, reimbursing, or auditing travel expenses for

AMERICAN OVERSIGHT

HUD employees. 4. All calendar entries reflecting Lacena (Candy) Carson attending or being invited to meetings. For calendar entries created in Outlook or similar programs, the documents should be produced in "memo" form to include all invitees, any notes, and all attachments. Please do not limit your search to Outlook calendars—we request the production of any calendar—paper or electronic, whether on government-issued or personal devices—used to track or coordinate how these individuals allocate their time on agency business. 5. Any agency materials provided to Lacena (Candy) Carson (whether draft or final), including, but not limited to, records provided to her via email, hyperlink, shared hard drive or digital folders, digital media, or hard copy. Documents distributed to invitees or attendees of any meeting to which Ms. Carson was invited or attended are responsive to this request. 6. Records sufficient to show the number of HUD email accounts and the number of HUD phone numbers associated with Lacena (Candy) Carson. 7. If Ms. Carson maintains an office at HUD, any agency records contained in that office. If Ms. Carson uses or has access to a desk at HUD (but not an office), any agency records on or in that desk. If Ms. Carson uses or has access to any HUD filing cabinets, any agency records contained in those filing cabinets. Please provide all responsi
Program Office Due Date: July 27, 2017
Request Owner: McGirt, Eugene
Request Primary User: Michael Raschiatore

Notes :
Hello, CFO should process items 1-3; CIO should process items 4-6. Response due to FOIA Branch by July 27, 2017.

From: Greenwood, Sheila M
Sent: Monday, July 10, 2017 3:45 PM
To: Brown, Jereon M
Subject: FW: FOIA 17-01124

AMERICAN OVERSIGHT

See below.

From: Alexander, Mason
Sent: Monday, July 10, 2017 3:38 PM
To: Greenwood, Sheila M <Sheila.M.Greenwood1@hud.gov>
Subject: FW: FOIA 17-01124

Kindest Regards,

Mason

Mason Alexander

Director of Scheduling & Operations | Office of Administration

U.S. Department of Housing and Urban Development, HQ

451 7th Street, SW, Suite 10218

Washington, DC 20410

AMERICAN OVERSIGHT

T: (202) 402-5968

From: Bodell, Ethan G
Sent: Monday, July 10, 2017 3:36 PM
To: Alexander, Mason <Mason.Alexander@hud.gov
<mailto:Mason.Alexander@hud.gov> >
Subject: FOIA 17-01124

Good afternoon Mason,

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AMERICAN OVERSIGHT

time period starting on April 1 2017 and ending on June 30 2017, including the names of all people Sec. Carson met with during that period.

Are you the appropriate person with whom to coordinate collection of Secretary Carson's schedules? If not, any information about who manages this would be greatly appreciated.

Best,

Ethan G. Bodell, Esq.

Government Information Specialist

Presidential Management Fellow

U.S. Department of Housing and Urban Development

Office of the Executive Secretariat

FOIA Branch, Room 10139

(202) 402-3450 | ethan.g.bodell@hud.gov
<mailto:ethan.g.bodell@hud.gov>

AMERICAN OVERSIGHT

From: Dendas, Michael W
Sent: Thursday, July 06, 2017 3:45 PM
To: Thompson, Amy C
Cc: Greenwood, Sheila M; Gribbin, William J; Shosky, John E
Subject: RE: July 14 Invitation to Secretary Carson

I am free at 4PM today. I have a few more notes I am pulling together but see below. We will also do specific outreach to Subcommittee Chair's on potential questions or areas they would like to touch on.

Outline of the morning:

* 8:15AM-9:00AM (House R's have a policy meeting at 9AM and will likely require a hard stop)

* They serve breakfast and SOHUD is welcome to come a little early to chat with Members before hand

* Chairman Hensarling will do a quick (2 min) introduction around 8:20AM
* SOHUD will speak for 5-10 minutes followed by Member Q&A
* There are ten new Members of the Committee

* An overview of HUD could be a good lead into housing finance reform (HFR) (FHA/Ginnie footprint)
* We should find out how many FiServe members were in the House the last time there was a Republican Administration (CIR will do that)

* There are four areas they would like SOHUD to touch on

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* HFR

* Committee passed the PATH Act in 2013

* It will be the framework of HFR in the Committee

* FY18 Budget

* Director Mulvaney is a recent FiServe alumnus
* The Committee appreciates fiscal conservatism more than other Committees
* Removing fraud from HUD programs

* Local Housing/Poverty Issues

* Growing affordable housing issues need solutions outside of increased spending
* Rent reform
* Removing fraud from HUD programs

* Overall vision of HUD

* This will be a good place to lay out some reform principles, highlighting our desire and need to work through the Authorizing Committee

* Sec. Mnuchin addressed the group last week

* Sec. Mnuchin addressed housing finance reform but not in depth (sounds like the Committee was hoping for more)

From: Thompson, Amy C

AMERICAN OVERSIGHT

Greenwood Responsive
Sent: Thursday, July 06, 2017 2:27 PM
To: Dendas, Michael W <Michael.W.Dendas@hud.gov>
Cc: Greenwood, Sheila M <Sheila.M.Greenwood1@hud.gov>; Gribbin, William J <William.J.Gribbin@hud.gov>; Shosky, John E <John.Shosky@hud.gov>
Subject: RE: July 14 Invitation to Secretary Carson

Hi Mike – Do you have time today or tomorrow to discuss the content of SOHUD's remarks to this group?

Thanks,

Amy

From: Coressel, Jacie
Sent: Thursday, July 06, 2017 9:08 AM
To: Alexander, Mason <Mason.Alexander@hud.gov <mailto:Mason.Alexander@hud.gov> >; Greenwood, Sheila M <Sheila.M.Greenwood1@hud.gov <mailto:Sheila.M.Greenwood1@hud.gov> >; Williams, Raphael L <Raphael.L.Williams@hud.gov <mailto:Raphael.L.Williams@hud.gov> >; Gribbin, William J <William.J.Gribbin@hud.gov <mailto:William.J.Gribbin@hud.gov> >; Thompson, Amy C <Amy.C.Thompson@hud.gov <mailto:Amy.C.Thompson@hud.gov> >; Demarzo, Benjamin E <Benjamin.E.Demarzo@hud.gov <mailto:Benjamin.E.Demarzo@hud.gov> >; Delahoyde, Abigail M <Abigail.M.Delahoyde@hud.gov <mailto:Abigail.M.Delahoyde@hud.gov> >; Shosky, John E <John.Shosky@hud.gov <mailto:John.Shosky@hud.gov> >
Subject: FW: July 14 Invitation to Secretary Carson

AMERICAN OVERSIGHT

Just got the green light from CIR to do this event next Friday, the 14th. See the first email for details. I am about to reach out to Kevin now and confirm.

Thanks, all!

Jacie Coressel

Director of Scheduling | Office of the Secretary

U.S. Department of Housing and Urban Development, HQ, Suite 10218

T: (202)-402-3823 |C: (b)(6) | E: <mailto:Jacie.coressel@hud.gov> Jacie.coressel@hud.gov

From: Dendas, Michael W
Sent: Thursday, July 06, 2017 9:04 AM
To: Coressel, Jacie <Victoria.J.Coressel@hud.gov <mailto:Victoria.J.Coressel@hud.gov> >; Barton, Victoria L <Victoria.L.Barton@hud.gov <mailto:Victoria.L.Barton@hud.gov> >
Subject: RE: July 14 Invitation to Secretary Carson

Yes, confirm this.

AMERICAN OVERSIGHT

From: Coressel, Jacie
Sent: Thursday, July 06, 2017 9:03 AM
To: Dendas, Michael W <Michael.W.Dendas@hud.gov
<mailto:Michael.W.Dendas@hud.gov> >; Barton, Victoria L
<Victoria.L.Barton@hud.gov <mailto:Victoria.L.Barton@hud.gov> >
Subject: FW: July 14 Invitation to Secretary Carson

Circling back on this as it is approaching!

Thanks guys!

Jacie Coressel

Director of Scheduling | Office of the Secretary

U.S. Department of Housing and Urban Development, HQ, Suite 10218

T: (202)-402-3823 |C: (b)(6) | E:
<mailto:Jacie.coressel@hud.gov> Jacie.coressel@hud.gov

From: Coressel, Jacie
Sent: Wednesday, June 28, 2017 8:52 AM
To: Dendas, Michael W <Michael.W.Dendas@hud.gov
<mailto:Michael.W.Dendas@hud.gov> >
Cc: Barton, Victoria L <Victoria.L.Barton@hud.gov
<mailto:Victoria.L.Barton@hud.gov> >
Subject: RE: July 14 Invitation to Secretary Carson

AMERICAN OVERSIGHT

Yes! Should I reach out and confirm?

Jacie Coressel

Director of Scheduling | Office of the Secretary

U.S. Department of Housing and Urban Development, HQ, Suite 10218

T: (202)-402-3823 |C: (b)(6) | E:
<mailto:Jacie.coressel@hud.gov> Jacie.coressel@hud.gov

From: Dendas, Michael W
Sent: Wednesday, June 28, 2017 8:38 AM
To: Coressel, Jacie <Victoria.J.Coressel@hud.gov
<mailto:Victoria.J.Coressel@hud.gov> >
Cc: Barton, Victoria L <Victoria.L.Barton@hud.gov
<mailto:Victoria.L.Barton@hud.gov> >
Subject: FW: July 14 Invitation to Secretary Carson

Does this work with SOHUD's schedule?

From: Coressel, Jacie
Sent: Tuesday, June 20, 2017 6:21 PM
To: Greenwood, Sheila M <Sheila.M.Greenwood1@hud.gov

AMERICAN OVERSIGHT

<mailto:Sheila.M.Greenwood1@hud.gov> >; Edgar, Kevin
<Kevin.Edgar@mail.house.gov <mailto:Kevin.Edgar@mail.house.gov> >
Cc: Hoskins, Borden <Borden.Hoskins@mail.house.gov
<mailto:Borden.Hoskins@mail.house.gov> >; Dendas, Michael W
<Michael.W.Dendas@hud.gov <mailto:Michael.W.Dendas@hud.gov> >;
Barton, Victoria L <Victoria.L.Barton@hud.gov
<mailto:Victoria.L.Barton@hud.gov> >
Subject: RE: July 14 Invitation to Secretary Carson

Thanks, Sheila!

Kevin—nice to e-meet you! Happy to check the Secretary's availability. I will be in touch! Please let me know if you need anything in the meantime.

Have a great evening!

Jacie Coressel

Director of Scheduling | Office of the Secretary

U.S. Department of Housing and Urban Development, HQ, Suite 10218

T: (202)-402-3823 |C: (b)(6) | E:
<mailto:Jacie.coressel@hud.gov> Jacie.coressel@hud.gov

AMERICAN OVERSIGHT

From: Greenwood, Sheila M
Sent: Tuesday, June 20, 2017 5:50 PM
To: Edgar, Kevin <Kevin.Edgar@mail.house.gov
<mailto:Kevin.Edgar@mail.house.gov> >
Cc: Hoskins, Borden <Borden.Hoskins@mail.house.gov
<mailto:Borden.Hoskins@mail.house.gov> >; Dendas, Michael W
<Michael.W.Dendas@hud.gov <mailto:Michael.W.Dendas@hud.gov> >;
Barton, Victoria L <Victoria.L.Barton@hud.gov
<mailto:Victoria.L.Barton@hud.gov> >; Coressel, Jacie
<Victoria.J.Coressel@hud.gov <mailto:Victoria.J.Coressel@hud.gov>
>
Subject: RE: July 14 Invitation to Secretary Carson

Kevin! How are you, friend? You'd mentioned this before and I think it could be totally up his alley. I've cc'd our Congressional folks (Dendas and Barton) and the Secretary's scheduler, Jacie. We will get back to y'all soon and thanks much. BTW, we need you to come for dinner soon. Beau and I miss you!

SMG

From: Edgar, Kevin [mailto:Kevin.Edgar@mail.house.gov]
Sent: Tuesday, June 20, 2017 5:47 PM
To: Greenwood, Sheila M <Sheila.M.Greenwood1@hud.gov
<mailto:Sheila.M.Greenwood1@hud.gov> >
Cc: Hoskins, Borden <Borden.Hoskins@mail.house.gov
<mailto:Borden.Hoskins@mail.house.gov> >
Subject: July 14 Invitation to Secretary Carson
Importance: High

AMERICAN OVERSIGHT

Greenwood Responsive

Good evening Sheila:

On Friday, July 14, 2017, from 8:15-9 AM, House Financial Services Committee Chairman Jeb Hensarling would like to invite Secretary Carson to speak to the "Breakfast Club" series for the 34 Republican committee members. The Breakfast Club meets in the Rayburn House Office Building. The meeting is an off-the-record conversation. The Secretary would make initial remarks of up to ten minutes on any topics of his choosing, followed by questions from the Republican Committee Members.

NEC Director Gary Cohn spoke to the Committee in January and SEC Chairman Jay Clayton spoke to the Committee in May. Treasury Secretary Mnuchin, Senate Majority Leader McConnell and Mark Calabria, Chief Economist to the Vice President, are on the schedule for June and July.

Past Breakfast Club speakers have included Senator Shelby, CFTC Chairman Chris Giancarlo, SEC Commissioner Mike Piwowar, former SEC Commissioners Dan Gallagher and Paul Atkins, and former SEC Chairman Mary Jo White.

I have copied Borden Hoskins, my colleague on the Committee, to answer any additional questions.

AMERICAN OVERSIGHT

We look forward to hearing from you.

Thanks very much

Kevin

Kevin R. Edgar

Chief Counsel

Committee on Financial Services

U.S. House of Representatives

(202) 226-3431

This email and any related documents, notes, draft legislation, recommendations, reports, or other materials generated or received by the Members or staff of the Committee on Financial Services are congressional records and remain subject to the Committee's control, and are entrusted to your agency only for use in handling this matter. Any such documents created or compiled by an agency in connection with any response to this Committee document or any related Committee communications, whether made by phone, email, or document, including any replies to the Committee, are also records of the Committee and remain subject to the Committee's control. Accordingly, the aforementioned documents are not "agency records" for purposes of

AMERICAN OVERSIGHT

the Freedom of Information Act or any other law, and should be segregated from agency records.

From: Hoskins, Borden <Borden.Hoskins@mail.house.gov>
Sent: Wednesday, June 28, 2017 11:25 AM
To: Dendas, Michael W; Greenwood, Sheila M; Edgar, Kevin
Cc: Barton, Victoria L; Coressel, Jacie
Subject: RE: July 14 Invitation to Secretary Carson

Thanks Michael, looking forward to it.

I will find some times that work for our staff for a meeting next week and get back to you.

From: Dendas, Michael W [mailto:Michael.W.Dendas@hud.gov]
Sent: Wednesday, June 28, 2017 10:11 AM
To: Hoskins, Borden; Greenwood, Sheila M; Edgar, Kevin
Cc: Barton, Victoria L; Coressel, Jacie
Subject: RE: July 14 Invitation to Secretary Carson

Borden, you beat my response by one minute. We confirmed this morning that date and time work for the Secretary.

Do you have time next week to meet and discuss some topics y'all know will be brought up?

AMERICAN OVERSIGHT

Thanks,

-Mike Dendas

From: Hoskins, Borden [mailto:Borden.Hoskins@mail.house.gov]
Sent: Wednesday, June 28, 2017 9:59 AM
To: Greenwood, Sheila M <Sheila.M.Greenwood1@hud.gov <mailto:Sheila.M.Greenwood1@hud.gov> >; Edgar, Kevin <Kevin.Edgar@mail.house.gov <mailto:Kevin.Edgar@mail.house.gov> >
Cc: Dendas, Michael W <Michael.W.Dendas@hud.gov <mailto:Michael.W.Dendas@hud.gov> >; Barton, Victoria L <Victoria.L.Barton@hud.gov <mailto:Victoria.L.Barton@hud.gov> >; Coressel, Jacie <Victoria.J.Coressel@hud.gov <mailto:Victoria.J.Coressel@hud.gov> >
Subject: RE: July 14 Invitation to Secretary Carson

Hello, Sheila et al.,

Any updates on Secretary Carson's availability for a Financial Services Committee breakfast meeting for Friday, July 14th from 8:15 – 9:00 am? Please let us know if you need anything further on our end to process this request and thank you!

From: Greenwood, Sheila M [mailto:Sheila.M.Greenwood1@hud.gov]
Sent: Tuesday, June 20, 2017 5:50 PM
To: Edgar, Kevin

AMERICAN OVERSIGHT

Cc: Hoskins, Borden; Dendas, Michael W; Barton, Victoria L; Coressel, Jacie
Subject: RE: July 14 Invitation to Secretary Carson

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SMG

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Sent: Tuesday, June 20, 2017 5:47 PM
To: Greenwood, Sheila M <Sheila.M.Greenwood1@hud.gov <mailto:Sheila.M.Greenwood1@hud.gov> >
Cc: Hoskins, Borden <Borden.Hoskins@mail.house.gov <mailto:Borden.Hoskins@mail.house.gov> >
Subject: July 14 Invitation to Secretary Carson
Importance: High

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AMERICAN OVERSIGHT

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I have copied Borden Hoskins, my colleague on the Committee, to answer any additional questions.

We look forward to hearing from you.

Thanks very much

Kevin

AMERICAN OVERSIGHT

Kevin R. Edgar

Chief Counsel

Committee on Financial Services

U.S. House of Representatives

(202) 226-3431

This email and any related documents, notes, draft legislation, recommendations, reports, or other materials generated or received by the Members or staff of the Committee on Financial Services are congressional records and remain subject to the Committee's control, and are entrusted to your agency only for use in handling this matter. Any such documents created or compiled by an agency in connection with any response to this Committee document or any related Committee communications, whether made by phone, email, or document, including any replies to the Committee, are also records of the Committee and remain subject to the Committee's control. Accordingly, the aforementioned documents are not "agency records" for purposes of the Freedom of Information Act or any other law, and should be segregated from agency records.

From: Lincoln, Paula A
Sent: Tuesday, May 23, 2017 11:51 AM
To: Greenwood, Sheila M
Subject: Recent FOIA Request Received by HUD CFBNP

AMERICAN OVERSIGHT

Greenwood Responsive

Hello Shelia

Just FYI: On May 11th, HUD CFBNP received a Freedom of Information Act (FOIA) request from Americans United for Separation of Church and State (AU). Americans United is a non-profit organization that represents persons from different religious, political and philosophical viewpoints that share the common commitment to church-state separation and individual freedom.

In AI's current FOIA submission, the organization has requested any records on regulations, policy statements or other "directives" on "the extent to which religious or religiously affiliated institutions…acting based on a religious belief, may discriminate" in providing services, selling or renting property or housing, providing educational services, or denying Federal grants/contracts.

As background for this request, AU and many other religiously affiliated organizations provided comments during the rule-making process that HUD and 8 other Federal agencies underwent to update the faith-based regulations for their respective agencies in 2016. HUD's updated regulations, "Equal Participation of Faith-Based Organizations in HUD Programs and Activities" include greater religious-liberty protections for beneficiaries of HUD programs and activities.

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AU's FOIA request is being made to all 9 Federal agencies that updated their respective faith-based regulations. Specifically, they have requested any records related to implementing these regulations between November 8, 2016 (Election Day) and March 31, 2017. For HUD, this will primarily involve release of deliberations around the non-regulatory guidance and "Frequently Asked Questions" HUD published after its' updated regulation to help faith-based organizations and HUD staff learn about the updates to regulations, as well as a memorandum on "Monitoring, Enforcement, Training and Transparency" for HUD principals which provides guidance on incorporating these new regulations into HUD program offices' existing monitoring and enforcement activities for HUD grantees.

Our office is currently working with OCHCO's FOIA branch to fulfill this request. Since Americans United has been vocal in communicating with the Initiative as a whole about the importance of maintaining the separation between church and state in the past, I'll keep you informed if there is any additional significant information that results from this request.

Please let me know should you have any questions. Have a great day, thanks for your support.

Thank you.

From: Cruciani, Linda M
Sent: Wednesday, April 19, 2017 3:58 PM
To: Barton, Victoria L; Greenwood, Sheila M; Gribbin, Anne H

AMERICAN OVERSIGHT

Greenwood Responsive
Cc: Petty, Timothy J
Subject: Fwd: ADDITIONAL AFFILIATE FLAGS:

(b)(5) Client Privilege

Please see the information below about your separate requests for legal concerns about

(b)(5) Client Privilege

Hope this helps,
Linda

Begin forwarded message:

From: "Griggs, Kiara B" <Kiara.B.Griggs@hud.gov
<mailto:Kiara.B.Griggs@hud.gov> >
Date: April 19, 2017 at 2:45:30 PM CDT
To: "Cruciani, Linda M" <Linda.M.Cruciani@hud.gov
<mailto:Linda.M.Cruciani@hud.gov> >
Cc: "Swain, Sharon M" <Sharon.M.Swain@hud.gov
<mailto:Sharon.M.Swain@hud.gov> >, "Petty, Timothy J"
<Timothy.J.Petty@hud.gov <mailto:Timothy.J.Petty@hud.gov> >,
"Gates, Scott L" <Scott.L.Gates@hud.gov
<mailto:Scott.L.Gates@hud.gov> >
Subject: ADDITIONAL AFFILIATE FLAGS: Meeting Requests with

(b)(5) Deliberative Privilege

Please allow us to edit the below email to add that additional

(b)(5) Deliberative Privilege

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(b)(5) Deliberative Privilege

AMERICAN OVERSIGHT

(b)(5) Deliberative Privilege

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(b)(5) Deliberative Privilege

We hope this helps,

Kiara B. Griggs, Esq.

Deputy Regional Counsel, Region IV

U.S. Department of Housing and Urban Development

Phone: (678) 732-2023

Address: 40 Marietta St. NW, Atlanta, GA 30303

From: Griggs, Kiara B
Sent: Wednesday, April 19, 2017 2:31 PM
To: Cruciani, Linda M <Linda.M.Cruciani@hud.gov
<mailto:Linda.M.Cruciani@hud.gov> >
Cc: Swain, Sharon M <Sharon.M.Swain@hud.gov
<mailto:Sharon.M.Swain@hud.gov> >; Petty, Timothy J
<Timothy.J.Petty@hud.gov <mailto:Timothy.J.Petty@hud.gov> >;
Gates, Scott L <Scott.L.Gates@hud.gov
<mailto:Scott.L.Gates@hud.gov> >
Subject: RE: Meeting Requests with (b)(5) Deliberative Privilege

(b)(5) Deliberative Privilege

Good afternoon Linda,

AMERICAN OVERSIGHT

Greenwood Responsive

HUD's relationship with (b)(5) Deliberative Privilege has been a complicated one, so we are giving you more info rather than less, so that you can make an informed decision:

We've searched our (b)(5) Deliberative Privilege
(b)(5) Deliberative Privilege
(b)(5) Deliberative Privilege. Our review has found no
(b)(5) Deliberative Privilege

We've also searched the same for (b)(5) Deliberative Privilege
(b)(5) Deliberative Privilege

(b)(5) Deliberative Privilege

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(b)(5) Deliberative Privilege

AMERICAN OVERSIGHT

(b)(5) Deliberative Privilege

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(b)(5) Deliberative Privilege

Please let us know if you have any questions concerning this search.

Best,

Kiara B. Griggs, Esq.

Deputy Regional Counsel, Region IV

U.S. Department of Housing and Urban Development

Phone: (678) 732-2023

Address: 40 Marietta St. NW, Atlanta, GA 30303

AMERICAN OVERSIGHT

From: Greenwood, Sheila M
Sent: Tuesday, April 18, 2017 2:58 PM
To: Cruciani, Linda M; Hughes, Andrew
Cc: Allen, Lindsey A
Subject: RE: Release of OGE-278s

I totally understand. Guess that when some are getting FOIA's, that information is being seen by some folks and I'm just trying to be respectful of people's financial privacy. Thanks.

From: Cruciani, Linda M
Sent: Tuesday, April 18, 2017 1:46 PM
To: Greenwood, Sheila M <Sheila.M.Greenwood1@hud.gov>; Hughes, Andrew <Andrew.Hughes@hud.gov>
Cc: Allen, Lindsey A <Lindsey.A.Allen@hud.gov>
Subject: Release of OGE-278s

Sheila

We are required by the regulations to release public financial disclosure reports (OGE-278e) when requested from the public via an OGE Form 201. We have received 3 OGE Form 201 requests for

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Greenwood Responsive

OGE-278e reports of beachhead members.

One request was from a media outlet. We alerted Jerry Brown and Raffi Williams (OPA) of the request so they could be prepared in case they received questions from the media concerning the reports. We are happy to discontinue the practice of giving advance notice to OPA if you think this is best. Aside from alerting OPA, we do not provide the OGE-278e reports to anyone outside of the ethics chain. Maren and Tim were present when we talked to OPA. Maren's information was released.

We try to give the employee a heads up that his or her 278 is being released. We can't prevent release, but we do try to be careful.

I am happy to discuss this more with you and fully address your concerns.

Hope this helps,

Linda

AMERICAN OVERSIGHT

From: Brown, Jereon M
Sent: Friday, April 14, 2017 12:21 PM
To: Greenwood, Sheila M; Kasper, Maren M
Subject: FYI
Attachments: 17-FI-HQ-01041.html

Request Details:

Request ID: 17-FI-HQ-01041
Request Type : FOIA
Requester Name : Daniel Lippman
Request Description: April 13, 2017 Dolores Cole Office of the Executive Secretariat Room 10139 451 7th Street, SW Washington, DC 20410-3000 Dear Dolores, This is a request under the Freedom of Information Act. I request that a copy of the following documents or documents containing the following information be provided to me: private schedules of the secretary since taking office (up to the time that you provide me the documents). In order to help to determine my status to assess fees, you should know that I am a representative of the news media affiliated with POLITICO and this request is made as part of news gathering and not for a commercial use. I request a waiver of all fees for this request. Disclosure of the requested information to me is in the public interest because it is likely to contribute significantly to public understanding of the operations or activities of the government and is not primarily in my commercial interest. Thank you for your consideration of this request. Sincerely, Daniel

AMERICAN OVERSIGHT

Greenwood Responsive

Lippman POLITICO 1000 Wilson Blvd., 8th Floor Arlington, VA 22209
413-854-8628
Program Office Due Date: [CUSTOMFIELD26]
Request Owner: Foster, Helen
Request Primary User: Aida N Rodriguez

Notes :
New FOIA request.

From: Smallwood, Marcus R
Sent: Friday, April 07, 2017 4:10 PM
To: Kasper, Maren M; Barton, Victoria L; Nason, Michael C; Gribbin, Anne H; Youngblood, Richard A; Bass, Deana; McCall, Drew A; Fitzpatrick, Nora S; Coffey, Alexander; Alexander, Mason; Gruson, Barbara; Petty, Timothy J; Beckles, Angela L; Russell, William O; Holderfield, Stephanie A; Bowes, Robert B; Patton, Lynne M; Greenwood, Sheila M; Holmes, Gregory A; Byrd, David J
Cc: Foster, Helen G
Subject: Compliance Briefings: FOIA, Privacy, and Records
Attachments: A_Briefing_Compliance_Tips.pdf; B_FOIA_Pamphlet.pdf; C_Privacy_Pamphlet.pdf; D_Appointee_Records_Mgt_Guidance.pdf; E_Records_Documenting_public service.pdf

Greetings All.

I have had the pleasure of meeting some of you, but for those who I have not, I am the Director of the Department's Office of the Executive Secretariat, which has primary responsibility for ensuring the proper agency control and handling of the Secretary's and Deputy Secretary's official correspondence.

AMERICAN OVERSIGHT

The Executive Secretariat also houses three of HUD's compliance branches: Freedom of Information Act (aka FOIA), Privacy and Civil Liberties, and Records and Information Management. These branches play an integral role in ensuring that HUD complies with federal statutes: the Privacy Act of 1974, enacted to safeguard individual's personal information; the FOIA; and the Federal Records Act. Each of these Acts was enacted to promote open government and public servant accountability. The Executive Secretariat processes requests made under the Acts and provides departmental guidance, training, and subject matter expertise in each area.

Attached please find an overview briefing of "Do's and Don'ts" (attachment A) as pertains to information management and agency compliance. In addition, attachments B Thru E provide a more in-depth description of responsibilities in each compliance function. I hope you will find these helpful. Please do not hesitate to reach out if you require more in depth discussion or have any questions.

Thank you,

Marcus Smallwood

Deputy Executive Secretary

The Executive Secretariat

AMERICAN OVERSIGHT

Greenwood Responsive

Office of Administration

U.S. Department of Housing and Urban Development

451 7th Street, SW, Room 10139

Washington, DC 20410

202-402-5581 (office)

(b)(6) (mobile)

Marcus.R.Smallwood@hud.gov

From: Kasper, Maren M
Sent: Friday, March 24, 2017 6:33 AM
To: Greenwood, Sheila M; Brown, Jereon M
Subject: Fwd: FOIA progress update:

All set here.

Begin forwarded message:

From: "Kasper, Maren M" <Maren.M.Kasper@hud.gov
<mailto:Maren.M.Kasper@hud.gov> >
Date: March 24, 2017 at 6:32:15 AM EDT
To: "Foster, Helen G" <Helen.G.Foster@hud.gov
<mailto:Helen.G.Foster@hud.gov> >
Cc: "Petty, Timothy J" <Timothy.J.Petty@hud.gov
<mailto:Timothy.J.Petty@hud.gov> >, "Golrick, Janet M"

AMERICAN OVERSIGHT

<Janet.M.Golrick@hud.gov <mailto:Janet.M.Golrick@hud.gov> >,
"Simpson, Kevin M" <Kevin.M.Simpson@hud.gov
<mailto:Kevin.M.Simpson@hud.gov> >, "Wright, Sandra J"
<Sandra.J.Wright@hud.gov <mailto:Sandra.J.Wright@hud.gov> >,
"Smallwood, Marcus R" <Marcus.R.Smallwood@hud.gov
<mailto:Marcus.R.Smallwood@hud.gov> >, "Rodriguez, Aida N"
<AIDA.N.RODRIGUEZ@hud.gov <mailto:AIDA.N.RODRIGUEZ@hud.gov> >,
"Jih, Deena S" <Deena.S.Jih@hud.gov <mailto:Deena.S.Jih@hud.gov>
>, "Shumway, John B" <John.B.Shumway@hud.gov
<mailto:John.B.Shumway@hud.gov> >, "Snowden, Deborah R"
<Deborah.R.Snowden@hud.gov <mailto:Deborah.R.Snowden@hud.gov> >,
"Cruciani, Linda M" <Linda.M.Cruciani@hud.gov
<mailto:Linda.M.Cruciani@hud.gov> >, "Bodell, Ethan G"
<Ethan.G.Bodell@hud.gov <mailto:Ethan.G.Bodell@hud.gov> >,
"Clemmensen, Craig T" <Craig.T.Clemmensen@hud.gov
<mailto:Craig.T.Clemmensen@hud.gov> >, "Aten, Nina R."
<Nina.R.Aten@hud.gov <mailto:Nina.R.Aten@hud.gov> >, "Brown,
Jereon M" <Jereon.M.Brown@hud.gov <mailto:Jereon.M.Brown@hud.gov>
>
Subject: Re: FOIA progress update:

Excellent!
Please release.

Best,
Maren

On Mar 24, 2017, at 5:51 AM, Foster, Helen G
<Helen.G.Foster@hud.gov <mailto:Helen.G.Foster@hud.gov> > wrote:

6am update. 00633 OGC review complete. 00633 and 00634 Documents
to be downloaded from FMS2 and released this morning.

AMERICAN OVERSIGHT

Get Outlook for iOS <https://aka.ms/o0ukef>

_____

From: Foster, Helen G
Sent: Thursday, March 23, 2017 8:57:54 PM
To: Kasper, Maren M; Petty, Timothy J
Cc: Golrick, Janet M; Simpson, Kevin M; Wright, Sandra J; Smallwood, Marcus R; Rodriguez, Aida N; Jih, Deena S; Shumway, John B; Snowden, Deborah R; Cruciani, Linda M; Bodell, Ethan G; Clemmensen, Craig T; Aten, Nina R.; Brown, Jereon M
Subject: Re: FOIA progress update:

9pm update: 00633 in OGC review//p. 890

Get Outlook for iOS <https://aka.ms/o0ukef>

_____

From: Foster, Helen G
Sent: Thursday, March 23, 2017 7:26:53 PM
To: Kasper, Maren M; Petty, Timothy J
Cc: Golrick, Janet M; Simpson, Kevin M; Wright, Sandra J; Smallwood, Marcus R; Rodriguez, Aida N; Jih, Deena S; Shumway, John B; Snowden, Deborah R; Cruciani, Linda M; Bodell, Ethan G; Clemmensen, Craig T; Aten, Nina R.; Brown, Jereon M
Subject: Re: FOIA progress update:

730update. 00633 FOIA processing complete. Transferring to Deena for OGC review momentarily.

AMERICAN OVERSIGHT

Greenwood Responsive

Get Outlook for iOS <https://aka.ms/o0ukef>

From: Foster, Helen G
Sent: Thursday, March 23, 2017 5:48:44 PM
To: Kasper, Maren M; Petty, Timothy J
Cc: Snowden, Deborah R; Smallwood, Marcus R; Wright, Sandra J; Bodell, Ethan G; Aten, Nina R.; Cruciani, Linda M; Simpson, Kevin M; Shumway, John B; Jih, Deena S; Clemmensen, Craig T; Golrick, Janet M; Rodriguez, Aida N; Brown, Jereon M
Subject: RE: FOIA progress update:

6pm: Hourly Update for Patton/Singleton FOIAs

FOIA Number

Topic

Received

Due

Status

Current Action Owner

17-00633

All emails to/from Patton

2/9/2017

3/1/2017

AMERICAN OVERSIGHT

Greenwood Responsive

FOIA processing

Debbie Snowden: on pg 1291 of 1789

OGC/Deena standing by to review once processing is finished

17-00634

All records relating to recommendation, selection, and hiring of Patton

2/9/2017

3/1/2017

Complete. Pending completion of 00633

17-00844

Kasper and Singleton Emails

3/14/2017

4/3/2017

eDiscovery search completed and delivered at 5:45p

Moving to FOIA processing

AMERICAN OVERSIGHT

Greenwood Responsive

Ethan Bodell, processing

17-00707

Forms and documents signed by Singleton

2/21/2017

3/13/2017

Complete, pending signature

17-00752

Guidance from WH re: Singleton termination

2/28/2017

3/20/2017

eDiscovery search completed and delivered at 5:45p

Moving to FOIA processing

Ethan Bodell, processing

17-00753

All comms relating to employment and termination of Singleton

2/28/2017

AMERICAN OVERSIGHT

Greenwood Responsive

3/20/2017

eDiscovery search completed and delivered at 5:45p

Moving to FOIA processing

Ethan Bodell, processing

17-00696

employment contract including Salary

2/17/2017

3/9/2017

Complete, pending signature

For second release

17-00895

All emails for 7 HUD senior officials including Singleton and Patton

3/21/2017

AMERICAN OVERSIGHT

Greenwood Responsive

4/10/2017

FOIA processing

Sandy Wright

17-00809

All calendars for 24 BHT members including Singleton and Patton

3/7/2017

3/27/2017

eDiscovery request

expedited

Nina: docs ETA by COB

Helen Goff Foster

HUD Office of Administration

(202) 402-6836

Don’t be buzzy . . . be the BUZZZZ!

AMERICAN OVERSIGHT

From: Foster, Helen G
Sent: Thursday, March 23, 2017 5:13 PM
To: Kasper, Maren M <Maren.M.Kasper@hud.gov
<mailto:Maren.M.Kasper@hud.gov> >; Petty, Timothy J
<Timothy.J.Petty@hud.gov <mailto:Timothy.J.Petty@hud.gov> >
Cc: Snowden, Deborah R <Deborah.R.Snowden@hud.gov
<mailto:Deborah.R.Snowden@hud.gov> >; Smallwood, Marcus R
<Marcus.R.Smallwood@hud.gov <mailto:Marcus.R.Smallwood@hud.gov>
>; Wright, Sandra J <Sandra.J.Wright@hud.gov
<mailto:Sandra.J.Wright@hud.gov> >; Bodell, Ethan G
<Ethan.G.Bodell@hud.gov <mailto:Ethan.G.Bodell@hud.gov> >; Aten,
Nina R. <Nina.R.Aten@hud.gov <mailto:Nina.R.Aten@hud.gov> >;
Cruciani, Linda M <Linda.M.Cruciani@hud.gov
<mailto:Linda.M.Cruciani@hud.gov> >; Simpson, Kevin M
<Kevin.M.Simpson@hud.gov <mailto:Kevin.M.Simpson@hud.gov> >;
Shumway, John B <John.B.Shumway@hud.gov
<mailto:John.B.Shumway@hud.gov> >; Jih, Deena S
<Deena.S.Jih@hud.gov <mailto:Deena.S.Jih@hud.gov> >; Clemmensen,
Craig T <Craig.T.Clemmensen@hud.gov
<mailto:Craig.T.Clemmensen@hud.gov> >; Golrick, Janet M
<Janet.M.Golrick@hud.gov <mailto:Janet.M.Golrick@hud.gov> >;
Rodriguez, Aida N <AIDA.N.RODRIGUEZ@hud.gov
<mailto:AIDA.N.RODRIGUEZ@hud.gov> >; Brown, Jereon M
<Jereon.M.Brown@hud.gov <mailto:Jereon.M.Brown@hud.gov> >
Subject: RE: FOIA progress update:

5pm: Hourly Update for Patton/Singleton FOIAs

FOIA Number

Topic

AMERICAN OVERSIGHT

Greenwood Responsive

Received

Due

Status

Current Action Owner

17-00633

All emails to/from Patton

2/9/2017

3/1/2017

FOIA processing

Debbie Snowden, reviewing 1789 pages: approx. 700 pages to go

17-00634

All records relating to recommendation, selection, and hiring of Patton

2/9/2017

3/1/2017

Complete. Pending completion of 00633

Provided to Jerry Brown for awareness

AMERICAN OVERSIGHT

Greenwood Responsive

17-00844

Kasper and Singleton Emails

3/14/2017

4/3/2017

eDiscovery request expedited

Nina doing search, ETA late today

17-00707

Forms and documents signed by Singleton

2/21/2017

3/13/2017

Complete, pending signature

Provided to Jerry Brown for awareness

17-00752

Guidance from WH re: Singleton termination

2/28/2017

3/20/2017

eDiscovery request expedited (included in 00753)

AMERICAN OVERSIGHT

Pending search in 753

17-00753

All comms relating to employment and termination of Singleton

2/28/2017

3/20/2017

eDiscovery request expedited

Nina doing search, ETA late today

17-00696

employment contract including Salary

2/17/2017

3/9/2017

Complete, pending signature

AMERICAN OVERSIGHT

Greenwood Responsive

Provided to Jerry Brown for awareness

For second release

17-00895

All emails for 7 HUD senior officials including Singleton and Patton

3/21/2017

4/10/2017

eDiscovery request expedited

Nina: pending search

17-00809

All calendars for 24 BHT members including Singleton and Patton

3/7/2017

3/27/2017

eDiscovery request

expedited

Nina: docs ETA by COB

AMERICAN OVERSIGHT

Helen Goff Foster

HUD Office of Administration

(202) 402-6836

Don’t be buzzy . . . be the BUZZZZ!

From: Foster, Helen G
Sent: Thursday, March 23, 2017 4:02 PM
To: Kasper, Maren M <Maren.M.Kasper@hud.gov
<mailto:Maren.M.Kasper@hud.gov> >; Petty, Timothy J
<Timothy.J.Petty@hud.gov <mailto:Timothy.J.Petty@hud.gov> >
Cc: Snowden, Deborah R <Deborah.R.Snowden@hud.gov
<mailto:Deborah.R.Snowden@hud.gov> >; Smallwood, Marcus R
<Marcus.R.Smallwood@hud.gov <mailto:Marcus.R.Smallwood@hud.gov>
>; Wright, Sandra J <Sandra.J.Wright@hud.gov
<mailto:Sandra.J.Wright@hud.gov> >; Bodell, Ethan G
<Ethan.G.Bodell@hud.gov <mailto:Ethan.G.Bodell@hud.gov> >; Aten,
Nina R. <Nina.R.Aten@hud.gov <mailto:Nina.R.Aten@hud.gov> >;
Cruciani, Linda M <Linda.M.Cruciani@hud.gov
<mailto:Linda.M.Cruciani@hud.gov> >; Simpson, Kevin M
<Kevin.M.Simpson@hud.gov <mailto:Kevin.M.Simpson@hud.gov> >;
Shumway, John B <John.B.Shumway@hud.gov
<mailto:John.B.Shumway@hud.gov> >; Jih, Deena S
<Deena.S.Jih@hud.gov <mailto:Deena.S.Jih@hud.gov> >; Clemmensen,
Craig T <Craig.T.Clemmensen@hud.gov

AMERICAN OVERSIGHT

<mailto:Craig.T.Clemmensen@hud.gov> >; Golrick, Janet M
<Janet.M.Golrick@hud.gov>; Rodriguez, Aida N
<AIDA.N.RODRIGUEZ@hud.gov <mailto:AIDA.N.RODRIGUEZ@hud.gov> >;
Brown, Jereon M <Jereon.M.Brown@hud.gov
<mailto:Jereon.M.Brown@hud.gov> >
Subject: RE: FOIA progress update:

Updates in red.

4pm: Hourly Update for Patton/Singleton FOIAs

FOIA Number

Topic

Received

Due

Status

Current Action Owner

17-00633

All emails to/from Patton

2/9/2017

3/1/2017

AMERICAN OVERSIGHT

Greenwood Responsive

FOIA processing

Debbie Snowden, reviewing 1789 pages

17-00634

All records relating to recommendation, selection, and hiring of Patton

2/9/2017

3/1/2017

Complete. Pending completion of 00633

17-00844

Kasper and Singleton Emails

3/14/2017

4/3/2017

eDiscovery request expedited

Nina doing search, ETA late today

17-00707

Forms and documents signed by Singleton

AMERICAN OVERSIGHT

Greenwood Responsive

2/21/2017

3/13/2017

complete

17-00752

Guidance from WH re: Singleton termination

2/28/2017

3/20/2017

eDiscovery request expedited (included in 00753)

Pending search in 753

17-00753

All comms relating to employment and termination of Singleton

2/28/2017

AMERICAN OVERSIGHT

Greenwood Responsive

3/20/2017

eDiscovery request expedited

Nina doing search, ETA late today

17-00696

employment contract including Salary

2/17/2017

3/9/2017

Complete, pending signature

Helen

For second release

17-00895

All emails for 7 HUD senior officials including Singleton and Patton

3/21/2017

4/10/2017

AMERICAN OVERSIGHT

Greenwood Responsive

eDiscovery request expedited

Nina: pending search

17-00809

All calendars for 24 BHT members including Singleton and Patton

3/7/2017

3/27/2017

eDiscovery request

expedited

Nina: docs ETA by COB

Helen Goff Foster

HUD Office of Administration

(202) 402-6836

Don’t be buzzy . . . be the BUZZZZ!

AMERICAN OVERSIGHT

From: Foster, Helen G
Sent: Thursday, March 23, 2017 2:56 PM
To: Kasper, Maren M <Maren.M.Kasper@hud.gov
<mailto:Maren.M.Kasper@hud.gov> >; Petty, Timothy J
<Timothy.J.Petty@hud.gov <mailto:Timothy.J.Petty@hud.gov> >
Cc: Snowden, Deborah R <Deborah.R.Snowden@hud.gov
<mailto:Deborah.R.Snowden@hud.gov> >; Smallwood, Marcus R
<Marcus.R.Smallwood@hud.gov <mailto:Marcus.R.Smallwood@hud.gov>
>; Wright, Sandra J <Sandra.J.Wright@hud.gov
<mailto:Sandra.J.Wright@hud.gov> >; Bodell, Ethan G
<Ethan.G.Bodell@hud.gov <mailto:Ethan.G.Bodell@hud.gov> >; Aten,
Nina R. <Nina.R.Aten@hud.gov <mailto:Nina.R.Aten@hud.gov> >;
Cruciani, Linda M <Linda.M.Cruciani@hud.gov
<mailto:Linda.M.Cruciani@hud.gov> >; Simpson, Kevin M
<Kevin.M.Simpson@hud.gov <mailto:Kevin.M.Simpson@hud.gov> >;
Shumway, John B <John.B.Shumway@hud.gov
<mailto:John.B.Shumway@hud.gov> >; Jih, Deena S
<Deena.S.Jih@hud.gov <mailto:Deena.S.Jih@hud.gov> >; Clemmensen,
Craig T <Craig.T.Clemmensen@hud.gov
<mailto:Craig.T.Clemmensen@hud.gov> >; Golrick, Janet M
<Janet.M.Golrick@hud.gov <mailto:Janet.M.Golrick@hud.gov> >;
Rodriguez, Aida N <AIDA.N.RODRIGUEZ@hud.gov
<mailto:AIDA.N.RODRIGUEZ@hud.gov> >; Brown, Jereon M
<Jereon.M.Brown@hud.gov <mailto:Jereon.M.Brown@hud.gov> >
Subject: RE: FOIA progress update: 1pm

Updates in red. At this point, I think it is unlikely that 00633 (the do-over) will be completed today, given volume of documents. But we will continue to work on all of these for as long as it takes today, and I approved overtime for my staff. FOIA counsel is on stand-by for the moment we have more docs for OGC review.

3pm: Hourly Update for Patton/Singleton FOIAs

AMERICAN OVERSIGHT

FOIA Number

Topic

Received

Due

Status

Current Action Owner

17-00633

All emails to/from Patton

2/9/2017

3/1/2017

FOIA processing

Debbie Snowden, reviewing 1789 pages

17-00634

All records relating to recommendation, selection, and hiring of Patton

2/9/2017

AMERICAN OVERSIGHT

3/1/2017

Complete. Pending completion of 00633

17-00844

Kasper and Singleton Emails

3/14/2017

4/3/2017

eDiscovery request expedited

Nina doing search, ETA late today

17-00707

Forms and documents signed by Singleton

2/21/2017

3/13/2017

FOIA processing

Sandy Wright, uploading and redacting docs

17-00752

Guidance from WH re: Singleton termination

AMERICAN OVERSIGHT

2/28/2017

3/20/2017

eDiscovery request expedited (included in 00753)

Manual Search

Search results pending

Tasked to Aida, Waiting for response from WH liaison

17-00753

All comms relating to employment and termination of Singleton

2/28/2017

3/20/2017

eDiscovery request expedited

Nina doing search, ETA late today

17-00696

employment contract including Salary

2/17/2017

AMERICAN OVERSIGHT

3/9/2017

Complete, pending signature

Helen

For second release

17-00895

All emails for 7 HUD senior officials including Singleton and Patton

3/21/2017

4/10/2017

eDiscovery request expedited

Nina: pending search

17-00809

All calendars for 24 BHT members including Singleton and Patton

3/7/2017

3/27/2017

eDiscovery request

AMERICAN OVERSIGHT

Greenwood Responsive

expedited

Nina: docs ETA by COB

Helen Goff Foster

HUD Office of Administration

(202) 402-6836

Don’t be buzzy . . . be the BUZZZZ!

From: Foster, Helen G
Sent: Thursday, March 23, 2017 2:00 PM
To: Kasper, Maren M <Maren.M.Kasper@hud.gov
<mailto:Maren.M.Kasper@hud.gov> >; Petty, Timothy J
<Timothy.J.Petty@hud.gov <mailto:Timothy.J.Petty@hud.gov> >
Cc: Snowden, Deborah R <Deborah.R.Snowden@hud.gov
<mailto:Deborah.R.Snowden@hud.gov> >; Smallwood, Marcus R
<Marcus.R.Smallwood@hud.gov <mailto:Marcus.R.Smallwood@hud.gov>
>; Wright, Sandra J <Sandra.J.Wright@hud.gov
<mailto:Sandra.J.Wright@hud.gov> >; Bodell, Ethan G
<Ethan.G.Bodell@hud.gov <mailto:Ethan.G.Bodell@hud.gov> >; Aten,
Nina R. <Nina.R.Aten@hud.gov <mailto:Nina.R.Aten@hud.gov> >;
Cruciani, Linda M <Linda.M.Cruciani@hud.gov
<mailto:Linda.M.Cruciani@hud.gov> >; Simpson, Kevin M

AMERICAN OVERSIGHT

<Kevin.M.Simpson@hud.gov <mailto:Kevin.M.Simpson@hud.gov> >;
Shumway, John B <John.B.Shumway@hud.gov
<mailto:John.B.Shumway@hud.gov> >; Jih, Deena S
<Deena.S.Jih@hud.gov <mailto:Deena.S.Jih@hud.gov> >; Clemmensen,
Craig T <Craig.T.Clemmensen@hud.gov
<mailto:Craig.T.Clemmensen@hud.gov> >; Golrick, Janet M
<Janet.M.Golrick@hud.gov <mailto:Janet.M.Golrick@hud.gov> >;
Rodriguez, Aida N <AIDA.N.RODRIGUEZ@hud.gov
<mailto:AIDA.N.RODRIGUEZ@hud.gov> >; Brown, Jereon M
<Jereon.M.Brown@hud.gov <mailto:Jereon.M.Brown@hud.gov> >
Subject: RE: FOIA progress update: 1pm

2pm below/attached. Updates in red.

1pm: Hourly Update for Patton/Singleton FOIAs

FOIA Number

Topic

Received

Due

Status

Current Action Owner

17-00633

AMERICAN OVERSIGHT

All emails to/from Patton

2/9/2017

3/1/2017

FOIA processing

Debbie Snowden, downloading recreated search into FMS2: 1789 pages

17-00634

All records relating to recommendation, selection, and hiring of Patton

2/9/2017

3/1/2017

In OGC review

Deena, ETA on competed OGC review: by 3pm

17-00844

Kasper and Singleton Emails

3/14/2017

4/3/2017

eDiscovery request expedited

AMERICAN OVERSIGHT

Greenwood Responsive

Nina doing search, ETA late today

17-00707

Forms and documents signed by Singleton

2/21/2017

3/13/2017

Manual search

Tasked to Aida, Waiting for response from WH liaison

17-00752

Guidance from WH re: Singleton termination

2/28/2017

3/20/2017

eDiscovery request expedited (included in 00753)

Manual Search

Search results pending

Tasked to Aida, Waiting for response from WH liaison

AMERICAN OVERSIGHT

17-00753

All comms relating to employment and termination of Singleton

2/28/2017

3/20/2017

eDiscovery request expedited

Manual Search

Nina doing search, ETA late today

17-00696

employment contract including Salary

2/17/2017

3/9/2017

Complete, pending signature

Helen

For second release

17-00895

AMERICAN OVERSIGHT

All emails for 7 HUD senior officials including Singleton and Patton

3/21/2017

4/10/2017

eDiscovery expedited

Nina: pending search

17-00809

All calendars for 24 BHT members including Singleton and Patton

3/7/2017

3/27/2017

eDiscovery request to be pushed to Nina today

Nina will expedite

Sandy

Helen Goff Foster

AMERICAN OVERSIGHT

Greenwood Responsive
HUD Office of Administration

(202) 402-6836

Don’t be buzzy . . . be the BUZZZZ!

From: Foster, Helen G
Sent: Thursday, March 23, 2017 12:55 PM
To: Kasper, Maren M <Maren.M.Kasper@hud.gov
<mailto:Maren.M.Kasper@hud.gov> >; Petty, Timothy J
<Timothy.J.Petty@hud.gov <mailto:Timothy.J.Petty@hud.gov> >
Cc: Snowden, Deborah R <Deborah.R.Snowden@hud.gov
<mailto:Deborah.R.Snowden@hud.gov> >; Smallwood, Marcus R
<Marcus.R.Smallwood@hud.gov <mailto:Marcus.R.Smallwood@hud.gov>
>; Wright, Sandra J <Sandra.J.Wright@hud.gov
<mailto:Sandra.J.Wright@hud.gov> >; Bodell, Ethan G
<Ethan.G.Bodell@hud.gov <mailto:Ethan.G.Bodell@hud.gov> >; Aten,
Nina R. <Nina.R.Aten@hud.gov <mailto:Nina.R.Aten@hud.gov> >;
Cruciani, Linda M <Linda.M.Cruciani@hud.gov
<mailto:Linda.M.Cruciani@hud.gov> >; Simpson, Kevin M
<Kevin.M.Simpson@hud.gov <mailto:Kevin.M.Simpson@hud.gov> >;
Shumway, John B <John.B.Shumway@hud.gov
<mailto:John.B.Shumway@hud.gov> >; Jih, Deena S
<Deena.S.Jih@hud.gov <mailto:Deena.S.Jih@hud.gov> >; Clemmensen,
Craig T <Craig.T.Clemmensen@hud.gov
<mailto:Craig.T.Clemmensen@hud.gov> >; Golrick, Janet M
<Janet.M.Golrick@hud.gov <mailto:Janet.M.Golrick@hud.gov> >;
Rodriguez, Aida N <AIDA.N.RODRIGUEZ@hud.gov
<mailto:AIDA.N.RODRIGUEZ@hud.gov> >; Brown, Jereon M
<Jereon.M.Brown@hud.gov <mailto:Jereon.M.Brown@hud.gov> >
Subject: FOIA progress update: 1pm
Importance: High

AMERICAN OVERSIGHT

Hourly update on progress attached.

1pm: Hourly Update for Patton/Singleton FOIAs

FOIA Number

Topic

Received

Due

Status

Current Action Owner

17-00633

All emails to/from Patton

2/9/2017

3/1/2017

FOIA processing recreated file

Debbie Snowden, ETA for pass to OGC—late today

17-00634

AMERICAN OVERSIGHT

All records relating to recommendation, selection, and hiring of Patton

2/9/2017

3/1/2017

In OGC review

Deena

17-00844

Kasper and Singleton Emails

3/14/2017

4/3/2017

eDiscovery request expedited

Nina doing search, ETA late today

17-00707

Forms and documents signed by Singleton

2/21/2017

3/13/2017

Manual search

Tasked to Aida, checking on ETA

AMERICAN OVERSIGHT

17-00752

Guidance from WH re: Singleton termination

2/28/2017

3/20/2017

eDiscovery request expedited (included in 00753)

Manual Search

Search results pending

Tasked to Aida, checking on ETA

17-00753

All comms relating to employment and termination of Singleton

2/28/2017

3/20/2017

eDiscovery request expedited

Manual Search

Nina doing search, ETA late today

AMERICAN OVERSIGHT

17-00696

employment contract including Salary

2/17/2017

3/9/2017

Complete, pending signature

Helen

For second release

17-00895

All emails for 7 HUD senior officials including Singleton and Patton

3/21/2017

4/10/2017

eDiscovery expedited

Nina: pending search

17-00809

AMERICAN OVERSIGHT

Greenwood Responsive

All calendars for 24 BHT members including Singleton and Patton

3/7/2017

3/27/2017

eDiscovery request to be pushed to Nina today

Nina will expedite

Sandy

<http://portal.hud.gov/hudportal/HUD?src=/about/principal_staff/Helen_Foster> Helen Goff Foster

Chief Administrative Officer and Executive Secretary

U.S. Department of Housing and Urban Development

Washington, DC 20410

(202) 402-6836

AMERICAN OVERSIGHT

Greenwood Responsive

Bee Positive * Bee Candid * Bee Yourself * Bee Accountable * BEELIEVE

From: Greenwood, Sheila M
Sent: Friday, March 17, 2017 10:25 AM
To: Santa Anna, Aaron; Kasper, Maren M; Golrick, Janet M; Clemmensen, Craig T; Lyberg, Sarah A; Timberlake, Courtney B
Cc: Press, Jacob D
Subject: RE: FY18 Budget--HUD

Thanks, Aaron.

From: Santa Anna, Aaron
Sent: Friday, March 17, 2017 9:40 AM
To: Kasper, Maren M <Maren.M.Kasper@hud.gov>; Golrick, Janet M <Janet.M.Golrick@hud.gov>; Clemmensen, Craig T <Craig.T.Clemmensen@hud.gov>; Lyberg, Sarah A <Sarah.A.Lyberg@hud.gov>; Greenwood, Sheila M <Sheila.M.Greenwood1@hud.gov>; Timberlake, Courtney B <Courtney.B.Timberlake@hud.gov>
Cc: Press, Jacob D <Jacob.D.Press@hud.gov>
Subject: RE: FY18 Budget--HUD

Everyone- Good morning and Happy St. Patrick’s day! Clinton was appreciative of our offer to brief on the Blueprint but agreed to defer until we get the full budget. Once we have the full budget, we’ll work with OCFO Budget to set up the briefings.

AMERICAN OVERSIGHT

Thank you, and have a great Friday!

Aaron

From: Santa Anna, Aaron
Sent: Thursday, March 16, 2017 8:56 AM
To: Kasper, Maren M <Maren.M.Kasper@hud.gov
<mailto:Maren.M.Kasper@hud.gov> >; Golrick, Janet M
<Janet.M.Golrick@hud.gov <mailto:Janet.M.Golrick@hud.gov> >;
Clemmensen, Craig T <Craig.T.Clemmensen@hud.gov
<mailto:Craig.T.Clemmensen@hud.gov> >; Lyberg, Sarah A
<Sarah.A.Lyberg@hud.gov <mailto:Sarah.A.Lyberg@hud.gov> >;
Greenwood, Sheila M <Sheila.M.Greenwood1@hud.gov
<mailto:Sheila.M.Greenwood1@hud.gov> >; Timberlake, Courtney B
<Courtney.B.Timberlake@hud.gov
<mailto:Courtney.B.Timberlake@hud.gov> >
Cc: Press, Jacob D <Jacob.D.Press@hud.gov
<mailto:Jacob.D.Press@hud.gov> >
Subject: RE: FY18 Budget--HUD

+ Courtney

From: Santa Anna, Aaron
Sent: Thursday, March 16, 2017 8:52 AM
To: Kasper, Maren M <Maren.M.Kasper@hud.gov
<mailto:Maren.M.Kasper@hud.gov> >; Golrick, Janet M
<Janet.M.Golrick@hud.gov <mailto:Janet.M.Golrick@hud.gov> >;

AMERICAN OVERSIGHT

Clemmensen, Craig T <Craig.T.Clemmensen@hud.gov
<mailto:Craig.T.Clemmensen@hud.gov> >; Lyberg, Sarah A
<Sarah.A.Lyberg@hud.gov <mailto:Sarah.A.Lyberg@hud.gov> >;
Greenwood, Sheila M <Sheila.M.Greenwood1@hud.gov
<mailto:Sheila.M.Greenwood1@hud.gov> >; Jones, Courtney J
<Courtney.J.Jones@hud.gov <mailto:Courtney.J.Jones@hud.gov> >
Cc: Press, Jacob D <Jacob.D.Press@hud.gov
<mailto:Jacob.D.Press@hud.gov> >
Subject: Fwd: FY18 Budget--HUD

Everyone- Good morning. FYI. Aaron

Sent from my iPhone

Begin forwarded message:

From: "Jones, Clinton" <Clinton.Jones@mail.house.gov
<mailto:Clinton.Jones@mail.house.gov> >
Date: March 16, 2017 at 8:45:00 AM EDT
To: "Aaron Santa Anna [HUD]" <Aaron.SantaAnna@hud.gov
<mailto:Aaron.SantaAnna@hud.gov> >, "Press, Jacob D"
<Jacob.D.Press@hud.gov <mailto:Jacob.D.Press@hud.gov> >
Cc: "Taylor, Andy" <Andy.Taylor@mail.house.gov
<mailto:Andy.Taylor@mail.house.gov> >
Subject: FY18 Budget--HUD

Good Morning Aaron and Jacob: Typically when the Administration releases the [HUD] proposed budget, your office will send up a summary, etc. to the Committee. Additionally, you will be asked to provide a bipartisan briefing on the highlights of the budget.

1. When do you plan to formally send something to the

AMERICAN OVERSIGHT

Committee?

2. Are you guys in a place where you can provide a bipartisan briefing on the budget proposal? If not ready, could you do something informal with just the GOP Committee staff so that we can get up to speed?

I've copied Andy Taylor, Subcommittee Chairman Duffy's designee, on this email.

Please advise, Clinton

This email and any related documents, notes, draft legislation, recommendations, reports, or other materials generated or received by the Members or staff of the Committee on Financial Services are congressional records and remain subject to the Committee's control, and are entrusted to your agency only for use in handling this matter. Any such documents created or compiled by an agency in connection with any response to this Committee document or any related Committee communications, whether made by phone, email, or document, including any replies to the Committee, are also records of the Committee and remain subject to the Committee's control. Accordingly, the aforementioned documents are not "agency records" for purposes of the Freedom of Information Act or any other law, and should be segregated from agency records.

AMERICAN OVERSIGHT

From: Brown, Jereon M
Sent: Tuesday, March 14, 2017 3:27 PM
To: Greenwood, Sheila M
Subject: FW: Assignment Notification - FOIA #17-FI-HQ-00844

FYI

From: Foster, Helen G
Sent: Tuesday, March 14, 2017 3:26 PM
To: Brown, Jereon M <Jereon.M.Brown@hud.gov>; Kasper, Maren M <Maren.M.Kasper@hud.gov>
Subject: FW: Assignment Notification - FOIA #17-FI-HQ-00844

For awareness

Helen Goff Foster

HUD Office of Administration

(202) 402-6836

Don’t be buzzy . . . be the BUZZZZ!

AMERICAN OVERSIGHT

From: Wright, Sandra [mailto:Sandra.J.Wright@hud.gov]
Sent: Tuesday, March 14, 2017 2:39 PM
To: Snowden, Deborah R <Deborah.R.Snowden@hud.gov
<mailto:Deborah.R.Snowden@hud.gov> >; Bodell, Ethan G
<Ethan.G.Bodell@hud.gov <mailto:Ethan.G.Bodell@hud.gov> >;
Foster, Helen G <Helen.G.Foster@hud.gov
<mailto:Helen.G.Foster@hud.gov> >
Subject: Assignment Notification - FOIA #17-FI-HQ-00844

Request Details:

Request ID: 17-FI-HQ-00844
Request Type : FOIA
Requester Name : Lorraine Woellert
Request Description: I am requesting copies of emails exchanged between HUD employees or former employees Maren Kasper and Shermichael Singleton.
Program Office Due Date:
Request Owner: Foster, Helen
Request Primary User: Ethan Bodell

Notes :
Ethan, please see incoming request that is scan in under correspondence log and enter the complete description of this request in FMS2. Thanks, Sandi Requester is asking for - copies of emails exchanged between HUD employees or former employees Maren Kasper and Shermichael Singleton.

From: Golrick, Janet M
Sent: Friday, March 10, 2017 1:45 PM
To: Greenwood, Sheila M; Kasper, Maren M
Cc: Clemmensen, Craig T

AMERICAN OVERSIGHT

Greenwood Responsive

Subject: FW: Letter to HUD re Federal Records Act
Attachments: 2017-03-08 JEC-EEC to Carson-HUD - Federal Records Act due 3-22.pdf

FYI

From: Foster, Helen G
Sent: Friday, March 10, 2017 12:19 PM
To: Golrick, Janet M <Janet.M.Golrick@hud.gov>; Clemmensen, Craig T <Craig.T.Clemmensen@hud.gov>
Cc: Smallwood, Marcus R <Marcus.R.Smallwood@hud.gov>
Subject: FW: Letter to HUD re Federal Records Act

For your awareness. Questions and document requests for records management and FOIA practices related to use of personal emails, and text messaging. Very common inquiry for House Oversight (I think I have answered at least 3 of these before, at different agencies). You will recall that we did a lot of work around this in January with the outgoing folks and more recently with the incoming people. We have good answers to most of this, and we are coordinating with CIO and CIR, but just wanted you to be aware.

Helen Goff Foster

HUD Office of Administration

(202) 402-6836

AMERICAN OVERSIGHT

Greenwood Responsive

Don’t be buzzy . . . be the BUZZZZ!

From: Santa Anna, Aaron
Sent: Friday, March 10, 2017 9:52 AM
To: Cooke, Kevin R <Kevin.R.Cooke@hud.gov
<mailto:Kevin.R.Cooke@hud.gov> >; Foster, Helen G
<Helen.G.Foster@hud.gov <mailto:Helen.G.Foster@hud.gov> >
Cc: Press, Jacob D <Jacob.D.Press@hud.gov
<mailto:Jacob.D.Press@hud.gov> >; Bryon, Jemine A
<Jemine.A.Bryon@hud.gov <mailto:Jemine.A.Bryon@hud.gov> >
Subject: FW: Letter to HUD re Federal Records Act

Kevin/Helen- Good morning and Happy Friday!

I wanted to share with you this request regarding compliance with the Federal Records Act and the Freedom of Information Act. Looks like most of the ask falls in OCIO’s area of responsibility. Questions #5 relates to FOIA and is Helen’s for response.

We’re being asked to respond by 3/22/17, so your response to me by 3/15/17 is appreciated. Adding Jerry for SA.

Thank you for your assistance. Please let me know if you have additional questions.

AMERICAN OVERSIGHT

Aaron

From: Casey, Sharon [mailto:Sharon.Casey@mail.house.gov]
Sent: Wednesday, March 08, 2017 6:46 PM
To: Santa Anna, Aaron <Aaron.SantaAnna@hud.gov
<mailto:Aaron.SantaAnna@hud.gov> >
Cc: Leavitt, Tristan <Tristan.Leavitt@mail.house.gov
<mailto:Tristan.Leavitt@mail.house.gov> >; Post, Jeffrey
<jeffrey.post@mail.house.gov <mailto:jeffrey.post@mail.house.gov>
>
Subject: Letter to HUD re Federal Records Act

Attached please find a letter from Chairman Chaffetz and Ranking Member Cummings of the U.S. House of Representatives Committee on Oversight and Government Reform. Please note the letter requests a response by March 22, 2017.

Please acknowledge receipt of this letter.

Thank you,

Sharon Casey

AMERICAN OVERSIGHT

Sharon Ryan Casey

Deputy Chief Clerk

Committee on Oversight and Government Reform

2157 Rayburn Building, Washington, DC 20515

202-593-8219 sharon.casey@mail.house.gov
<mailto:sharon.casey@mail.house.gov>

From: Brown, Jereon M
Sent: Wednesday, March 08, 2017 8:34 AM
To: Greenwood, Sheila M
Cc: Kasper, Maren M
Subject: FW: Assignment Notification
Attachments: 17-FI-HQ-00809.html

FYI

Request Details:

Request ID: 17-FI-HQ-00809

AMERICAN OVERSIGHT

Greenwood Responsive

Request Type : FOIA
Requester Name : Alec MacGillis
Request Description: Pursuant to the federal Freedom of Information Act, 5 U.S.C. § 552, I request access to and copies of * all calendars dated between January 20, 2017, and the present (up to and including the day this request is processed), of the following officials from the new administration's "beachhead team" : -Nora Fitzpatrice -Robert Bowes -David Byrd -Susan Dubin -Andrew Hughes -Timothy Petty -William Russell -Elvis Solivan -Richard Youngblood -Mason Alexander -Victoria Barton -Stephanie Holderfield -Jonathan McCall -Gregory Holmes -Barbara Gruson -Angela Beckles -Alexander Coffey -Anne Gribbin -Deidre Bass -Maren Kasper -Lynne Patton -Shermichael Singleton -Michael Nason -Sheila Greenwood I would like to receive the information in the following format: electronic. As a representative of the news media I am only required to pay for the direct cost of duplication after the first 100 pages. This information is being sought on behalf of ProPublica, an independent non-profit news organization, for dissemination to the general public. If my request is denied in whole or part, I ask that you justify all deletions by reference to specific exemptions of the act. I will also expect you to release all segregable portions of otherwise exempt material. I, of course, reserve the right to appeal your decision to withhold any information or to deny a waiver of fees. As I am making this request as a journalist and this information is of timely value, I would appreciate your communicating with me by telephone, rather than by mail, if you have questions regarding this request. I look forward to your reply within 20 business days, as the statute requires. Thank you for your assistance. (Date Range for Record Search: From 01/20/2017 To 03/07/2017)
Program Office Due Date: [CUSTOMFIELD26]
Request Owner: Foster, Helen
Request Primary User: Aida N Rodriguez

AMERICAN OVERSIGHT

Notes :

From: Brown, Jereon M
Sent: Tuesday, March 07, 2017 5:20 PM
To: Greenwood, Sheila M
Cc: Kasper, Maren M; Golrick, Janet M; Clemmensen, Craig T
Subject: FW: ProPublica Inquiry - New Hires (on deadline)

FYI

From: Sullivan, Brian E
Sent: Tuesday, March 07, 2017 5:18 PM
To: Brown, Jereon M <Jereon.M.Brown@hud.gov>
Subject: FW: ProPublica Inquiry - New Hires (on deadline)

I can confirm all are still here…and correct Deidre to Deana…if that's okay.

From: Annie Waldman [mailto:Annie.Waldman@propublica.org]
Sent: Tuesday, March 07, 2017 5:11 PM
To: Sullivan, Brian E <brian.e.sullivan@hud.gov>
Subject: Re: ProPublica Inquiry - New Hires (on deadline)

Hi Brian,

Thanks again for speaking with me just now.

AMERICAN OVERSIGHT

As I mentioned on the phone, we received a FOIA back from OPM that listed several HUD appointees.

Can you confirm that the following individuals are still employed at HUD in the following roles?

* David Byrd, Senior Advisor appointed 1/20/2017
* William Russell,Senior Advisor appointed 1/20/2017
* Deidre Bass, Senior Advisor appointed 1/20/2017

And if possible, can you clarify what the roles and responsibilities are of the above individuals?

If you could get back to us by tomorrow at 11am, I would be greatly appreciative. My apologies for the tight deadline.

Thanks so much,

Annie

--

Annie Waldman | Reporter | <https://www.propublica.org/>

AMERICAN OVERSIGHT

Greenwood Responsive

ProPublica

d: 917-512-0244 | c: (b)(6)

<mailto:annie.waldman@propublica.org>
annie.waldman@propublica.org |
<https://twitter.com/AnnieWaldman> @AnnieWaldman

AMERICAN OVERSIGHT